

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

Monday, April 11, 2016
7:00 P.M.
40 East Center Avenue
Village Hall Board Room

AGENDA

1. CALL TO ORDER AND ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. AWARDS AND PROCLAMATIONS

a) A Proclamation Declaring April 29, 2016 as "Arbor Day"

4. CONSIDERATION OF THE MARCH 28, 2016 VILLAGE BOARD MEETING

5. NON-AGENDA ITEMS AND VISITORS

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

6. VILLAGE BOARD SETS THE ORDER OF THE MEETING

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

7. VILLAGE FINANCE REPORT

a) Warrant Report for April 1-15, 2016 and March 2016 Payroll Expenditures
b) March 2016 Finance Report

8. VILLAGE ADMINISTRATOR'S REPORT

9. VILLAGE ATTORNEY'S REPORT

10. VILLAGE PRESIDENT'S REPORT

CONSENT AGENDA

11. ACCEPTANCE OF THE CORRESPONDENCE

Please note all correspondence was delivered to the Village Board of Trustees in the Informational Reports on March 25 and April 1, 2016.

12. SECOND READING OF AN ORDINANCE AMENDING TITLE 1 OF THE MUNICIPAL CODE OF THE VILLAGE OF LAKE BLUFF REGARDING THE COMPREHENSIVE FEE SCHEDULE

OTHER BUSINESS

13. AN ORDINANCE DESIGNATING THE STRUCTURE AT 1010 GREENBAY ROAD AS A HISTORIC LANDMARK
14. AN ORDINANCE AMENDING ORDINANCES 99-27, 2004-09, 2008-14, 2009-5, AND 2012-5 CONCERNING THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF A TENT FACILITY (Blair Park – 355 West Washington)
15. SECOND READING OF AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO LAKE EFFECT HOLDINGS, LLC TO PERMIT OPERATION OF AN EATING PLACE WITHOUT A DRIVE-THROUGH FACILITY AND APPROVING A SITE PLAN AT 600 WALNUT AVENUE (Hansa Coffee Roasters)
16. A RESOLUTION APPROVING A SIGN EXEMPTION REQUEST FOR 600 WALNUT AVENUE
17. TRUSTEE’S REPORT
18. EXECUTIVE SESSION
19. CONSIDERATION OF THE MINUTES OF THE MARCH 28, 2016 EXECUTIVE SESSION MEETING
20. ADJOURNMENT

R. Drew Irvin
Village Administrator

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

Declaring April 29, 2016 “Arbor Day”

WHEREAS, Arbor Day will be officially observed in the State of Illinois on Friday, April 29, 2016, by proclamation of the Governor and the planting of trees on Arbor Day is a tradition throughout the State and the Village of Lake Bluff; and,

WHEREAS, the Village of Lake Bluff has been recognized as TREE CITY USA for the past twenty years by the National Arbor Day Foundation; and,

WHEREAS, trees in our Village, wherever they are planted, increase property values, enhance our business and residential areas, beautify our community, and are a source of joy and promote the environmental well-being of present and future generations; and,

WHEREAS, Lake Bluff Garden Club, Lake Bluff Open Lands, and other private and public institutions have actively supported preservation efforts and the renewal of natural areas through tree planting and landscape projects; and,

WHEREAS, the celebration of Arbor Day 2016 in Lake Bluff will be observed on Friday, April 29th throughout the day in programs at schools and, in particular, in the planting of a traditional Arbor Day tree, for the residents of The Village of Lake Bluff to enjoy for many years to come..

NOW, THEREFORE, BE IT RESOLVED, that I, Kathleen O’Hara, Village President of the Village of Lake Bluff, Illinois proclaim Friday, April 29, 2016 as Arbor Day in the Village of Lake Bluff, and I urge all citizens to support efforts to protect our trees and woodlands, to plant trees on this day, and to join in the celebration ceremony with the Lake Bluff Garden Club and Lake Bluff Open Lands.

PASSED this 11th day of April, 2016.

ATTEST:

Village Clerk

Village President

**VILLAGE OF LAKE BLUFF
BOARD OF TRUSTEES
REGULAR MEETING
MARCH 28, 2016**

DRAFT MINUTES

1. CALL TO ORDER AND ROLL CALL

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

The following were present:

Village President: Kathleen O'Hara

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

Absent: Aaron Towle, Village Clerk

Also Present: Drew Irvin, Village Administrator
Peter Friedman, Village Attorney
Susan Griffin, Finance Director
Michael Croak, Building Codes Supervisor
David Belmonte, Police Chief
Brandon Stanick, Assistant to the Village Administrator (A to VA)

2. PLEDGE OF ALLEGIANCE

President O'Hara led the Pledge of Allegiance.

President O'Hara announced Village Clerk Towle is absent from tonight's meeting due to the birth of his daughter and congratulated the family on their new arrival.

3. AWARD AND PROCLAMATIONS

President O'Hara read the Proclamation declaring April 2016 *Fair Housing Month*.

4. CONSIDERATION OF THE MINUTES

Trustee Josephitis moved to approve the March 14, 2016 Board of Trustees Regular Meeting Minutes as presented. Trustee Grenier seconded the motion. The motion passed on a unanimous voice vote.

5. NON-AGENDA ITEMS AND VISITORS

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

There were no requests to address the Board.

6. VILLAGE BOARD SETS THE ORDER OF THE MEETING

At the request of those present, Trustee Meyer moved to take Agenda Items #18 and #8 and then return to the regular order of the meeting. Trustee Josephitis seconded the motion. The motion passed on a unanimous voice vote.

7. ITEM #18 – AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO LAKE EFFECT HOLDINGS, LLC TO PERMIT OPERATION OF AN EATING PLACE WITHOUT A DRIVE-THROUGH FACILITY AND APPROVING A SITE PLAN AT 600 WALNUT AVENUE (Hansa Coffee Roasters)

President O'Hara reported in January 2016 the Village received a zoning petition and a site plan review application from Lake Effect Holdings, LLC (Petitioner), owner of the former Village Market building (600 Walnut Avenue), seeking: (i) a Special Use Permit (SUP) to operate an eating place without a drive through facility, (ii) changes to the exterior of the building, and (iii) an exemption from the Sign Code requirements to allow an awning sign (to meet notice requirements this will be considered by the Board at its meeting on April 11th). The Petitioner's tenant is Hansa Coffee Roasters, a local coffee roaster that will provide a full service coffee bar (seats 28 customers in 1,030 sq. ft. of space), an assortment of roasted coffee beans, bakery and breakfast items, coffee machines, presses and other accessories.

President O'Hara reported at its meeting on February 2nd the Architectural Board of Review (ABR) conducted a public hearing and recommended the Village Board approve an amended site plan allowing for the installation of window shutters, an awning structure above the entrance with a sign on each of the three sides of the awning valance, and to approve the existing position of the staircase (which was shown as perpendicular to the building pursuant to Resolution #2006-09). President O'Hara further reported on February 17th the Plan Commission & Zoning Board of Appeals (PCZBA) conducted a public hearing and recommended the Village Board deny the request for a SUP for an eating place because of the impact the new business would have on parking within the Central Business District (CBD). At its meeting on February 22nd the Village Board considered the recommendations, and in light of new information presented to the Village Board by the Petitioner that was not previously presented to the PCZBA, referred the zoning petition back to the PCZBA for further consideration. She further noted on March 16th the PCZBA conducted a public hearing and, with additional information on parking and traffic, recommended (on a 4 to 0 vote with 1 abstention) the Village Board approve the request for a SUP with the following conditions:

- Hansa Coffee Roasters (Restaurant) shall be the exclusive Restaurant operating at this location;
- The Restaurant shall be a coffee shop that shall not prepare food on-site;
- The Restaurant shall operate from 6:00 a.m. to 9:00 p.m. Monday through Friday, 7:00 a.m. to 10:00 p.m. on Saturday, and 12:00 to 6:00 p.m. on Sunday;
- No more than 28 seats may be provided for customer use;
- The maximum space for the Restaurant shall not exceed 1,030 sq. ft.;

- The Restaurant shall meet regularly with Village Staff to review traffic, parking and other issues relating to business operations; and
- All Restaurant employees must obtain a Downtown Employee Parking Permit and park at the Train Station.

Mr. Tom Maegdlin, Co-Owner of Hansa Coffee, commented on the operating hours conditioned in the ordinance and noted the operating hours for Sunday would be 7:00 a.m. to 6:00 p.m. Mr. Kevin Kane, Co-Owner of Hansa Coffee, asked if Friday's hours could be extended to 10:00 p.m.

A to VA Stanick advised the hours of operation listed in the ordinance are the same as those specified in the zoning application.

Trustee Dewart stated according to the letter from Rich and Associates, Inc. (Downtown Parking Consultant) there is an increase in available parking on the same block due to the closure of Lulu's Frozen Delights. He expressed concern regarding parking allocation and how it may impact future downtown businesses.

Mr. Dan Shappiro, a representative of Lake Effect Holdings, LLC, asked if second reading of the ordinance could be waived.

Mr. Maegdlin clarified the proposed hours of operation desired are Monday – Thursday from 6:00 a.m. to 9:00 p.m., Friday from 6:00 a.m. to 10:00 p.m., Saturday from 7:00 a.m. to 10:00 p.m. and on Sunday from 7:00 a.m. to 6:00 p.m.

President O'Hara opened the floor for public comment.

Ms. Kathryn Briand expressed her opinion the public hearings regarding this matter did not address increased traffic in the downtown as a result of Hansa Coffee. She expressed her concern regarding parking and noted the Downtown Parking Study considered all the available parking in the area and not spaces that customers are most likely to use. Ms. Briand commented on the resource, Trip Generator Manual, used by the Village Engineer to provide information on how coffee/donut shops without a drive-through window impacts specific types of developments. Ms. Briand stated the ordinance has not been approved, but there is an awning already constructed at the location. She stated transparency in this process is meaningful to everyone.

Village Administrator Irvin stated in the past the Village has allowed business owners to proceed with construction at their own risk. This allows them to meet a specific timeline once the appropriate applications have been submitted and approved. He stated due to the cost of the project the business owner chose to proceed with construction prior to final approval of the ordinance.

Village Attorney Peter Friedman stated the Village is under no obligation to approve the request, and should the request be denied, the owners are responsible for the cost to remove the awning.

Mr. Maegdlin noted the average number of transactions at the Libertyville location is 18.3 per hour which does not equal the 75 trips suggested by the Institute of Transportation Engineers Trip Generation data. The peak hours will occur between 7:00 and 10:00 a.m. with an average of approximately 25 trips per hour.

Mr. Peter McGuire expressed his concern with the narrow focus that was taken at the PCZBA public hearing, as well as the increase traffic that will result because of this type of establishment.

President O'Hara suggested the Board consider first reading of the ordinance as presented. Should the ordinance return for second reading Staff will be available to address the questions raised.

As there were no further comments from the Board, Trustee Ankenman moved to approve first reading of the ordinance. Trustee Meyer seconded the motion. The motion passed on the following roll call vote:

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

8. ITEM# 8A – VILLAGE ADMINISTRATOR'S REPORT: A REQUEST FROM THE LAKE BLUFF PARK DISTRICT TO WAIVE BUILDING PERMIT FEES FOR THE INSTALLATION OF EMERGENCY LIGHTS IN THE BLAIR RECREATION CENTER

AND

9. ITEM #8B – VILLAGE ADMINISTRATOR'S REPORT: A REQUEST FROM THE LAKE BLUFF PARK DISTRICT TO WAIVE BUILDING PERMIT FEES FOR THE RESURFACING OF THE TENNIS COURTS IN ARTESIAN PARK

Village Administrator Irvin introduced the agenda items and a discussion followed.

Trustee Ankenman suggested the Village Board consider procedures to address fee waiver requests to ensure the cost incurred as a result of the project is borne by the appropriate government agency. It was the consensus of the Village Board to refer this matter to the Finance Committee for further consideration.

Following a brief discussion it was the consensus of the Board to consider Agenda Items #15 and #16 collectively. As such, Trustee Christensen moved to waive the permit fees for the emergency lights and tennis courts resurfacing projects in the total amount of \$3,955. Trustee Dewart seconded the motion. The motion passed on the following roll call vote:

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

10. ITEM #7A – WARRANT REPORT FOR MARCH 16-31, 2016

President O'Hara reported expenditure of Village funds for payment of invoices in the amount of \$178,429.83 for March 16-31, 2016.

As such, the total Expenditures for this period is in the amount of \$178,429.83.

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

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

11. ITEM #9 – VILLAGE ATTORNEY’S REPORT

Village Attorney Peter Friedman had no report.

12. ITEM #10 – VILLAGE PRESIDENT’S REPORT

President O’Hara had no report.

13. ITEM #11, #12, #13, #14 AND #15 – CONSENT AGENDA

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

11. Correspondence Delivered in the March 11 and 18, 2016 Informational Reports;
12. A Resolution Reallocating the 2016 Village of Lake Bluff Volume Cap to the Village of Buffalo Grove, Illinois (Host Community of the Lake County Private Activity Bond Clearinghouse);
13. Second Reading of an Ordinance Granting Variations from the Village’s Maximum Floor Area and Side Yard Setback Regulations (611 E. Prospect Avenue);
14. Second Reading of an Ordinance Amending the Administrative and Enforcement Provisions of the Village’s Building Regulations; and
15. Second Reading of an Ordinance Comprehensively Amending Title IX of the Lake Bluff Municipal Code to Update New Building, Construction and Development Standards.

Trustee Christensen moved to approve the Consent Agenda. Trustee Meyer seconded the motion. The motion passed on the following roll call vote:

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

14. ITEM #16 – A RESOLUTION APPROVING THE VILLAGE OF LAKE BLUFF 2016-2017 OFFICIAL PAY PLAN

President O’Hara reported attached is a Resolution approving the Village of Lake Bluff Official Pay Plan (Pay Plan) for Fiscal Year beginning May 1, 2016. This document, which is updated annually, establishes the authority and official guidelines by which the Village Administrator may appoint, promote, evaluate and compensate all Village employees except those employees subject to one of the three collective bargaining agreements (Police Sergeants, Police Officers, and Public Works unions).

President O’Hara reported a main component of the Pay Plan is the schedule of salary ranges for the various Village positions. Consistent with Village policy to maintain non-union salary levels at or above the average of those in the competitive market, the proposed schedule reflects a market adjustment of 5% over the previously approved salary range maximums for only the following positions: Asst. Finance Director, PW Superintendent, Asst. to Village Administrator, Building Codes Supervisor, Deputy and Chief of Police,

Finance Director and Village Engineer. Please know that actual employee pay increases are contingent on performance evaluations.

In addition, President O'Hara reported the Fiscal Year 2017 Annual Budget includes a 2.5% pool for non-union salary adjustments. At their March 14th meeting the Finance Committee reviewed the schedule of salary ranges, the actual current salaries with a survey of comparable communities, and recommends approval of the Pay Plan. The Pay Plan reflects compensation levels for all authorized positions. In accordance with the Illinois Open Meetings Act (5 ILCS 120/7.3) the most recent Compensation Program (attached) has been posted on the Village's website since March 3, 2016. At its March 14th meeting the Finance Committee reviewed and recommended Village Board approval of the Pay Plan.

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

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

15. ITEM #17 – AN ORDINANCE AMENDING TITLE I OF THE MUNICIPAL CODE OF THE VILLAGE OF LAKE BLUFF REGARDING THE COMPREHENSIVE FEE SCHEDULE

President O'Hara reported as part of the budget development process, the Finance Committee reviews the comprehensive fee schedule. At the March 14, 2016 Finance Committee meeting, the members recommended the following changes to the comprehensive fee schedule:

Construction/Building Fees: (page 4 of the Ordinance)

- Building permit renewal fee for interior only activity from 50% of original permit fee to \$100 per month; and
- Building permit renewal fee for exterior and all other building/site activity from 50% of original permit fee to \$200 per month.

President O'Hara reported this fee was originally in Section 9-1-9A of the Municipal Code and has been deleted from this Section pursuant to the "Ordinance Adopting Updated Building Regulations" (first reading approval at the March 14th Board meeting.) The permit renewal fee is being included in Section 1-12-3 of the Municipal Code (the Comprehensive Fee Schedule.)

User Charges and Connection Fees: (page 16 of the Ordinance)

- Adjust water rate for properties within Village limits from \$6.95 to \$7.10/1,000 gallons; and
- Adjust water rate for properties outside of the Village limits from \$7.99 to \$8.17/1,000 gallons.

She further noted the water rate is revised pursuant to the multi-year rate projections developed to adequately cover the operating and capital costs.

As there were no comments from the Board, Trustee Meyer moved to approve first reading of the ordinance. Trustee Christensen seconded the motion. The motion passed on the following roll call vote:

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

16. ITEM #19 – SECOND READING OF AN ORDINANCE ADOPTING THE BIENNIAL BUDGET FOR THE VILLAGE OF LAKE BLUFF FOR THE FISCAL YEARS COMMENCING MAY 1, 2016 AND ENDING APRIL 30, 2018

President O’Hara reported this tentative budget, in the amount of **\$14,043,941** plus **\$1,192,218** in inter-fund transfers for FY2017 and **\$13,934,293** plus **\$1,241,853** in inter-fund transfers for FY2018, includes the Village of Lake Bluff funds and the Lake Bluff Public Library funds. For the first time ever the Village is submitting a two-year fiscal plan; this multi-year budget process emphasizes long-range planning, budgeting for results, effective program management, and fiscal responsibility.

As there were no comments from the Board, Trustee Ankenman moved to approve second reading of the ordinance. Trustee Josephitis seconded the motion. The motion passed on the following roll call vote:

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

17. ITEM #20 – TRUSTEE’S REPORT

There was no Trustee’s report.

18. ITEM #21 – EXECUTIVE SESSION

At 7:53 p.m. Trustee Ankenman moved to enter into Executive Session for the purpose of discussing Property Disposition (5 ILCS 120/2(c)(6)) and Executive Session Minutes (5 ILCS 120/2(c)(21)). Trustee Grenier seconded the motion. The motion passed on the following roll call vote:

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

There being no further business to discuss, Trustee Dewart moved to adjourn out of executive session. Trustee Ankenman seconded the motion and the motion passed on a unanimous voice vote at 9:13 p.m.

19. ITEM #22 – CONSIDERATION OF THE MARCH 14, 2016 EXECUTIVE SESSION MEETING MINUTES

Trustee Christensen moved to approve the March 14, 2016 Executive Session Meeting Minutes as presented. Trustee Meyer seconded the motion. The motion passed on a unanimous voice vote.

20. ITEM #23 – ADJOURNMENT

Trustee Grenier moved to adjourn the regular meeting. Trustee Josephitis seconded the motion and the motion passed on a unanimous voice vote. The meeting adjourned at 9:14 p.m.

Respectfully Submitted,

R. Drew Irvin
Village Administrator

R. Drew Irvin
Deputy Village Clerk

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

Agenda Item: 7a

Subject: WARRANT REPORT FOR APRIL 1-15, 2016 AND MARCH
2016 PAYROLL EXPENDITURES

Action Requested: APPROVAL OF DISBURSEMENTS (Roll Call Vote)

Originated By: DIRECTOR OF FINANCE

Referred To: VILLAGE BOARD

Summary of Background and Reason For Request:

Expenditure of Village funds for payment of invoices in the amount of \$169,971.18 for April 1-15, 2016.

Expenditure of Village funds for payroll in the amount of \$379,400.03 for March 2016.

Total Expenditures of \$549,371.21

Reports and Documents Attached:

1. Warrant Report for April 1-15, 2016 \$ 169,971.18 (dated 4/11/16)

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

2. FY2015-16 Payroll Report.

Village Administrator's Recommendation:

Approval of Warrant and Payroll in the total amount of **\$549,371.21**

Date Referred to Village Board: 4/11/2016

DATE: 04/06/16
 TIME: 14:15:43
 ID: AP441000.WOW

-- VILLAGE OF LAKE BLUFF --
 DETAIL BOARD REPORT

Attachment 1

INVOICES DUE ON/BEFORE 04/11/2016

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

ADP	ADP INC.						
471456734	04/01/16	01	PAYROLL PROCESSING:3/31/16	01-60-610-41304		04/11/16	187.95
				OTHER PROFESSIONAL SERVICE			
						INVOICE TOTAL:	187.95
						VENDOR TOTAL:	187.95
AFLAC	AFLAC						
522965	03/18/16	01	AFLAC 'EE CONTR: 3/3 & 3/17/16	01-20-102-65500		04/11/16	88.44
				AFLAC PAYABLE			
						INVOICE TOTAL:	88.44
						VENDOR TOTAL:	88.44
AMBACKFL AMERICAN BACKFLOW PREVENTION							
48179	04/04/16	01	STATE REQ'D BACKFLOW TEST/CERT	01-70-930-41000		04/11/16	300.00
		02	PSB	MAINTENANCE-BUILDING ** COMMENT **			
						INVOICE TOTAL:	300.00
48180	04/04/16	01	STATE REQ'D BACKFLOW TEST/CERT	01-80-920-41000		04/11/16	100.00
		02	TRAIN STATION	MAINTENANCE-BUILDING ** COMMENT **			
						INVOICE TOTAL:	100.00
48181	04/04/16	01	STATE REQ'D BACKFLOW TEST/CERT	01-60-900-41000		04/11/16	249.00
		02	VILLAGE HALL	MAINTENANCE-BUILDING ** COMMENT **			
						INVOICE TOTAL:	249.00
48182	04/04/16	01	STATE REQ'D BACKFLOW TEST/CERT	01-80-910-41000		04/11/16	1,080.00
		02	PUB WKS	MAINTENANCE-BUILDING ** COMMENT **			
						INVOICE TOTAL:	1,080.00
						VENDOR TOTAL:	1,729.00

DATE: 04/06/16
TIME: 14:15:44
ID: AP441000.WOW

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DETAIL BOARD REPORT

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INVOICES DUE ON/BEFORE 04/11/2016

INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
ANDERPES ANDERSON PEST CONTROL							
3689313	02/01/16	01	PEST CONTROL: PSB	01-70-930-41000 MAINTENANCE-BUILDING		04/11/16	68.13
						INVOICE TOTAL:	68.13
3757794	04/01/16	01	PEST CONTROL: VILL HALL	01-60-900-41000 MAINTENANCE-BUILDING		04/11/16	44.29
						INVOICE TOTAL:	44.29
3757796	04/01/16	01	EXTERIOR PEST CONTROL: V HALL	01-60-900-41000 MAINTENANCE-BUILDING		04/11/16	25.75
						INVOICE TOTAL:	25.75
						VENDOR TOTAL:	138.17
AT & T AT & T							
1603 Z89-0083	04/04/16	01	VILLAGE HALL T-1 LINE	01-60-610-43210 TELEPHONE		04/11/16	382.11
						INVOICE TOTAL:	382.11
1603 Z89-9528	03/16/16	01	POLICE IPSAN CIRCUIT LINE	01-70-710-43210 TELEPHONE		04/11/16	1,492.57
						INVOICE TOTAL:	1,492.57
1603 Z97-5542	03/16/16	01	T-1 LINE:PSB TO PUB WKS	01-80-910-43210 TELEPHONE		04/11/16	397.92
						INVOICE TOTAL:	397.92
						VENDOR TOTAL:	2,272.60
ATLFIRST ATL FIRST AID, INC.							
12326	03/23/16	01	EAR PLUGS: PUB WKS	01-80-890-45900 MINOR EQUIPMENT		04/11/16	51.90
						INVOICE TOTAL:	51.90
						VENDOR TOTAL:	51.90

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DETAIL BOARD REPORT

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INVOICES DUE ON/BEFORE 04/11/2016

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

R0001573 WILLIAM AVELLONE							
VEH LIC REFUND	03/14/16	01	VEH LIC SR DISCOUNT (2 CARS)	01-40-303-16000 VEHICLE LICENSES		04/11/16	50.00
						INVOICE TOTAL:	50.00
						VENDOR TOTAL:	50.00
AVERUS AVERUS							
N.2220504	03/25/16	01	RECHRG PSB FIRE EXTINGUISHERS	01-70-930-41000 MAINTENANCE-BUILDING		04/11/16	93.25
						INVOICE TOTAL:	93.25
N.2220505	03/25/16	01	RECHRG FIRE TRK EXTINGUISHERS	01-70-730-41200 MAINTENANCE EQUIPMENT		04/11/16	157.00
						INVOICE TOTAL:	157.00
N.2220506	03/25/16	01	RECHRG P WK FIRE EXTINGUISHERS	01-80-910-41000 MAINTENANCE-BUILDING		04/11/16	133.75
						INVOICE TOTAL:	133.75
N.2220507	03/25/16	01	RECHRG DEPOT FIRE EXTINGUISHR	01-80-920-41000 MAINTENANCE-BUILDING		04/11/16	29.50
						INVOICE TOTAL:	29.50
N.2221227	03/25/16	01	RECHRG V H FIRE EXTINGUISHERS	01-60-900-41000 MAINTENANCE-BUILDING		04/11/16	50.75
						INVOICE TOTAL:	50.75
						VENDOR TOTAL:	464.25
BEHMENT BEHM ENTERPRISES INC.							
1977	04/08/16	01	HYDRANT REP'R:710 BIRCH	46-80-800-41306 CONTRACTUAL LABOR		04/11/16	3,000.00
						INVOICE TOTAL:	3,000.00
1978	04/08/16	01	HYDRANT REP'R:346 BELL FORET	46-80-800-41306 CONTRACTUAL LABOR		04/11/16	3,750.00
						INVOICE TOTAL:	3,750.00
						VENDOR TOTAL:	6,750.00

DATE: 04/06/16
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-- VILLAGE OF LAKE BLUFF --
DETAIL BOARD REPORT

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INVOICES DUE ON/BEFORE 04/11/2016

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

BELMONTD DAVID BELMONTE							
CALEA CONF 2016	04/04/16	01	2016 CALEA CONFERENCE EXPENSES	01-70-710-42410		04/11/16	941.09
				CONFERENCES			
						INVOICE TOTAL:	941.09
						VENDOR TOTAL:	941.09
BHFxLLC BHFx LLC							
230747	03/25/16	01	MISC ENGINEERING COPIES	01-60-680-43400		04/11/16	7.50
				PRINTING			
						INVOICE TOTAL:	7.50
231116	03/30/16	01	MISC ENGINEERING COPIES	01-60-680-43400		04/11/16	8.55
				PRINTING			
						INVOICE TOTAL:	8.55
						VENDOR TOTAL:	16.05
BCBS BLUECROSS BLUE SHIELD OF IL							
APRIL 2016	03/17/16	01	VILLAGE MEDICAL PREM:APR 2016	01-20-102-20000		04/11/16	53,745.12
				ACCOUNTS PAYABLE			
						INVOICE TOTAL:	53,745.12
						VENDOR TOTAL:	53,745.12
BUCKBROS BUCK BROTHERS, INC.							
64801	03/21/16	01	FUEL CAP	01-80-870-43650		04/11/16	8.28
				MAINTENANCE SUPPLIES-EQUIP			
						INVOICE TOTAL:	8.28
64994	03/22/16	01	FUEL PUMP BULBS	01-80-870-43650		04/11/16	19.98
				MAINTENANCE SUPPLIES-EQUIP			
						INVOICE TOTAL:	19.98
						VENDOR TOTAL:	28.26
CALEA COMMISSION ON ACCREDITATION							

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CALEA COMMISSION ON ACCREDITATION							
INV21557	03/22/16	01	COMMISSION CONF:SGT SMIZINSKI	01-70-710-44900		04/11/16	655.00
				ACCREDITATION PROGRAM			
						INVOICE TOTAL:	655.00
						VENDOR TOTAL:	655.00
CANOPYTR CANOPY TREE SPECIALISTS							
232	03/29/16	01	TREE REMVL:105 & 420 E NORTH	01-80-860-41301		04/11/16	2,165.00
				TREE REMOVAL/TRIMMING SERV			
						INVOICE TOTAL:	2,165.00
						VENDOR TOTAL:	2,165.00
CARQUEST CARQUEST OF LIBERTYVILLE							
14663-143450	03/22/16	01	WHEEL BEARINGS:SQD #21	01-70-710-43640		04/11/16	269.00
				MAINTENANCE SUPPLIES-VEHIC			
						INVOICE TOTAL:	269.00
						VENDOR TOTAL:	269.00
CLCJAWA. CENTRAL LAKE COUNTY JOINT							
MARCH 2016	04/05/16	01	H2O PURCHASES-MARCH 2016	46-80-800-44100		04/11/16	43,188.20
				WATER PURCHASES			
						INVOICE TOTAL:	43,188.20
						VENDOR TOTAL:	43,188.20
CITYTECH CITYTECH USA, INC.							
2698	03/01/16	01	PUBLIC SALARY ANN'L DUES	01-60-600-42440		04/11/16	230.00
				DUES			
						INVOICE TOTAL:	230.00
						VENDOR TOTAL:	230.00
COMED COM ED							

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COMED	COM ED						
0435147130 1603	03/31/16	01	ELECTR:ST LIGHTS (VILL RENTS)	01-80-840-43230		04/11/16	3,667.14
		02	3/2-3/31/16	UTILITIES/STREET LIGHTS ** COMMENT **			
						INVOICE TOTAL:	3,667.14
						VENDOR TOTAL:	3,667.14
COMCAST	COMCAST CABLE						
APR 2016	03/18/16	01	V HALL CABLE SRVC:APR 2016	01-60-900-43230		04/11/16	6.34
				UTILITIES			
						INVOICE TOTAL:	6.34
						VENDOR TOTAL:	6.34
CURRENT	CURRENT TECHNOLOGIES						
715248	03/18/16	01	CAMERA REP'R:PSB	01-70-710-41300		04/11/16	813.75
				COMPUTER SERVICES			
						INVOICE TOTAL:	813.75
						VENDOR TOTAL:	813.75
FEDEX	FEDERAL EXPRESS CORP.						
5-367-82349	03/30/16	01	FED EX:COMMUNICATIONS DIRECT	01-70-710-43300		04/11/16	35.69
				POSTAGE			
						INVOICE TOTAL:	35.69
						VENDOR TOTAL:	35.69
HAVEYCOM	HAVEY COMMUNICATIONS, INC.						
6239	03/03/16	01	EMERG EQUIPMENT:NEW SQD #24	01-70-710-49300		04/11/16	6,917.40
				SQUAD CARS			
						INVOICE TOTAL:	6,917.40
6249	03/08/16	01	TRUNK VAULT: NEW SQD #24	01-70-710-45900		04/11/16	309.00
				MINOR EQUIPMENT			
						INVOICE TOTAL:	309.00

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HAVEYCOM HAVEY COMMUNICATIONS, INC.							
6261A	03/10/16	01	EMERG EQUIPMENT:NEW SQD #24	01-70-710-49300		04/11/16	2,950.00
				SQUAD CARS			
						INVOICE TOTAL:	2,950.00
						VENDOR TOTAL:	10,176.40
HOMEDEPO HOME DEPOT CREDIT SERVICES							
9014368	02/29/16	01	ELECTRIC SANDER & SAND PAPER	01-80-910-45900		04/11/16	62.95
				MINOR EQUIPMENT			
						INVOICE TOTAL:	62.95
						VENDOR TOTAL:	62.95
ICMA RET ICMA RETIREMENT TRUST 457							
3/31 PAYROLL DEDUCT	03/31/16	01	3/31 'EE PAYROLL DEDUCTION	01-20-102-45000		04/11/16	168.84
				ICMA 457 PLAN PAYABLE			
		02	3/31 'EE PAYROLL DEDUCTION	01-20-102-45000			422.08
				ICMA 457 PLAN PAYABLE			
		03	3/31 'EE PAYROLL DEDUCTION	01-20-102-45000			201.29
				ICMA 457 PLAN PAYABLE			
		04	3/31 'EE PAYROLL DEDUCTION	01-20-102-45000			211.04
				ICMA 457 PLAN PAYABLE			
		05	3/31 'EE PAYROLL DEDUCTION	01-20-102-45000			422.08
				ICMA 457 PLAN PAYABLE			
						INVOICE TOTAL:	1,425.33
3/31/16 W/H	03/31/16	01	3/31 'EE W/H	01-20-102-45000		04/11/16	2,941.47
				ICMA 457 PLAN PAYABLE			
						INVOICE TOTAL:	2,941.47
						VENDOR TOTAL:	4,366.80
IDENTINT IDENTIFICATION INTERNATIONAL							
LIVESCAN	03/23/16	01	LIVESCAN ELECTRNIC FINGERPRNTG	01-70-710-49350		04/11/16	452.00
				COMPUTER EQUIPMENT			

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IDENTINT IDENTIFICATION INTERNATIONAL							
LIVESCAN	03/23/16	02	ANN'L MAINT/SUPPORT:POLICE	** COMMENT **		04/11/16	
						INVOICE TOTAL:	452.00
						VENDOR TOTAL:	452.00
ILSECST ILLINOIS SECRETARY OF STATE							
LIC PLATE RENEW #20	03/31/16	01	LIC PLATE RENWL:UNMRKD SQD #20	01-70-710-41100		04/11/16	101.00
				MAINTENANCE-VEHICLES		INVOICE TOTAL:	101.00
						VENDOR TOTAL:	101.00
IUOEADM INT'L UNION OF OPER ENGINEERS							
3/31 W/H	03/31/16	01	3/31 'EE IUOE ADMIN DUES	01-20-102-49000		04/11/16	378.86
				UNION DUES PAYABLE		INVOICE TOTAL:	378.86
						VENDOR TOTAL:	378.86
IUOEMEMB INT'L UNION OF OPER ENGINEERS							
3/31 W/H	03/31/16	01	3/31 'EE IUOE MEMBERSHIP DUES	01-20-102-49000		04/11/16	82.39
				UNION DUES PAYABLE		INVOICE TOTAL:	82.39
						VENDOR TOTAL:	82.39
INTERDEV INTERDEV, LLC							
1009008	03/31/16	01	IT ADMINISTRATION:MAR 2016	01-60-610-41300		04/11/16	4,993.81
				COMPUTER SERVICES		INVOICE TOTAL:	4,993.81
						VENDOR TOTAL:	4,993.81
00000855 LAKE BLUFF GARDEN CLUB							
#2 LB GARDEN CLUB	04/05/16	01	SPECIAL VEH STICKER DONATIONS	01-20-202-20450		04/11/16	2,160.00
				OUTSIDE ORGANIZATION DONAT			

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00000855 LAKE BLUFF GARDEN CLUB							
#2 LB GARDEN CLUB	04/05/16	02	3/23-4/1/16		** COMMENT **	04/11/16	
						INVOICE TOTAL:	2,160.00
						VENDOR TOTAL:	2,160.00
POLPEN LAKE BLUFF POLICE PENSION FUND							
3/31/16 W/H	03/31/16	01	3/31 'EE POLPEN W/HELD	01-20-102-45500		04/11/16	4,974.68
				POLICE PENSION EE CONTRIBU			
						INVOICE TOTAL:	4,974.68
						VENDOR TOTAL:	4,974.68
LFLBROTA LAKE FOREST/LAKE BLUFF ROTARY							
1730	04/01/16	01	4TH QTR MEAL CHRG:IRVIN	01-60-600-42440		04/11/16	216.00
				DUES			
		02	4TH QTR MEMBER DUES:IRVIN	01-60-600-42440			55.00
				DUES			
						INVOICE TOTAL:	271.00
						VENDOR TOTAL:	271.00
LAWLERJO JOHN J. LAWLER							
SAFETY BOOTS	04/05/16	01	SAFETY BOOT REIMBURSEMENT	01-80-840-42420		04/11/16	100.00
				UNIFORMS			
						INVOICE TOTAL:	100.00
						VENDOR TOTAL:	100.00
LECHNER LECHNER & SONS UNIFORM RENTAL							
2142073	03/25/16	01	UNIFORMS: FORESTRY	01-80-860-42420		04/11/16	4.79
				UNIFORMS			
		02	UNIFORMS: STREETS	01-80-840-42420			25.00
				UNIFORMS			
		03	UNIFORMS: SEWERS	01-80-890-42420			1.72
				UNIFORMS			

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LECHNER LECHNER & SONS UNIFORM RENTAL							
2142073	03/25/16	04	UNIFORMS: PUB WKS	01-80-910-42420		04/11/16	15.17
				UNIFORMS			
		05	UNIFORMS: WATER	46-80-800-42420			1.00
				UNIFORMS			
		06	PUB WKS OPERATING SUPPLIES	01-80-910-43660			10.23
				MAINTENANCE SUPPLIES-BLDG			
						INVOICE TOTAL:	57.91
2144903 04/01/16 01 UNIFORMS: FORESTRY 01-80-860-42420 04/11/16 4.79							
				UNIFORMS			
		02	UNIFORMS: STREETS	01-80-840-42420			25.00
				UNIFORMS			
		03	UNIFORMS: SEWERS	01-80-890-42420			1.72
				UNIFORMS			
		04	UNIFORMS: PUB WKS	01-80-910-42420			15.17
				UNIFORMS			
		05	UNIFORMS: WATER	46-80-800-42420			1.00
				UNIFORMS			
		06	PUB WKS OPERATING SUPPLIES	01-80-910-43660			10.23
				MAINTENANCE SUPPLIES-BLDG			
						INVOICE TOTAL:	57.91
						VENDOR TOTAL:	115.82
LURVEYLA LURVEY LANDSCAPE SUPPLY							
T6-10043945	03/30/16	01	GRASS SEED	01-80-870-43680		04/11/16	142.00
				MAINTENANCE SUPPLIES-GROUN			
						INVOICE TOTAL:	142.00
						VENDOR TOTAL:	142.00
MC ALLIS MC ALLISTER SIGN CO.							
9831	03/14/16	01	VEHICLE DECALS	01-60-680-41100		04/11/16	140.00
				MAINTENANCE-VEHICLE			
						INVOICE TOTAL:	140.00
						VENDOR TOTAL:	140.00

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MOEWF	MIDWEST OP ENGINEERS LOCAL 150						
MAY 2016	04/05/16	01	P WKS 'EE MED INS:MAY 2016	01-20-102-20000		04/11/16	1,300.00
				ACCOUNTS PAYABLE			
		02	P WKS FAMILY MED INS:MAY 2016	01-20-102-20000			8,000.00
				ACCOUNTS PAYABLE			
						INVOICE TOTAL:	9,300.00
						VENDOR TOTAL:	9,300.00
NAPLETON NAPLETON LIBERTYVILLE FORD							
5010600	03/29/16	01	FUEL REGULATOR:ENG #4570	01-70-730-43640		04/11/16	222.66
				MAINTENANCE SUPPLIES-VEHIC			
						INVOICE TOTAL:	222.66
5010601	03/29/16	01	WIRE ASSEMBLY:ENG #4570	01-70-730-43640		04/11/16	41.78
				MAINTENANCE SUPPLIES-VEHIC			
						INVOICE TOTAL:	41.78
						VENDOR TOTAL:	264.44
NCCPETER NCC PETERSEN PRODUCTS							
69520	03/28/16	01	JANITORIAL SUPPLIES:PUB WKS	01-80-910-43660		04/11/16	133.34
				MAINTENANCE SUPPLIES-BLDG			
						INVOICE TOTAL:	133.34
69534	03/29/16	01	JANITORIAL SUPPLIES:PUB WKS	01-80-910-43660		04/11/16	28.68
				MAINTENANCE SUPPLIES-BLDG			
						INVOICE TOTAL:	28.68
						VENDOR TOTAL:	162.02
JAROFCHN GEOFFREY L. NEAL							
VIDEOS	02/22/16	01	VILLAGE EVENTS VIDEOS	01-60-600-41304		04/11/16	2,250.00
				OTHER PROFESSIONAL SERVICE			
						INVOICE TOTAL:	2,250.00
						VENDOR TOTAL:	2,250.00

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NORTSHO NORTH SHORE GAS							
611 WALNUT 3/28	03/29/16	01	GAS:611 WALNUT 2/24-3/28/16	01-60-940-43230		04/11/16	53.17
				UTILITIES			
						INVOICE TOTAL:	53.17
GASLITES 3/28/16	03/30/16	01	GAS LITES:2/24-3/28/16	01-80-840-43230		04/11/16	310.36
				UTILITIES/STREET LIGHTS			
						INVOICE TOTAL:	310.36
PSB GENERATOR 3/28	03/29/16	01	PSB GENERATOR:12/24/15-3/28/16	01-70-930-43230		04/11/16	90.35
				UTILITIES			
						INVOICE TOTAL:	90.35
VH GENERATOR 3/28	03/29/16	01	V H GENERATOR:1/26-3/28/16	01-60-900-43230		04/11/16	486.39
				UTILITIES			
						INVOICE TOTAL:	486.39
						VENDOR TOTAL:	940.27
REALTYVA REALTY VALUATION SERVICES, INC							
16000196	03/28/16	01	PARCEL APPRAISAL:120 E SCRANTN	01-60-600-41304		04/11/16	3,000.00
				OTHER PROFESSIONAL SERVICE			
						INVOICE TOTAL:	3,000.00
						VENDOR TOTAL:	3,000.00
RONDOUT RONDOUT SERVICE CENTER							
7642	03/28/16	01	SAFETY CHECK: #415-09	01-80-890-41100		04/11/16	23.50
				MAINTENANCE-VEHICLES			
		02	SAFETY CHECK: #305-05	01-80-890-41100			23.50
				MAINTENANCE-VEHICLES			
						INVOICE TOTAL:	47.00
						VENDOR TOTAL:	47.00
SRREBATE SENIOR CITIZEN PROP TAX REBATE							

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SRREBATE SENIOR CITIZEN PROP TAX REBATE							
2015-6	04/04/16	01	SR ASST PGRM PROP TAX REBATE	01-60-650-44800		04/11/16	500.00
				SENIOR ASSISTANCE PRGM			
						INVOICE TOTAL:	500.00
						VENDOR TOTAL:	500.00
SHERAUTO SHERIDAN AUTO PARTS							
898261	03/30/16	01	OIL & FUEL FILTERS FOR CHIPPER	01-80-860-43650		04/11/16	54.31
				MAINTENANCE SUPPLIES-EQUIP			
						INVOICE TOTAL:	54.31
898768	04/04/16	01	FLOOR MATS #707	01-60-680-43640		04/11/16	65.39
				MAINTENANCE SUPPLIES-VEHIC			
						INVOICE TOTAL:	65.39
						VENDOR TOTAL:	119.70
STNDRDEQ STANDARD EQUIPMENT CO.							
C11467	03/21/16	01	REP'L ST SWEEPER'S MAIN BROOM	01-80-840-43650		04/11/16	417.80
				MAINTENANCE SUPPLIES-EQUIP			
						INVOICE TOTAL:	417.80
						VENDOR TOTAL:	417.80
STAPLES STAPLES ADVANTAGE							
3295871051	03/11/16	01	OFFICE SUPPLIES:POLICE	01-70-710-43550		04/11/16	25.29
				OFFICE SUPPLIES			
						INVOICE TOTAL:	25.29
						VENDOR TOTAL:	25.29
STARSFEN STARS FENCE INC							
FENCE POST	03/23/16	01	CEDAR FENCE POST	01-80-870-43680		04/11/16	22.00
				MAINTENANCE SUPPLIES-GROUN			
						INVOICE TOTAL:	22.00
						VENDOR TOTAL:	22.00

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STATEDIS STATE DISBURSEMENT UNIT							
3/31 PAYROLL DEDUCT	03/31/16	01	3/31 'EE PAYROLL DEDUCTION	01-20-102-51000		04/11/16	579.69
				WAGE ASSIGNMENT PAYABLE			
						INVOICE TOTAL:	579.69
						VENDOR TOTAL:	579.69
M							
STOFILOF STATE OF ILLINOIS							
FY14 049/085/32	11/23/15	01	FY2014 FEE	01-60-610-41304		04/11/16	30.00
				OTHER PROFESSIONAL SERVICE			
						INVOICE TOTAL:	30.00
						VENDOR TOTAL:	30.00
TECHSYS TECH SYSTEMS, INC.							
305868	03/24/16	01	SRVC CALL:FOREST COVE LFT STN	01-80-890-43210		04/11/16	95.00
				TELEPHONE			
						INVOICE TOTAL:	95.00
						VENDOR TOTAL:	95.00
TESKA . TESKA ASSOCIATES INC.							
6723	03/18/16	01	DOWNTOWN VISIONING PROJECT	01-60-600-41304		04/11/16	2,114.30
				OTHER PROFESSIONAL SERVICE			
						INVOICE TOTAL:	2,114.30
						VENDOR TOTAL:	2,114.30
THEEXCHA THE CHEVY EXCHANGE							
44538	03/22/16	01	HEADLAMP BULB GASKETS	01-70-710-43640		04/11/16	11.88
				MAINTENANCE SUPPLIES-VEHIC			
						INVOICE TOTAL:	11.88
						VENDOR TOTAL:	11.88
TOTALPAR TOTAL PARKING SOLUTIONS INC.							

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TOTALPAR TOTAL PARKING SOLUTIONS INC.							
103418	03/31/16	01	SRVC ON DEPOT PARKING MACHINE	01-80-920-41050		04/11/16	344.00
				MAINTENANCE-GROUNDS			
						INVOICE TOTAL:	344.00
						VENDOR TOTAL:	344.00
UNCOFFEE UNITED COFFEE SERVICE, INC.							
556258	03/21/16	01	COFFEE & SUPPLIES: POLICE	01-70-930-43660		04/11/16	221.50
				MAINTENANCE SUPPLIES-BLDG			
						INVOICE TOTAL:	221.50
556534	04/04/16	01	COFFEE & SUPPLIES: VILL HALL	01-60-900-43660		04/11/16	170.50
				MAINTENANCE SUPPLIES-BUILD			
						INVOICE TOTAL:	170.50
						VENDOR TOTAL:	392.00
USPOSTAL UNITED STATES POSTAL SERVICE							
2016 MARCH	03/30/16	01	REPLENISH POSTAGE METER	01-60-600-43300		04/11/16	1,500.00
				POSTAGE			
						INVOICE TOTAL:	1,500.00
3/28 WTR BILLING	03/28/16	01	POSTAGE:CYCLE#01 WTR BILLING	46-80-800-43300		04/11/16	285.90
				POSTAGE			
						INVOICE TOTAL:	285.90
						VENDOR TOTAL:	1,785.90
VLBWATER VILLAGE OF LAKE BLUFF							
ADMIN PW 3/7/16	03/28/16	01	WATER:P WKS ADMIN 11/24/15-	01-80-910-43230		04/11/16	35.68
		02	3/7/16	UTILITIES			
				** COMMENT **			
						INVOICE TOTAL:	35.68
GARAGE PW 3/7/16	03/28/16	01	WATER:P WKS GARAGE 11/24/15-	01-80-910-43230		04/11/16	135.94
				UTILITIES			

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-- VILLAGE OF LAKE BLUFF --
DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 04/11/2016

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

VLBWATER VILLAGE OF LAKE BLUFF							
GARAGE PW 3/7/16	03/28/16	02	3/7/16		** COMMENT **	04/11/16	
						INVOICE TOTAL:	135.94
						VENDOR TOTAL:	171.62
VISOGRAP VISOGRAPHIC INC							
201286	03/18/16	01	LANDSCAPING REGULATIONS LETTER	01-60-600-43400		04/11/16	993.45
			PRINTING			INVOICE TOTAL:	993.45
201390	03/25/16	01	LANDSCAPNG REGULATNS HANG TAGS	01-60-600-43400		04/11/16	394.16
			PRINTING			INVOICE TOTAL:	394.16
						VENDOR TOTAL:	1,387.61
						TOTAL ALL INVOICES:	169,971.18

DATE: 04/06/2016
 TIME: 14:16:38
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-- VILLAGE OF LAKE BLUFF --
 DEPARTMENT SUMMARY REPORT

PAGE: 1

INVOICES DUE ON/BEFORE 04/11/2016

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

GENERAL FUND			
20	LIABILITIES		
00000855	LAKE BLUFF GARDEN CLUB	8,740.17	2,160.00
AFLAC	AFLAC	1,584.68	88.44
BCBS	BLUECROSS BLUE SHIELD OF IL	620,105.93	53,745.12
ICMA RET	ICMA RETIREMENT TRUST 457	94,125.08	4,366.80
IUOEADM	INT'L UNION OF OPER ENGINEERS	7,655.50	378.86
IUOMEMB	INT'L UNION OF OPER ENGINEERS	1,906.74	82.39
MOEWF	MIDWEST OP ENGINEERS LOCAL 150	113,200.00	9,300.00
POLPEN	LAKE BLUFF POLICE PENSION FUND	114,208.73	4,974.68
STATEDIS	STATE DISBURSEMENT UNIT	13,332.87	579.69
	LIABILITIES		75,675.98
40	REVENUE		
R0001573	WILLIAM AVELLONE		50.00
	REVENUE		50.00
60	ADMINISTRATION		
ADP	ADP INC.	7,972.54	187.95
AMBACKFL	AMERICAN BACKFLOW PREVENTION		249.00
ANDERPES	ANDERSON PEST CONTROL	1,354.30	70.04
AT & T	AT & T	29,189.01	382.11
AVERUS	AVERUS	1,152.50	50.75
BHFXLLC	BHFX LLC	1,006.43	16.05
CITYTECH	CITYTECH USA, INC.		230.00
COMCAST	COMCAST CABLE	2,752.47	6.34
INTERDEV	INTERDEV, LLC	57,412.35	4,993.81
JAROFCHN	GEOFFREY L. NEAL		2,250.00
LFLBROTA	LAKE FOREST/LAKE BLUFF ROTARY	1,662.00	271.00
MC ALLIS	MC ALLISTER SIGN CO.	20.00	140.00
NORTHSHO	NORTH SHORE GAS	7,758.07	539.56
REALTYVA	REALTY VALUATION SERVICES, INC		3,000.00
SHERAUTO	SHERIDAN AUTO PARTS	3,403.75	65.39
SRREBATE	SENIOR CITIZEN PROP TAX REBATE	2,361.48	500.00
STOFILOF	STATE OF ILLINOIS		30.00
TESKA	TESKA ASSOCIATES INC.	21,872.88	2,114.30
UNCOFFEE	UNITED COFFEE SERVICE, INC.	6,692.23	170.50
USPOSTAL	UNITED STATES POSTAL SERVICE	12,707.28	1,500.00
VISOGRAP	VISOGRAPHIC INC	23,425.47	1,387.61
	ADMINISTRATION		18,154.41

INVOICES DUE ON/BEFORE 04/11/2016

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

GENERAL FUND			
70	PUBLIC SAFETY		
AMBACKFL	AMERICAN BACKFLOW PREVENTION		300.00
ANDERPES	ANDERSON PEST CONTROL	1,354.30	68.13
AT & T	AT & T	29,189.01	1,492.57
AVERUS	AVERUS	1,152.50	250.25
BELMONTD	DAVID BELMONTE	568.98	941.09
CALEA	COMMISSION ON ACCREDITATION	4,105.00	655.00
CARQUEST	CARQUEST OF LIBERTYVILLE	2,130.22	269.00
CURRENT	CURRENT TECHNOLOGIES	775.00	813.75
FEDEX	FEDERAL EXPRESS CORP.	412.98	35.69
HAVEYCOM	HAVEY COMMUNICATIONS, INC.	6,063.10	10,176.40
IDENTINT	IDENTIFICATION INTERNATIONAL		452.00
ILSECST	ILLINOIS SECRETARY OF STATE	402.00	101.00
NAPLETON	NAPLETON LIBERTYVILLE FORD	1,563.03	264.44
NORTHSHO	NORTH SHORE GAS	7,758.07	90.35
STAPLES	STAPLES ADVANTAGE	4,198.27	25.29
THEEXCHA	THE CHEVY EXCHANGE	6,312.53	11.88
UNCOFFEE	UNITED COFFEE SERVICE, INC.	6,692.23	221.50
	PUBLIC SAFETY		16,168.34
80	PUBLIC WORKS		
AMBACKFL	AMERICAN BACKFLOW PREVENTION		1,180.00
AT & T	AT & T	29,189.01	397.92
ATLFIRST	ATL FIRST AID, INC.	2,126.35	51.90
AVERUS	AVERUS	1,152.50	163.25
BUCKBROS	BUCK BROTHERS, INC.	959.51	28.26
CANOPYTR	CANOPY TREE SPECIALISTS	8,900.00	2,165.00
COMED	COM ED	55,173.66	3,667.14
HOMEDEPO	HOME DEPOT CREDIT SERVICES	318.66	62.95
LAWLERJO	JOHN J. LAWLER	145.00	100.00
LECHNER	LECHNER & SONS UNIFORM RENTAL	2,895.92	113.82
LURVEYLA	LURVEY LANDSCAPE SUPPLY	1,073.60	142.00
NCCPETER	NCC PETERSEN PRODUCTS	5,893.77	162.02
NORTHSHO	NORTH SHORE GAS	7,758.07	310.36
RONDOUT	RONDOUT SERVICE CENTER	1,451.50	47.00
SHERAUTO	SHERIDAN AUTO PARTS	3,403.75	54.31
STARSFEN	STARS FENCE INC	40.50	22.00
STNDRDEQ	STANDARD EQUIPMENT CO.	371.89	417.80
TECHSYS	TECH SYSTEMS, INC.	7,281.78	95.00
TOTALPAR	TOTAL PARKING SOLUTIONS INC.	3,217.00	344.00
VLBWATER	VILLAGE OF LAKE BLUFF	1,913.24	171.62
	PUBLIC WORKS		9,696.35

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-- VILLAGE OF LAKE BLUFF --
DEPARTMENT SUMMARY REPORT

PAGE: 3

INVOICES DUE ON/BEFORE 04/11/2016

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

WATER FUND			
80	PUBLIC WORKS		
BEHMENT	BEHM ENTERPRISES INC.	10,930.00	6,750.00
CLCJAWA	CENTRAL LAKE COUNTY JOINT	570,358.93	43,188.20
LECHNER	LECHNER & SONS UNIFORM RENTAL	2,895.92	2.00
USPOSTAL	UNITED STATES POSTAL SERVICE	12,707.28	285.90
	PUBLIC WORKS		50,226.10
	TOTAL ALL DEPARTMENTS		169,971.18

VILLAGE OF LAKE BLUFF 2015-16
PAYROLL BREAKDOWN BY DEPARTMENT

Attachment 2

ANNUAL		FUND	DEPARTMENT	JANUARY 2016	FEBRUARY 2016	(1)	(4)	2015-16		(6)	
ACTUAL 2014-15	BUDGET 2015-16					MARCH 2016	FY14-15 Accrued	2015-16 YR-TO-DATE	% OF BUDGET EXPENDED	2014-15 YR-TO-DATE	
							ACTUAL	BUDGET		ACTUAL	
General											
338,315	352,500		Administrative	28,573.37	27,608.37	41,358.43	(4,978)	336,406	325,385	95.43%	295,942
268,227	276,000		Finance	20,940.00	20,940.00	31,583.53	(4,084)	255,795	254,769	92.68%	233,276
1,522,553	1,605,000		Police Sworn	126,856.72	119,984.17	178,991.60	(22,800)	1,480,930	1,481,538	92.27%	1,328,342
287,938	151,000		Police Support Serv	9,868.62	10,349.83	14,894.58	(2,000)	124,204	139,385	82.25%	270,825
9,749	9,850		Crossing Guards	0.00	0.00	0.00	0	6,920	9,092	70.25%	9,749
64,330	68,400		Fire (Notes 2-3)	4,678.56	4,678.56	7,017.84	(1,871)	54,272	63,138	79.34%	55,441
183,639	136,000		Community Develop	11,506.52	10,432.43	16,706.16	(4,600)	145,660	125,538	107.10%	149,560
PUBLIC WORKS:											
291,530	283,500		Streets, Lighting	23,193.75	21,879.10	33,163.00	(9,600)	264,209	261,692	93.20%	245,829
6,638	7,125		Sanitation	0.00	0.00	0.00	(200)	3,613	6,577	50.70%	5,751
62,160	82,700		Forestry	5,448.65	6,113.91	8,504.66	(1,840)	58,184	76,338	70.36%	53,597
27,086	31,000		Parks & Parkways	4,600.60	2,364.53	1,951.10	(240)	41,516	28,615	133.92%	26,248
78,377	117,500		Sewer	7,649.61	10,162.79	14,316.67	(2,680)	92,107	108,462	78.39%	66,115
16,600	9,350		Village Hall Bldg	1,637.91	693.27	1,039.91	(500)	13,908	8,631	148.75%	14,305
16,600	9,350		Public Safety Bldg	1,637.91	693.27	1,039.91	(500)	13,908	8,631	148.75%	14,305
16,600	5,225		Public Works Bldg	1,637.91	432.88	660.55	(500)	13,269	4,823	253.95%	14,305
26,703	34,250		Commuter Station	2,048.85	2,613.19	3,998.03	(1,000)	25,314	31,615	73.91%	22,713
216,531	209,000		Water	16,685.74	16,143.19	24,174.07	(5,000)	207,342	192,923	99.21%	175,781
3,433,574	3,387,750		TOTAL	266,964.71	255,089.49	379,400.03	(62,393)	2,758,155	3,127,154	81.42%	2,982,083

**VILLAGE OF LAKE BLUFF 2015-16
PAYROLL BREAKDOWN BY DEPARTMENT**

5-Apr-16

ATTACHMENT #2

ANNUAL		FUND DEPARTMENT	MAY 2015	JUNE 2015	JULY 2015	AUGUST 2015	SEPTEMBER 2015	(1)		
ACTUAL 2014-15	BUDGET 2015-16							OCTOBER 2015	NOVEMBER 2015	DECEMBER 2015
General										
338,315	352,500	Administrative	36,035.29	26,471.46	27,164.90	27,263.37	30,099.41	41,382.55	27,608.37	27,818.37
268,227	276,000	Finance	23,500.40	20,940.00	21,044.11	20,940.00	21,044.11	37,066.50	20,940.00	20,940.00
1,522,553	1,605,000	Police Sworn	126,651.11	122,910.88	140,394.42	125,997.94	127,355.62	191,450.64	121,917.17	121,219.54
287,938	151,000	Police Support Serv	11,145.56	11,067.83	10,670.64	11,083.11	10,785.21	15,616.40	10,647.71	10,074.85
9,749	9,850	Crossing Guards	0.00	1,740.01	2,341.51	2,698.02	140.38	0.00	0.00	0.00
64,330	68,400	Fire (Notes 2-3)	4,678.56	4,678.56	4,678.56	4,678.56	4,678.56	7,017.84	4,678.56	4,678.56
183,639	136,000	Community Develop	7,490.22	11,065.42	20,711.70	14,150.31	14,222.81	19,254.64	12,443.86	12,275.62
PUBLIC WORKS:										
291,530	283,500	Streets, Lighting	17,810.02	19,828.49	26,451.05	23,499.27	21,704.55	43,322.92	21,151.65	21,804.86
6,638	7,125	Sanitation	500.00	500.00	437.50	500.00	500.00	750.00	625.00	0.00
62,160	82,700	Forestry	4,409.43	4,634.24	5,119.09	4,896.30	4,776.69	6,575.19	4,543.96	5,001.86
27,086	31,000	Parks & Parkways	1,370.07	7,613.78	10,303.40	6,991.47	1,693.10	2,067.08	1,421.67	1,378.86
78,377	117,500	Sewer	7,301.99	6,631.26	7,539.89	7,046.95	6,596.46	14,087.58	6,299.34	7,154.10
16,600	9,350	Village Hall Bldg	1,242.20	1,183.38	1,501.55	1,167.05	1,330.40	1,881.25	1,295.00	1,436.57
16,600	9,350	Public Safety Bldg	1,242.20	1,183.38	1,501.55	1,167.05	1,330.40	1,881.25	1,295.00	1,436.57
16,600	5,225	Public Works Bldg	1,242.20	1,183.38	1,501.55	1,167.05	1,330.40	1,881.25	1,295.00	1,436.57
26,703	34,250	Commuter Station	2,287.72	2,048.85	2,048.85	2,048.85	2,048.85	3,073.28	2,048.85	2,048.85
216,531	209,000	Water	13,225.64	15,357.52	25,399.94	19,222.45	18,283.60	30,462.77	16,488.30	16,898.98
3,433,574	3,387,750	TOTAL	260,132.60	259,038.45	308,810.20	274,517.72	267,920.52	417,771.13	254,699.45	255,604.17

1. The Village pays employees bi-weekly; there will be three payrolls in October 2015 and March 2016.
2. The Fire department volunteers are reimbursed through accounts payable in June & Dec.
3. The Fire Secretary is paid bi-weekly through payroll.
4. FY14-15 Pay Accrual is salaries paid in May 2015 but expensed/earned in April 2015.
5. FY15-16 Pay Accrual is salaries paid in May 2016 but expensed/earned in April 2016.
6. May 2014 (FY14-15) had three payroll periods compared to 2 periods in May 2015.

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

Agenda Item: 7b

Subject: MARCH 2016 FINANCIAL REPORT

Action Requested: RECEIPT OF FINANCIAL REPORT (Voice Vote)

Originated By: DIRECTOR OF FINANCE

Referred To: VILLAGE BOARD

Summary of Background and Reason For Request:

Attached for your consideration is the March 2016 Financial Report.

Highlights of this report are:

- Sales tax revenue for May-December 2015 is \$1.93 million which is \$234k or 14% greater and home rule sales tax of \$542k is \$153k or 39% greater than the same period in 2014;
- Income tax revenue of \$554k for May 2015-March 2016 is 11% greater than the same period in 2014-15;
- Building permit revenue projection has been revised from \$660k to \$500k as some anticipated building activity is not expected to commence before May 1st;
- Capital project expenditures exceed the same period in the prior fiscal year by \$542k;
- Water billed consumption is down 6.09 million gallons. This resulted in a decline in water sales of \$18k (after accounting for the change in water rates.);
- We continue to closely monitor the actions in Springfield and assess the implications to the Village of potential changes in State-shared revenue allocations, property tax limitation changes, or pension reform become law; and
- Finance Committee meeting scheduled for Monday, April 25, 2016 at 6 PM in the Village Hall Board Room.

Reports and Documents Attached:

- March 2016 Financial Report

Village Administrator's Recommendation: Acceptance of Report.

Date Referred to Village Board: 4/11/2016

VILLAGE OF LAKE BLUFF

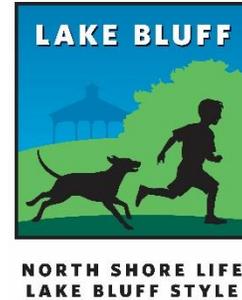
MEMORANDUM

TO: Village President and Board of Trustees
Drew Irvin, Village Administrator

FROM: Susan M. Griffin, Director of Finance

DATE: March 9, 2016

SUBJECT: March 2016 Monthly Report



Treasury Report – Exhibit A

Attached is the two page Treasury Report for March 2016. The total cash and investments in the treasury for the governmental and water funds are \$9,136,718 plus \$8,883,015 for the Police Pension Fund.

Investment Report – Exhibit B

Attached is the Investment Report for the month ending March 31, 2016. The par value plus interest credited to the CD's for the governmental and Water fund short-term investments is \$2,735,291. The Village investments are managed within the guidelines of the Village's Cash Management and Investment Policy.

Budget Analysis Report – Exhibit C

Attached is the Budget Analysis Report for May 2015-March 2016. The revenues in Exhibit C reflect actual and estimated receipts. Below is more specific information about the major revenues and expenditures by fund. The General and Water Funds revenues and expenditures that exceed or are under 20% of the prior year amounts have been highlighted on Exhibit C.

General Fund Revenues:

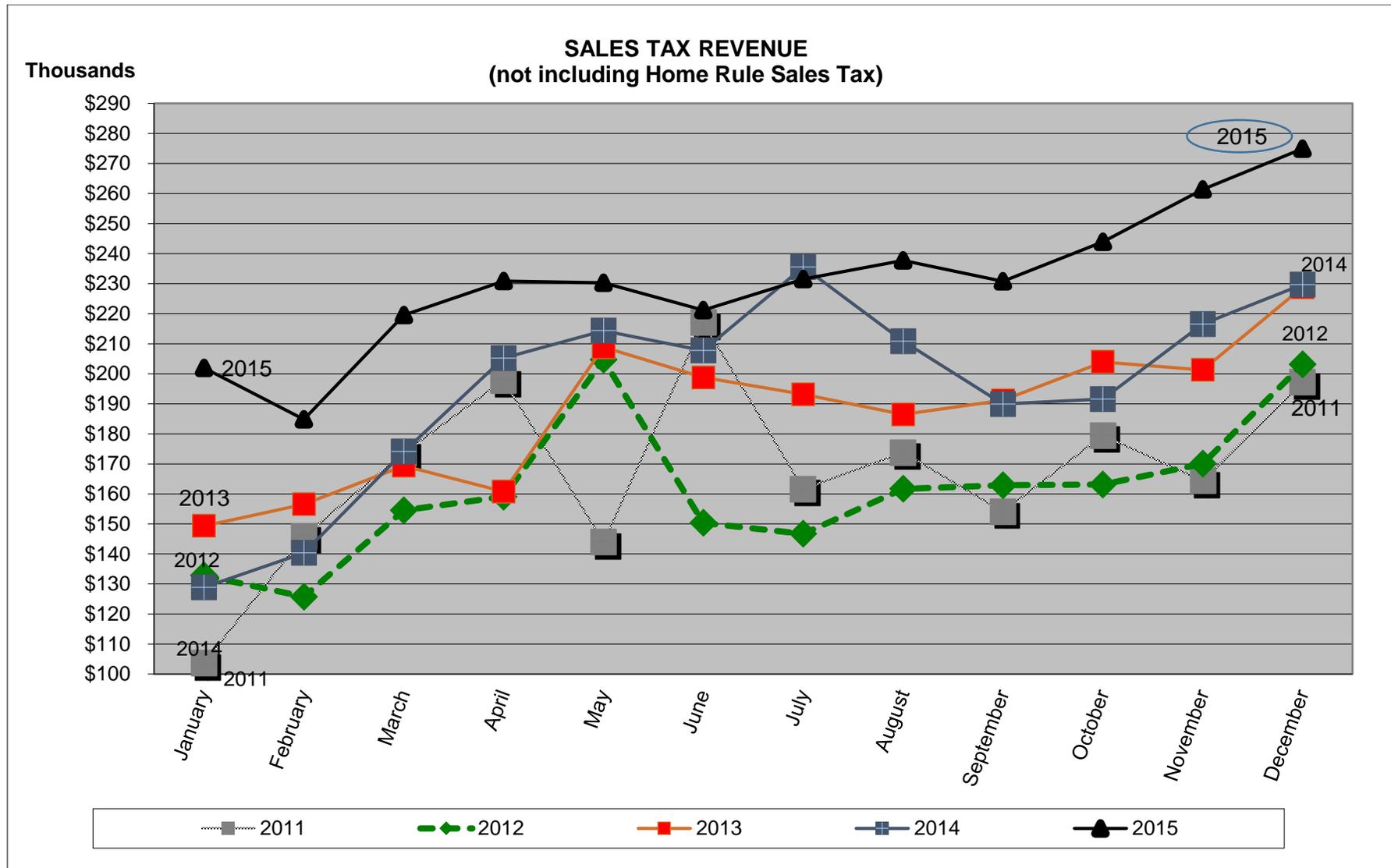
Property Tax revenue is received predominately in June and September as the taxes are due by the first week of those months. The *total* Village tax *extension* for the 2014 property taxes (received in FY16) is \$3,149,695 with the General Fund receiving 69% or \$2,169,083 of the monies. The IMRF, FICA and Police Pension Funds receive the balance of the revenues of \$980,610. The Police Pension property taxes are recorded as a revenue in the General Fund and a transfer out of the General Fund into the Police Pension Fund in compliance with GASB. The FY16 actual distribution from the County represents 99.1% of the total tax extension which 1.4% less than last year at 100.5%.

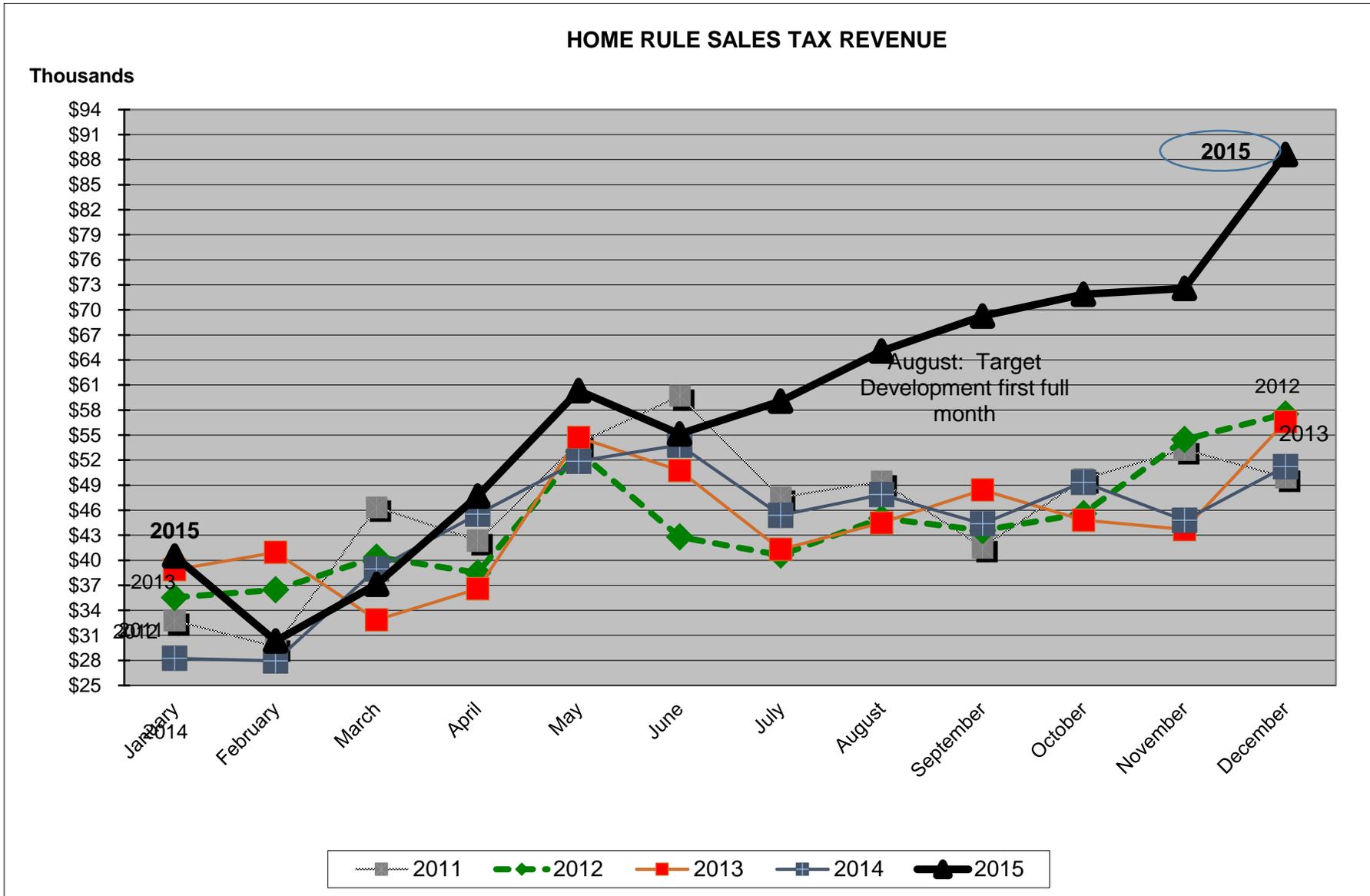
Sales Tax Revenue (non-home rule 1% and local use tax) is shown in table format on the next page with monthly revenues for FY16, FY15, and FY14. This chart reflects the May-December 2015 revenues for FY16 which are \$234,377 or 13.8% greater than the same period in 2014. The FY15 sales taxes of \$2,533,246 are \$272,370 or 12% greater than FY14. The chart on page 3 shows the non-home rule sales tax by month for the calendar years 2009 through December 2015. January-March numbers have not been reported to the municipalities at this time.

Liability Month	FY2015-16 Revenue (A)	FY2014-15 Revenue (B)	\$ Change FY15 to FY16 (A-B)	FY2013-14 Revenue (C)	\$ Change FY14- FY15 (B-C)
May 2015	\$ 230,253	\$ 214,330	\$ 15,923	\$ 208,839	\$ 5,491
June	\$ 221,167	\$ 207,740	\$ 13,427	\$ 198,781	\$ 8,959
July	\$ 231,558	\$ 235,549	(\$ 3,991)	\$ 193,135	\$ 42,414
August	\$ 237,694	\$ 210,817	\$ 26,877	\$ 186,436	\$ 24,381
September	\$ 229,733	\$ 189,923	\$ 39,810	\$ 191,150	(\$ 1,227)
October	\$ 243,811	\$ 191,588	\$ 52,223	\$ 203,927	(\$ 12,339)
November	\$ 261,349	\$ 216,524	\$ 44,825	\$ 201,292	\$ 15,232
December	\$ 274,963	\$ 229,680	\$ 45,283	\$ 228,777	\$ 903
January 2016		\$ 201,909		\$ 128,878	\$ 73,031
February		\$ 184,808		\$ 140,358	\$ 44,450
March		\$ 219,534		\$ 174,087	\$ 45,447
April		\$ 230,844		\$ 205,216	\$ 25,628
FY Total	\$1,930,528	\$2,533,246	\$ 234,377	\$2,260,876	\$ 272,370
FY Monthly Average	\$ 241,316	\$211,104		\$188,406	

Home rule sales tax became effective January 1, 2006 with actual receipts shown below. By statute this 1% tax does not apply to food/medicines and titled products such as autos. The FY2016 home rule sales tax revenue of \$541,891 is \$153,233 or 39.4% higher than the same period in 2014. The FY2015 home rule sales taxes of \$544,272 are \$18,839 or 3.6% more than FY14 revenue. The chart on page 4 shows the home rule sales tax by month for the calendar years 2009 through December 2015.

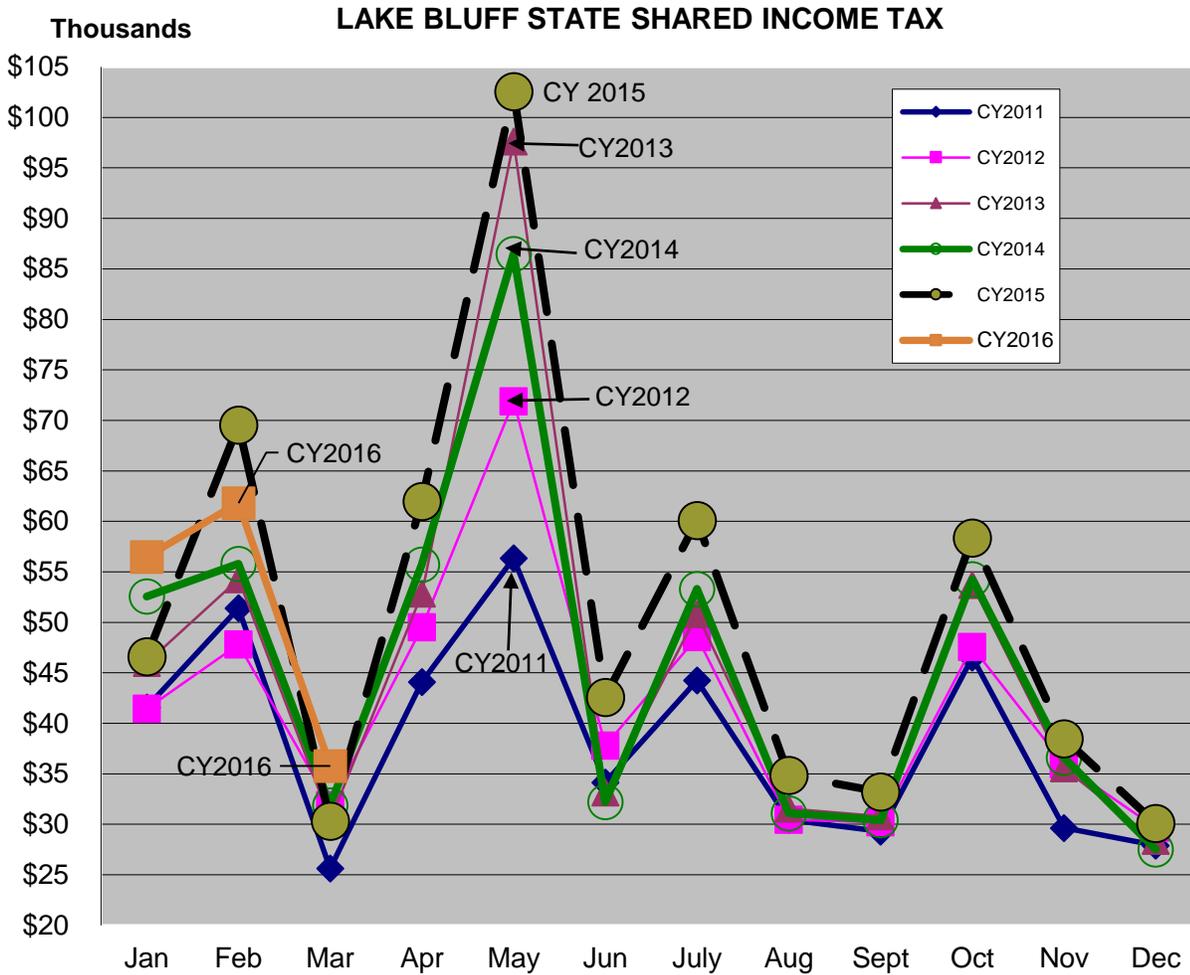
Home Rule Sales Tax By Liability Month	FY2015-16 Revenue (A)	FY2014-15 Revenue (B)	\$ Change FY15 to FY16 (A-B)	FY2013-14 Revenue (C)	\$ Change FY14 to FY15 (B-C)
May 2015	\$ 60,325	\$ 51,864	\$ 8,461	\$ 54,714	(\$ 2,850)
June	\$ 55,143	\$ 53,809	\$ 1,334	\$ 50,760	\$ 3,049
July	\$ 59,056	\$ 45,382	\$13,674	\$ 41,299	\$ 4,083
August	\$ 65,060	\$ 47,867	\$17,193	\$ 44,476	\$ 3,391
September	\$ 69,262	\$ 44,378	\$24,884	\$ 48,429	(\$ 4,051)
October	\$ 71,862	\$ 49,349	\$22,513	\$ 44,804	\$ 4,545
November	\$ 72,579	\$ 44,780	\$27,799	\$ 43,688	\$ 1,092
December	\$ 88,604	\$ 51,229	\$37,375	\$ 56,579	(\$ 5,350)
January 2016		\$ 40,487		\$ 28,248	\$ 12,239
February		\$ 30,334		\$ 27,948	\$ 2,386
March		\$ 37,121		\$ 38,973	(\$ 1,852)
April		\$ 47,672		\$ 45,515	\$ 2,157
FY Total	\$541,891	\$544,272	\$153,233	\$525,433	\$ 18,839
FY Monthly Average	\$ 67,736	\$ 45,356		\$ 43,786	





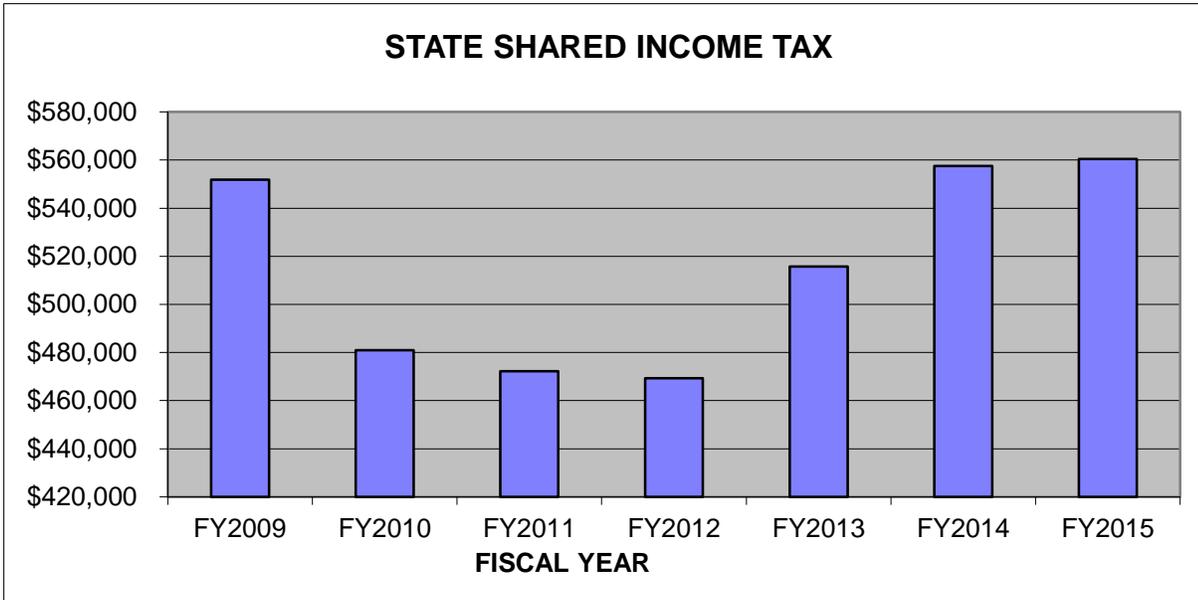
Other Taxes category encompasses state income, personal property replacement, and the demolition tax.

The actual income tax revenue for May 2015-March 2016 (FY16) at \$554,434 is 11.2% higher than the same period in FY15 at \$498,384. Below is a chart showing the income tax revenues by month from January 2011-March 2016.



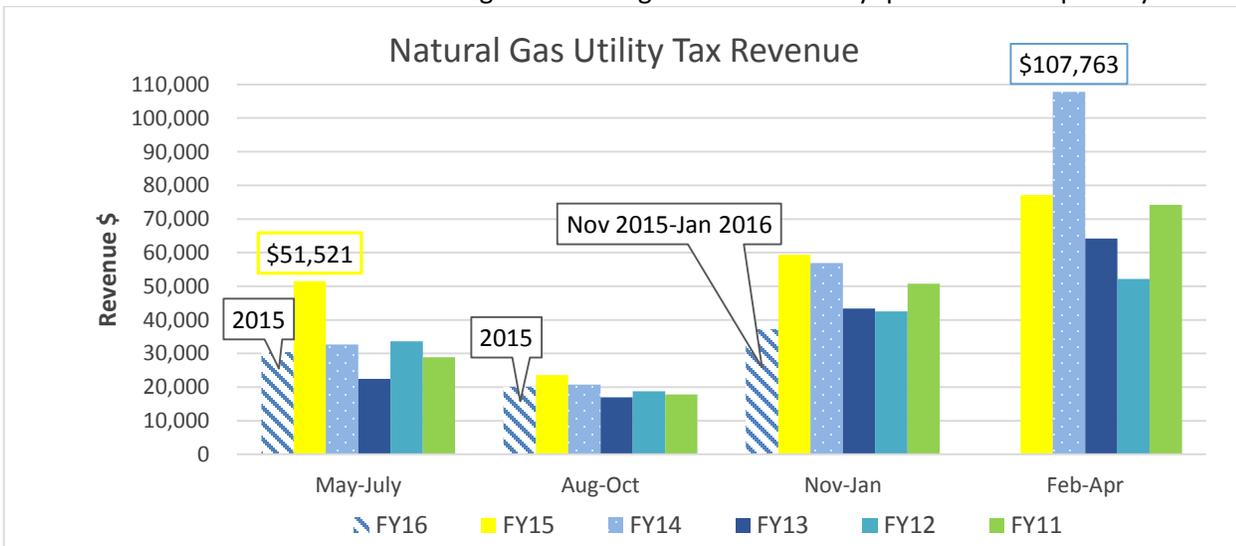
According to the Illinois Municipal League, the 36% jump in the May 2013 receipts were an aberration caused partly by individuals and corporations reporting capital gains income in anticipation of significant changes in Federal tax policy. The revenue for May 2015 is \$102,570 or 5% more than May 2013. Again this could be an increase in capital gains.

The following page shows a bar graph of the income tax revenue by fiscal year for FY09-FY15. Fiscal year 2014 total revenue of \$557,587 was only \$9 less than the peak revenue of \$557,596 in FY08 and \$41,917 or 8% greater than FY13. Fiscal year 2015 exceeds the FY08 peak by 0.5% with total revenues of \$560,382. However, this source of revenue is one that is likely to decline if the State revises the formula for sharing income tax revenue with local municipalities. No word yet with any conclusive plans regarding changes to the municipal share as the State still has not approved a FY2015-16 budget.



Utility Taxes category is comprised of a tax on electric, natural gas, and telecommunications usage. The tax is 5% of the distribution, supply, furnishing or sale of natural gas and electricity consumed within the Village with the electric tax being based on tiers of kilowatt hours usage. The telecommunications tax is 5% of the gross charge for the act or privilege of originating or receiving telecommunications in the Village and all services rendered in connection therewith.

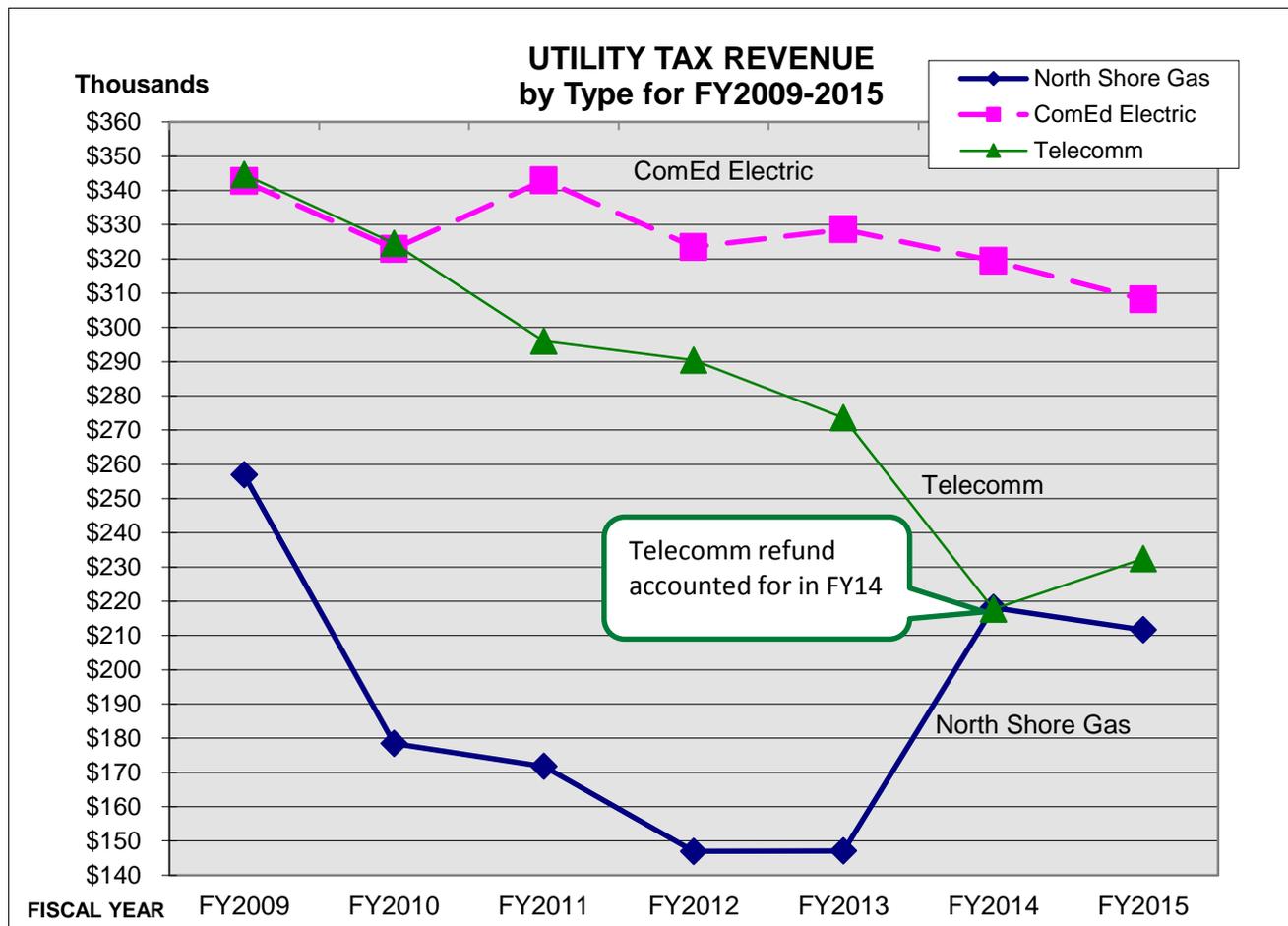
North Shore Gas utility tax revenues are received quarterly in June (for February-April), September (for May-July), December (for August-October), & March (for November-January). The FY15 taxes are \$211,628 or 3% less than FY14. The FY14 taxes are \$218,129 which is \$71,057 or 48% greater than FY13. The February-April 2014 quarter amount of \$107,763 was 68% greater than the same quarter in 2013. This is attributed to the increase in natural gas consumption for building heating because of the subzero temperatures experienced in the Midwest during the winter of 2014. This cooler weather pattern is assumed to be partly the reason for the May-July 2014 amount of \$51,521 which is the highest amount received for the summer quarter since at least 1996! May-July 2015 tax of \$30,411 is consistent with the same quarters in previous years, except for 2014. The August-October 2015 tax of \$20,059 is slightly less than the prior year. The November 2015-January 2016 tax of \$37,234 is 37% less than the same period the prior year consistent with the low fuel prices and mild winter weather. Below is a chart showing the natural gas tax revenues by quarter for the past 5 years.



ComEd electric tax actual revenue for May 2015-February 2016 (FY16) at \$262,488 is 1.4% greater than \$258,811 for the same period in 2014-15. FY15 of \$308,147 is \$11,309 or 3.5% less than the \$319,456 revenue for FY14. The FY14 revenue was \$9,178 or 2.8% less than FY13 revenue of \$328,634.

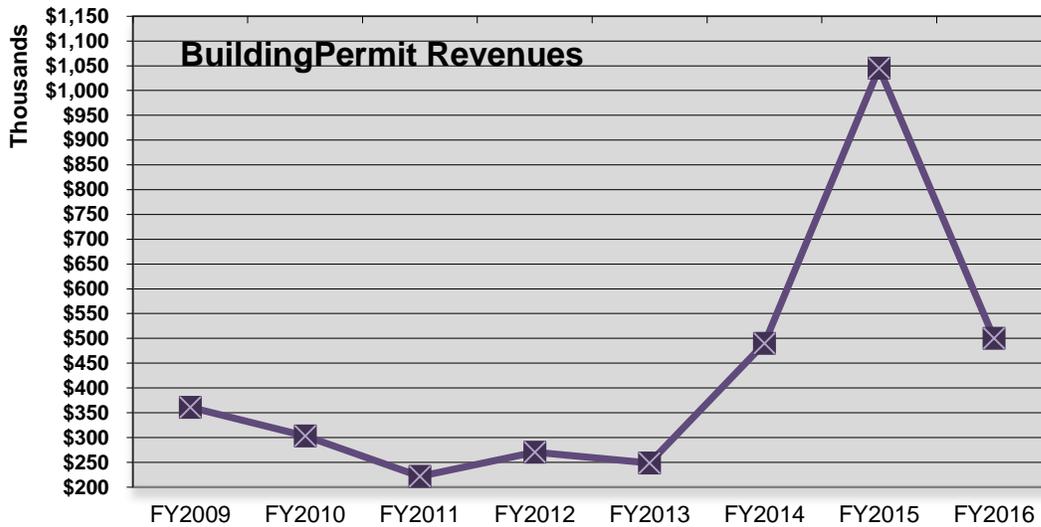
Actual **telecomm taxes** are remitted to the Village by the State; actual receipts lag about 3-4 months from the liability period. The Village May-December 2015 revenue of \$153,122 is 2.1% less than the same period in 2014 of \$156,440. In March 2013 the State notified the Village that a large telecommunications carrier was ordered to seek refunds from the states on behalf of customers that were charged telecomm taxes on transactions that were not properly taxable under federal and state laws. Illinois municipalities were advised that a significant portion of the State refunds involved proceeds that were distributed to local governments. The Village's portion of the recovery of distributions was \$32,792. While the State recovered these funds over an equal amount each month for a year during FY15, the Village reduced its FY14 telecommunications tax revenue by this amount. After this adjustment, FY14 revenue is \$217,745; \$55,867 or 25.7% less than FY13 revenue of \$273,612. The FY15 revenue is \$231,348 compared to \$217,745 for FY14 (after taking into account the refundable adjustment noted above) which represents a 6.2% increase.

Below is a chart showing the telecommunications (from various sources), ComEd electric, and the North Shore natural gas utility taxes by fiscal year. Upon review of this chart, it is clear that all three of these revenue sources are well below their pre-2008-2009 amounts. Given the more efficient appliances, consumer conservation habits, and the lower price of fuel, projections are that this source will not likely rise to those levels in the next five years.



Building Permit revenue for May 2015-March 2016 is \$451,759 compared to \$983,013 for the same period in FY15. While the FY16 budget was reduced to account for the decline in commercial redevelopment projects; this period represents 68% of the FY16 annual building permit projected revenue. I lowered the FY16 projection from \$660,000 to \$500,000 as some anticipated building permits are not expected before May 1st and overall construction values are down. FY15 ended the year at \$1,045,008; 113% more than the receipts for FY14 due to the Target development, Heinen’s remodeling of the Dominick’s store and two large residences in Lansdowne.

Below is a graph of the building permit revenues since FY09 with a revised estimate of revenues for FY2016.



Sewer charge revenue from May 2015-March 2016 of \$149,047 is \$2,010 or 1.3% less than the same period in FY15. Total FY15 revenues of \$161,358 are 9.4% less than FY14 consistent with the reduction in water consumption attributed to the mild summer and fall. The sewer charge is billed at the rate of \$1.10 per thousand gallons of water used with a credit during the billing months of August-October for water presumed for lawn irrigation purposes.

General Fund Expenditures:

The May 2015-March 2016 expenditures of \$7.95 million are \$678,426 or 9.3% more than the same period in FY15 and represent 79% of the budget compared to 76% of the budget last fiscal year. Police Records division costs are less than last year because the Village had internal dispatch services until September 2014. Crossing guards division has been moved to the Police Records division in FY16. The decrease in Fire department expenditures is attributed the purchase in FY15 of diesel exhaust systems for the fire engines in the amount of \$44k (paid for with an AFG grant.) Street division expenditures and capital spending is up \$615k over last year due to the road paving projects (of \$744k.)

FY16 General Fund capital projects *budget* includes: \$709k for street repaving/curb and gutter replacements; \$285k for sewer and lift station improvements; \$280k for the West Scranton Ave pedestrian bridge (which is on-hold pending the State’s decision on the grant monies); \$167k for sidewalk extension and deteriorated panel replacements; \$100k for gateway signage and corridor improvements; and \$90k for building maintenance and ADA improvements.

Interfund transfers are for the Police Pension property taxes, Vehicle Replacement contributions, and the 2012 Refunding Bonds debt payment. Refunding bond interest is paid in June and December with principal payment in December each year.

Water Fund Revenues:

The Water sales in dollars for May 2015-March 2016 is 1.6% or \$18k lower than the same period in FY15. Billed consumption was 151.089 million gallons (mg) for this period compared to 157.179 mg for the same period in FY15. The decrease in billed consumption of 6.090 mg reduced the revenue by \$41k but the rate increase added \$23k to the sales revenue. The water rate was changed on May 1, 2015 from \$6.80 to \$6.95 per thousand gallons of water consumed.

Water Purchases:

Water purchases for May 2015-March 2016 are 212.991 mg compared to 216.934 mg for the same period in FY15. Effective May 1, 2015, CLCJAWA increased the wholesale water rate from \$2.60 to \$2.68 per 1,000 gallons of water purchased. The decline in water purchased of 3.943 mg accounted for \$10k in less cost but the increase in the rate added \$17k to the expense for a net difference of \$7k (1.2% increase) in water purchase expense in FY16 compared to the same period in FY15.

The water billing system is currently being examined to determine the reason for the substantial difference between the water purchases decrease of 3.943 mg compared to the water sales decrease of 6.090 mg. An internal billing audit did not uncover any billing discrepancies; however, PW has located some leaks in the water mains and is continuing to assess the physical infrastructure to find and correct system breaks causing this unacceptable gap. An engineering firm is being engaged to provide professional assistance in locating leaks.

Special Revenue, Capital Projects, and Debt Service Funds:

The revenues and expenditures for these funds are consistent with their specified purpose. The IMRF Fund expenditures increased by \$194k in January due to the accelerated pension payment pursuant to Public Act 97-0609 requiring employers to pay that portion of the present value of a pension attributable to “earnings increases” within the final rate of earnings period (highest consecutive 48 months) which exceed the greater of 6% or 1.5 times the increase in the CPI-Urban. “Earnings increases” include payouts at retirement of accrued vacation, holiday and a portion of unused sick time. The IMRF and FICA funds expenditures are financed by property tax revenues. The Motor Fuel Tax Fund (MFT) receives allotments each month from the state to be used exclusively for roadway improvements. In FY16 all road improvements are expensed in the General Fund and in FY15 the General Fund supplemented the MFT by \$182k for a total road expenditures of \$490k. The Redevelopment Fund expenditures are for the \$115k for the Moffett Road box culvert improvement project and \$65k for the Sheridan Rd/Scranton Ave pedestrian traffic safety enhancements.

Finance Committee Meeting

The next Finance Committee is scheduled for Monday, April 25, 2016 at 6:00 PM to review the ERP (accounting, utility billing and building permit) software selection and implementation; to receive a status update on the water automated meter reading system upgrade; and to discuss a policy for the waiver of building permit fees for other governmental agencies and not-for-profit organizations.

06-Apr-16

Village of Lake Bluff
Treasury Report

EXHIBIT A1

For the Month Ending March 31, 2016

Fund Name	#	Beginning Cash Balance	Cash Receipts	Disbursements		Inter-Fund Transfers/ Other Transaction	March 2016 Ending Cash Balance
				Acct. Pay/EFT	Gross Payroll		
General	1	6,675,788.72	631,329.25	372,063.83	355,225.96		6,579,828.18
IMRF	7	45,087.61	241.73	12,907.87			32,421.47
Foreign Fire Tax	10	34,623.91					34,623.91
Social Security	14	170,858.22	290.07	28,211.06			142,937.23
Motor Fuel Tax	29	287,933.45					287,933.45
E911	32	253,241.44	10,190.57				263,432.01
2006 G.O. Bonds	37	715.40					715.40
Special Serv	38	13,437.86					13,437.86
Capital Improve	42	13,770.32					13,770.32
Redevelopment	43	108,390.35		14,068.07			94,322.28
Vehicle Replace	45	702,633.78		910.83			701,722.95
Water Fund	46	941,417.43	133,885.57	81,352.11	24,174.07		969,776.82
Train Wreath	61	1,796.50					1,796.50
Subtotal		\$ 9,249,694.99	\$ 775,937.19	\$ 509,513.77	\$ 379,400.03	\$ -	\$ 9,136,718.38
Police Pension (a)	62	8,944,383.75	7,776.27	5,408.00	63,736.64		8,883,015.38
Total		\$ 18,194,078.74	\$ 783,713.46	\$ 514,921.77	\$ 443,136.67	\$ -	\$ 18,019,733.76

(a) Other Transactions is the net loss on the sale of investments in January 2016.

06-Apr-16

Village of Lake Bluff
Treasury Report

EXHIBIT A2

As of March 31, 2016

Fund Name	#	Checking	Savings/	IL Funds	Certificates	Corporate	Federal Gov't	Mutual Funds	March 31, 2016
		Accounts	Money Market		of Deposit		& Municipal	Stocks/Equities	Total Cash & Investments
		Max Safe LF Bnk			(a)	Bonds	Obligations	(a)	
General	1	1,209,602.98	0.00	2,903,271.98	2,466,953.22				6,579,828.18
IMRF	7			32,421.47					32,421.47
Foreign Fire Tax	10	34,623.91							34,623.91
Social Security	14			142,937.23					142,937.23
Motor Fuel Tax	29			287,933.45					287,933.45
E911	32			263,432.01					263,432.01
2006 G.O. Bond	37			715.40					715.40
Special Serv	38			13,437.86					13,437.86
Capital Improve	42			13,770.32					13,770.32
Redevelopment	43			94,322.28	0.00				94,322.28
Vehicle Replace	45			434,010.34	267,712.61				701,722.95
Water Fund	46	597,959.22		371,817.60	0.00				969,776.82
Train Wreath	61			1,796.50					1,796.50
Subtotal		\$ 1,842,186.11	\$ -	\$ 4,559,866.44	\$ 2,734,665.83	\$ -	\$ -		\$ 9,136,718.38
Police Pension	62	88,338.12	559,861.76		40,000.00	1,914,976.75	2,283,131.55	3,996,707.20	8,883,015.38
Total		\$ 1,930,524.23	\$ 559,861.76	\$ 4,559,866.44	\$ 2,774,665.83	\$ 1,914,976.75	\$ 2,283,131.55	\$ 3,996,707.20	\$ 18,019,733.76

(a) The CD's are shown with interest that has been added to the principal balance. The Police Pension investments are shown at market value as of April 30, 2015. The Police Pension Fund is the only fund allowed to invest in equities.

#	Certif Nnbr	Amount	Interest Rate	Purchase Date	Maturity Date	Investment Maturities	Interest Credited	Current Book Value	General Fund	Vehicle Replace Fund
NORTHERN TRUST BANK										
	35551-4	1,013,891.13	0.145%	09/02/14	09/02/15	(1,015,362.25)	\$1,471.12	\$0.00	\$0.00	
	35550-6	505,578.10	0.075%	02/08/15	11/05/15	(505,858.66)	\$280.56	\$0.00	\$0.00	
	35549-9	502,806.26	0.075%	02/12/15	08/07/15	(502,992.25)	\$185.99	\$0.00	\$0.00	
	35549-10	502,992.25	0.075%	08/07/15	02/03/16	(503,178.32)	\$186.07	(\$0.00)	(\$0.00)	
	35551-5	1,015,362.25	0.095%	09/02/15	09/02/16		\$481.06	\$1,015,843.31	\$1,015,843.31	
	35550-7	505,858.66	0.075%	11/05/15	08/01/16		\$124.75	\$505,983.41	\$505,983.41	
	35549-11	503,178.32	0.075%	02/03/16	08/01/16		\$31.02	\$503,209.34	\$503,209.34	
	SUBTOTAL INVESTMENTS--NORTHERN TRUST BANK							\$2,025,036.06	\$2,025,036.06	\$0.00
PRIVATE BANK - LAKE FOREST										
	52027-13	134,730.55	0.15%	7/8/2014	9/8/2015	(134,970.43)	\$239.88	(\$0.00)	(\$0.00)	
	52027-14	134,970.43	0.15%	9/8/2015	11/8/2016		\$102.37	\$135,072.80	\$135,072.80	
	SUBTOTAL INVESTMENTS--PRIVATE BANK							\$135,072.80	\$135,072.80	
LAKE FOREST BANK & TRUST										
	51371-31	460,514.35	0.15%	03/29/15	09/29/15	(460,862.68)	\$348.33	\$0.00	\$0.00	\$0.00
	51371-32	460,862.68	0.15%	09/29/15	03/29/16			\$460,862.68	\$307,469.59	\$153,393.09
	SUBTOTAL INVESTMENTS--LAKE FOREST BANK & TRUST							\$460,862.68	\$307,469.59	\$153,393.09
FIRST BANK & TRUST OF EVANSTON										
	601724631-16	113,948.63	0.325%	08/05/14	08/06/15	(114,319.52)	\$370.89	\$0.00		\$0.00
	601724631-17	114,319.52	0.325%	08/06/15	08/05/16			\$114,319.52		\$114,319.52
	SUBTOTAL INVESTMENTS--FIRST BANK/EVANSTON							\$114,319.52	\$0.00	\$114,319.52
TOTAL INVESTMENTS -- CURRENT BALANCE								\$2,735,291.06	\$2,467,578.45	\$267,712.61

VILLAGE OF LAKE BLUFF
REVENUE AND EXPENDITURE REPORT
For period ending March 31, 2016

EXHIBIT C

FY2015-16

Department	Description	Fiscal Year Total-to-Date	Fiscal Year 15-16 Budget	% of Budget Used/Rec'd	Previous Fiscal YTD	% of Budget Used/Rec'd	FY14-15 BUDGET
FUND NAME: GENERAL							
Revenues							
	Property Taxes	\$ 2,884,644	\$ 2,910,404	99.1%	\$ 2,836,770	100.5%	\$ 2,822,922
	Sales Taxes	2,547,902	2,703,840	94.2%	2,171,499	100.1%	2,169,000
	Home Rule Sales Tax	661,892	707,840	93.5%	548,657	99.6%	550,800
	North Chicago Sales tax share	50,877	6,000	848.0%	-	---	10,810
	Utility Taxes	577,414	729,945	79.1%	626,293	87.8%	713,440
	Other Taxes	747,550	707,050	105.7%	655,014	97.3%	673,265
	Vehicle Licenses	129,963	135,250	96.1%	130,568	95.2%	137,200
	Building Permits	451,760	660,000	68.4%	983,013	126.8%	775,000
	Demolition Permits	18,504	33,200	55.7%	64,057	256.2%	25,000
	Other Licenses & Permits	201,662	189,410	106.5%	191,924	101.7%	188,735
	Sewer Charge	149,036	176,000	84.7%	151,057	81.7%	185,000
	Services & Fees	28,630	29,475	97.1%	26,409	83.4%	31,660
	Fines	96,949	95,100	101.9%	119,101	142.6%	83,500
	Interest Earnings	10,292	12,000	85.8%	6,961	58.0%	12,000
	Grants	3,072	297,000	1.0%	51,141	30.1%	170,000
	Sale of Property	-	-	---	-	---	-
	Miscellaneous Revenue	394,462	380,402	103.7%	319,403	87.0%	366,992
	Operating Transfers In	-	-	---	-	---	-
Total Revenues		\$ 8,954,608	\$ 9,772,916	91.6%	\$ 8,881,866	99.6%	\$ 8,915,324
Expenditures							
	Administration	\$ 980,664	\$ 1,393,173	70.4%	\$ 956,762	62.5%	\$ 1,531,180
	Finance	453,673	470,225	96.5%	417,185	89.1%	468,265
	Community Development	297,701	331,620	89.8%	278,607	80.2%	347,390
	Boards & Commissions	42,914	72,200	59.4%	48,866	80.3%	60,840
	Village Hall	41,317	113,350	36.5%	50,485	54.6%	92,500
	Village Properties/Vacant Land	3,456	7,150	48.3%	3,933	109.3%	3,600
	<i>Total Administration</i>	\$ 1,819,724	\$ 2,387,718	76.2%	\$ 1,755,839	70.1%	\$ 2,503,775
	Police Sworn	\$ 2,706,500	\$ 2,822,935	95.9%	\$ 2,496,259	91.8%	\$ 2,720,130
	Police Records	383,367	484,583	79.1%	591,093	82.4%	717,550
	Crossing Guards	0	-	---	9,749	101.5%	9,600
	Fire	448,230	733,149	61.1%	417,927	54.4%	767,975
	Public Safety Building	66,361	85,550	77.6%	191,455	190.0%	100,750
	<i>Total Public Safety</i>	\$ 3,604,458	\$ 4,126,217	87.4%	\$ 3,706,482	85.9%	\$ 4,316,005
	Streets, Lighting	\$ 1,334,024	\$ 1,918,100	69.5%	\$ 719,472	70.0%	\$ 1,027,730
	Sanitation	581,076	603,575	96.3%	530,225	85.9%	617,610
	Forestry	136,184	187,827	72.5%	116,386	62.3%	186,735
	Parks/Parkways/Ravines	91,941	222,385	41.3%	69,198	36.9%	187,585
	Sewers	220,046	489,865	44.9%	236,073	42.8%	551,530
	Public Works Facility	79,733	53,525	149.0%	68,544	65.8%	104,135
	Commuter Station	82,433	88,928	92.7%	68,975	75.2%	91,725
	<i>Total Public Works</i>	\$ 2,525,437	\$ 3,564,205	70.9%	\$ 1,808,872	65.4%	\$ 2,767,050
Total Expenditures		\$ 7,949,619	\$ 10,078,140	78.9%	\$ 7,271,193	75.8%	\$ 9,586,830

VILLAGE OF LAKE BLUFF
REVENUE AND EXPENDITURE REPORT
For period ending March 31, 2016

EXHIBIT C

FY2015-16

Department	Description	Fiscal Year Total-to-Date	Fiscal Year 15-16 Budget	% of Budget Used/Rec'd	Previous Fiscal YTD	% of Budget Used/Rec'd	FY14-15 BUDGET
FUND NAME: GENERAL							
<i>Expenditures by Type</i>							
	Salaries, Benefits, Insurance	\$ 3,638,242	\$ 3,963,444	91.8%	\$ 3,637,259	89.7%	\$ 4,056,855
	Contractual & Commodities	2,488,146	2,870,203	86.7%	2,285,677	75.8%	3,016,610
	Interfund Transfers Out	897,440	1,159,643	77.4%	964,192	74.1%	1,301,215
	Contingency	-	200,000	0.0%	-	0.0%	300,000
	Total Operating Expenditures	\$ 7,023,829	\$ 8,193,290	85.7%	\$ 6,887,129	79.4%	\$ 8,674,680
	Capital & Land Acquisition	925,791	1,884,850	49.1%	384,064	42.1%	912,150
	Total Expenditures	\$ 7,949,619	\$ 10,078,140	78.9%	\$ 7,271,193	75.8%	\$ 9,586,830

FUND NAME: WATER

Revenues

	Water Sales	\$ 1,106,496	\$ 1,365,120	81.1%	\$ 1,124,636	85.0%	\$ 1,322,500
	Connection Fees	28,800	22,000	130.9%	24,362	20.2%	120,375
	Meter Sales	6,708	6,500	103.2%	10,140	258.4%	3,925
	Other Fees	2,500	150	1666.7%	100	----	-
	Interest Earnings	2,342	2,000	117.1%	1,697	70.7%	2,400
	Miscellaneous Revenue	448	450	99.6%	424	84.9%	500
	IRMA Surplus Credit	-	3,000	0.0%	3,300	122.2%	2,700
	Interfund Operating Transfr	-	-	----	-	----	-
	Total Revenues	\$ 1,147,294	\$ 1,399,220	82.0%	\$ 1,164,661	80.2%	\$ 1,452,400

Expenses

	Salaries & Benefits	\$ 264,362	\$ 256,281	103.2%	\$ 230,970	85.1%	\$ 271,445
	IMRF	16	25,200	0.1%	-	0.0%	24,450
	FICA/Medicare	-	13,900	0.0%	-	0.0%	15,325
	Water Purchases	570,816	628,125	90.9%	564,028	93.4%	603,840
	Contractual & Commodities	97,503	96,845	100.7%	98,752	103.0%	95,845
	Debt Principal/Interest Paymnt	218,544	219,044	0.0%	221,844	0.0%	222,344
	Contingency	-	50,000	0.0%	-	0.0%	50,000
	Interfund Transfers Out	-	15,000	0.0%	-	0.0%	15,000
	Capital Equipment	-	300,000	----	-	----	375,000
	Capital Infrastructure	16,562	40,000	41.4%	151,720	----	139,182
	Total Expenses before Depreciation	\$ 1,167,802	\$ 1,644,395	71.0%	\$ 1,267,313	69.9%	\$ 1,812,431
	Depreciation Expense		-				-
	Total Expenses After Depreciation	\$ 1,167,802	\$ 1,644,395	71.0%	\$ 1,267,313	69.9%	\$ 1,812,431

VILLAGE OF LAKE BLUFF
REVENUE AND EXPENDITURE REPORT
For period ending March 31, 2016

EXHIBIT C

FY2015-16

Department	Description	Fiscal Year Total-to-Date	Fiscal Year 15-16 Budget	% of Budget Used/Rec'd	Previous Fiscal YTD	% of Budget Used/Rec'd	FY14-15 BUDGET
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SPECIAL REVENUE, CAPITAL PROJECTS, DEBT SERVICE FUNDS & POLICE PENSION TRUST

FUND NAME: IMRF

Revenues		\$ 153,492	\$ 153,790	99.8%	\$ 153,024	99.3%	\$ 154,100
Expenditures	IMRF on Water Salaries in Water Fund	\$ 354,017	\$ 158,250	223.7%	\$ 193,524	99.6%	\$ 194,205

FUND NAME: SOCIAL SECURITY

Revenues		\$ 194,116	\$ 194,050	100.0%	\$ 182,656	101.7%	\$ 179,565
Expenditures	FICA on Water Salaries chg to Wtr Fnd	\$ 227,363	\$ 245,525	92.6%	\$ 226,289	96.9%	\$ 233,460

FUND NAME: SPECIAL FIRE INS TAX

Revenues		\$ 28,214	\$ 27,415	102.9%	\$ 26,098	107.1%	\$ 24,368
Expenditures		\$ 17,936	\$ 31,700	56.6%	\$ 7,725	26.8%	\$ 28,800

FUND NAME: MOTOR FUEL TAX

Revenues & Transfers In from General		\$ 132,090	\$ 171,045	77.2%	\$ 285,264	83.4%	\$ 342,045
Expenditures		\$ -	\$ -	----	\$ 450,497	91.9%	\$ 490,000

FUND NAME: E911 SURCHARGE

Revenues		\$ 62,120	\$ 78,530	79.1%	\$ 68,349	91.5%	\$ 74,730
Expenditures		\$ 5,468	\$ 141,942	3.9%	\$ 199,824	73.1%	\$ 273,177

FUND NAME: VEHICLE/EQUIP REPLACE

Revenues & Transfers In		\$ 12,663	\$ 279,300	4.5%	\$ 80,370	23.1%	\$ 347,400
Capital Equipment Expenditures		\$ 87,005	\$ 194,750	44.7%	\$ 206,545	117.6%	\$ 175,626

FUND NAME: REDEVELOPMENT PROGRAM

Revenues & Transfers In		\$ 99	\$ 10	990.0%	\$ 1	----	\$ -
Expenditures		\$ 116,826	\$ 95,000	123.0%	\$ 173,081	96.2%	\$ 180,000

Revenues from this account are reimbursements for grants for the Route 41/176 Interchange project.

FUND NAME: 2012 REFUNDING BONDS

Revenues & Transfers In from General Fund		\$ 253,792	\$ 254,293	99.8%	\$ 255,862	100.0%	\$ 255,900
Expenditures - Bond Payments		\$ 253,792	\$ 254,293	99.8%	\$ 255,862	99.8%	\$ 256,363

FUND NAME: POLICE PENSION TRUST

Additions		\$ 969,650	\$ 976,295	99.3%	\$ 937,487	88.8%	\$ 1,055,315
Deductions		\$ 991,369	\$ 851,700	116.4%	\$ 739,095	84.4%	\$ 875,947

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

Agenda Item: 12

Subject: AN ORDINANCE AMENDING TITLE I OF THE MUNICIPAL CODE OF THE VILLAGE OF LAKE BLUFF REGARDING THE COMPREHENSIVE FEE SCHEDULE

Action Requested: SECOND READING APPROVAL (Roll Call Vote)

Originated By: FINANCE COMMITTEE

Referred To: VILLAGE BOARD

Summary of Background and Reason For Request:

As part of the budget development process, the Finance Committee reviews the comprehensive fee schedule. At the March 14, 2016 Finance Committee meeting, the members recommended the following changes to the comprehensive fee schedule:

Construction/Building Fees: (page 4 of the Ordinance)

- Building permit renewal fee for interior only activity from 50% of original permit fee to \$100 per month; and
- Building permit renewal fee for exterior and all other building/site activity from 50% of original permit fee to \$200 per month.

This fee was originally in Section 9-1-9A of the Municipal Code and has been deleted from this Section pursuant to the “Ordinance Adopting Updated Building Regulations” (first reading approval at the March 14th Board meeting.) The permit renewal fee is being included in Section 1-12-3 of the Municipal Code (the Comprehensive Fee Schedule.)

User Charges and Connection Fees: (page 16 of the Ordinance)

- Adjust water rate for properties within Village limits from \$6.95 to \$7.10/1,000 gallons; and
- Adjust water rate for properties outside of the Village limits from \$7.99 to \$8.17/1,000 gallons.

The water rate is revised pursuant to the multi-year rate projections developed to adequately cover the operating and capital costs. The Village Board approved first reading of the ordinance at its meeting on March 28, 2016.

Reports and Documents Attached:

- Village’s Comprehensive Fee Ordinance with the Recommended Adjustments Highlighted.

Finance Committee’s Recommendation: Second Reading Approval of the Ordinance.

Village Administrator’s Recommendation: Second reading approval of the ordinance.

Date Referred to Village Board: 4/11/2016

ORDINANCE NO. 2016-

**AN ORDINANCE AMENDING TITLE 1 OF THE MUNICIPAL CODE
REGARDING THE COMPREHENSIVE FEE SCHEDULE**

WHEREAS, all Village fees and charges are set forth in the Village's Comprehensive Fee Schedule, codified as Section 1-12-3 of the Municipal Code, for ease of reference and administrative purposes; and,

WHEREAS, the Village Administrator and the Finance Committee have reviewed fees and charges to ensure that the rates are commensurate with either the best interest of the Village or with inflation, and otherwise reasonably approximate the Village's costs and expenses in providing the Village service; and,

WHEREAS, the Village Administrator and the Finance Committee recommend that the fees and charges for water usage be established at a rate that is necessary to adequately fund the operating and capital costs to purchase and deliver potable water; and,

WHEREAS, the Village Administrator and the Finance Committee further recommend that the fees and charges for water usage for residents be set at \$7.10 and for non-residents at \$8.17 per thousand gallons of usage effective May 1, 2016; and,

WHEREAS, Section 9-1-9A of the Municipal Code entitled "Building Permits; Restoration" allows the building commissioner to extend the time limit for expired building permits upon payment of a fee; and,

WHEREAS, the Village Administrator and the Finance Committee recommend that the fees for building permit renewals for expired permits be incorporated into Section 1-12-3 of the Municipal Code and be set at \$100 per month for permits that comprise interior work only and \$200 per month for all other building permit renewals; and,

WHEREAS, the President and Board of Trustees have determined that it is in the best interest of the Village to adjust certain fees and charges for Village services, as set forth in 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 President and Board of Trustees.

Section 2. Amendment to Section 1-12-3 of the Municipal Code

Section 1-12-13, entitled "Schedule of Fees, Charges and Rates," of Chapter 12, entitled "Comprehensive Fee Schedule," of Title 1, entitled "Administration," of the Municipal Code shall be and it is hereby amended in its entirety so that Section 1-12-3 shall hereafter be and read as follows (additions are **bold and underlined** and deletions are ~~struck through~~):

"1-12-3: **SCHEDULE OF FEES, CHARGES AND RATES:**

ADMINISTRATIVE FEES

Description	Amount	Municipal Code Provision
Budget	\$ 25.00	
Building code	10.00	Title 9, chapters 1 through 9
Comprehensive plan	25.00	
Documents and records:		1-10-2
Deposit for microfilm records	150.00 per week	
For all documents or records copied in response to an FOIA request:		Ord. 2010-1; <u>5 ILCS 140/1 et seq.</u>
8.5" x 11" or 8.5" x 14" (black and white), first 50 pages	No charge	
8.5" x 11" or 8.5" x 14" (black and white), each page after first 50 pages	\$0.15 per side	
11" x 17" (black and white)	0.50 per page	
8.5" x 11", 8.5" x 14", or 11" x 17" (color)	Costs incurred	
Certification of documents/records	\$1.00 per document (plus copying cost)	
Electronic records		
<ul style="list-style-type: none"> Non-voluminous requests 	Cost Incurred	
<ul style="list-style-type: none"> Voluminous Requests (PDF format) 	<ul style="list-style-type: none"> •\$20 for up to 80 megabytes of data • \$40 for more than 80 but not more than 160 megabytes of data •\$100 for more than 160 megabytes of data 	
<ul style="list-style-type: none"> Voluminous Requests (Non-PDF Format) 	<ul style="list-style-type: none"> •\$20 for up to 2 megabytes of data •\$40 for more than 2 but not more than 4 megabytes of data •\$100 for more than 4 megabytes of data 	
Use of an outside vendor to produce requested documents	Cost incurred	
Fine for FOIA violations	\$750.00 for each violation	

	For records requested by a commercial requestor, time in excess of eight hours spent to search for, examine for redactions, or retrieve requested records	\$10.00/hour	
	Land use maps	\$ 5.00	
	Sign regulations	10.00	Title 10, chapter 10
	Subdivision title	25.00	Title 11
	Tree regulations	10.00	Title 10, chapter 11
	Zoning title	25.00	Title 10

ALARM FEES

Description	Amount	Municipal Code Provision
Annual registration:		5-6-8
Within the village limits	\$ 25.00	
Outside the village limits	50.00	
Directly connected alarm fees:		5-6-8
Initial connection fee	125.00	
Onetime relay deposit fee	150.00	
Single-family residence within the village limits	50.00	
Other property within the village limits	75.00	
All property outside the village limits	Set by contract	
False alarm fees:		5-6-10A
1 to 4 false alarms	No charge	
5th false alarm	\$ 50.00	
6th false alarm	100.00	
7th false alarm	100.00	
8th false alarm	100.00	
9th false alarm	150.00	
10th false alarm or more	250.00	

CONSTRUCTION/BUILDING FEES

Description	Amount	Municipal Code Provision
Construction permit ¹ , unless otherwise listed	\$30.00 per \$1,000.00 of construction cost	Title 9, chapter 1
Building Permit, Restoration (renewal for expired permit)	\$100 per month for interior only building activity \$200 per month for all other building/site activity	Title 9, chapter 1, para. 9A
Plumbing permit	\$25.00 application fee, plus \$10.00 per \$1,000.00 of construction cost	Title 9, chapter 1
Electric permit	\$25.00 application fee, plus \$10.00 per \$1,000.00 of construction cost	Title 9, chapter 2
Heating and air conditioning	\$25.00 application fee, plus \$10.00 per \$1,000.00 of construction cost	Title 9, chapter 1
Replacement siding, exterior doors, and windows permit	\$50.00 application fee, plus \$10.00 per \$1,000.00 of construction cost	Title 9, chapter 2
Building permit fee reduction for landmark designated structures	Reduction of 25% of total building permit fee	
Building permit fee reduction for certified landmark designated structures	Reduction of 50% of total building permit fee	
Elevator plan review and inspection	Village cost	Title 9, chapter 2
Residential fire sprinkler plan review and inspection	\$150.00	Title 9, chapter 1
Fence installation:		10-9-1
New fence	50.00	
Replacement fence	25.00	
New or replacement patio, sidewalk, driveway, private roadway, and parking lot permit	\$25.00 application fee, plus \$10.00 per \$1,000.00 of construction cost, \$50.00 minimum	7-1-12E1, E2
Demolition tax for principal residential structures	\$10,000.00	1-8I-2
Demolition tax for landmark designated structures	12,500.00	
Demolition tax for certified landmark designated structures	15,000.00	

Demolition permit ² :		9-1-18
Principal structures:		
Up to and including 500 square feet ³	\$1.00 per square foot	
501 square feet through 2,500 square feet	\$1.00 per square foot for the first 500 square feet, plus \$2.00 for each square foot from 501 through 2,500	
2,501 square feet and above	\$1.00 per square foot for the first 500 square feet, plus \$2.00 for each square foot from 501 through 2,500, plus \$0.50 for each square foot from 2,501 and above	
Accessory structures:		9-1-18
150 square feet through 500 square feet	\$0.50 per square foot	
501 square feet through 1,000 square feet	\$0.50 per square foot from 150 through 500, plus \$1.00 for each square foot from 501 through 1,000	
1,001 square feet and above	\$0.50 per square foot from 150 to 500, plus \$1.00 for each square foot from 501 through 1,000, plus \$0.25 for each square foot from 1,001 and above	
Roofing permit	\$25.00 application fee, plus \$10.00 per \$1,000.00 of construction cost, \$50.00 minimum fee	Title 9, chapter 2
Reinspections	\$150.00	Title 9, chapter 1
Occupancy certificate	250.00	10-2-3B3
Copy of original certificate	1.00	10-2-3B4
Building department plan review (only applies when plans are reviewed and no permit is issued)	200.00	Title 9, chapter 2
Plan review deposit	\$200.00 for plans that are \$20,000.00 or more in construction value and \$100.00 for plans under \$20,000.00 in construction value	Title 9, chapter 2
Fire department plan review (multi-family and commercial only)	\$ 50.00	Title 9, chapter 2
Septic system permit	2,500.00	8-2-1B2
Street opening permit	550.00	7-1-8C, 9-3-2(R106.2)
Street tunneling permit	100.00	7-1-8C
Sidewalk opening permit	110.00	7-1-8C

Swimming pool installation permit	330.00	Title 9, chapter 1
Aboveground pool/spa	330.00	Title 9, chapter 1
Inground pool/spa (no structures or enclosures)	350.00	Title 9, chapter 1
Pools and spas (which include structures)	\$30.00 for each \$1,000.00 of construction value (minimum of \$400.00)	Title 9, chapter 1
Moving license	\$5,000.00	9-1-16
Lawn irrigation system installation permit	330.00	Title 9, chapter 1
Water tap permit	25.00	8-1A-2A2
Water taps	100.00	8-1A-2A2
Water meter and accessories	Costs incurred, plus 10%	8-1A-3
Satellite/antenna dish review	\$25.00	
Special inspections (i.e., veterans' affairs, FHA)	\$125.00 per inspection	Title 9, chapter 1
Security systems	\$25.00 per permit and \$10.00 per \$1,000.00 of construction value for an electrical permit (minimum of \$50.00)	Title 9, chapter 1
New construction and/or large scale renovation 15,000 or more square feet, life safety review	\$0.005 per square foot (minimum of \$250.00)	Title 9, chapter 1
Small scale tenant finish or renovation less than 15,000 square feet, life safety review	\$150.00	Title 9, chapter 1
Automatic fire extinguishing systems, NFPA 13 or 13R	\$100.00 plus \$3.00 per sprinkler head (minimum of \$200.00)	Title 9, chapter 1
Automatic fire extinguishing systems, combination preaction/clean agent	\$450.00	Title 9, chapter 1
Automatic fire extinguishing systems, other fire suppression systems (wet chemical, etc.)	250.00	Title 9, chapter 1
Standpipe systems	200.00	Title 9, chapter 1
Fire pumps and related equipment	200.00	Title 9, chapter 1
Compressed gases, system installations	100.00	Title 9, chapter 1

Flammable and combustible liquids tank installation and/or process installation	100.00	Title 9, chapter 1
Hazardous materials uses	100.00	Title 9, chapter 1
LP gas installations	100.00	Title 9, chapter 1
Private fire hydrants review	100.00	Title 9, chapter 1
Fire alarm systems and related equipment	\$5.00 per device (minimum of \$100.00)	Title 9, chapter 1
Fire alarm panel replacement	\$250.00	Title 9, chapter 1
Small scale tenant fire alarm renovation	100.00	Title 9, chapter 1
Tents and air supported structures	25.00	Title 9, chapter 1

DEVELOPMENT FEES

Description	Amount	Municipal Code Provision
Preannexation, per filing	\$500.00 per acre or fraction thereof (plus additional costs incurred by the village) ⁴	
Annexation of territory	\$1,000.00 per acre or fraction thereof (plus additional costs incurred by the village) ⁵	
Appeals to administrative decisions/rebuttals to board and commission recommendations	\$100.00	
Architectural board of review:		
Minor improvements to existing sites/structures or concept review	\$100.00, plus additional costs incurred	9-13-5
Major improvements, per structure or type of structure	\$300.00, plus additional costs incurred	9-13-5
Sign review, per sign	\$150.00, plus additional costs incurred	10-10-17
Site plan approval application	\$300.00, plus an amount	10-2-8A

		determined by the village administrator to reimburse the village for all anticipated out of pocket expenses incurred in connection with the delivery of notice pursuant to section 10-2-8 of this code	
Subdivisions and planned developments:			
	Filing fee for preliminary plat of subdivision application, no plan commission review	\$250.00 per subdivision	11-3-1
	Filing fee for preliminary plat of subdivision application, with plan commission review	\$250.00 per subdivision	11-3-1
	Tentative and final plat of subdivision (prior to recording by village)	\$1,000.00 (plus additional costs incurred by the village) ⁶	11-3-2
	Application filing fee for planned development	\$150.00 per acre or fraction thereof	10-5J-4B1
	Planned development	\$2,000.00 (plus additional costs incurred by the village) ⁶	Title 10, chapter 5, article J
	Tentative and final plat for planned development (prior to recording by the village)	\$1,000.00 (plus additional costs incurred by village) ⁶	10-5J-4B1
	Tree permit application review (see permit fees of this section for tree permit fees):		10-11-6E
1.	Development of a vacant lot	\$450.00	
2.	Structure demolitions	525.00	
3.	Room additions	275.00	
4.	Driveway installations	150.00	
5.	Installations (pools, tennis courts, sport courts)	195.00	
6.	Fence and shed installations	125.00	
7.	Deck and patio installations	140.00	
8.	Irrigation system installations	125.00	
Tree replacement mitigation fee		\$150.00 per each 1 inch caliper of replacement trees that are not being planted on the subject property at the full replacement rate that would otherwise be applicable	10-11-7G2
Watershed development regulations review ^{7,8} :			12-1-1

1.	Sediment and erosion control only:		
	a. Single-family home/ development under 5 acres	\$ 150.00	
	b. Single-family home/ development under 5 acres with floodplain or wetlands	200.00	
	c. Development 5 acres or more	350.00	
2.	Minor development without detention	700.00	
3.	Minor development with detention	1,400.00	
4.	Major development (stream bank/shoreline stabilization)	300.00	
5.	Major development (detention, no floodplain)	1,950.00	
6.	Major development (grading in floodplain, no detention)	400.00	
7.	Major development (with floodplain under 100 acres tributary)	2,700.00	
8.	Major development (with floodplain 100 to 200 acres tributary)	4,350.00	
9.	Major development (with floodplain over 200 acres tributary)	5,500.00	
10.	Floodplain/floodway accessory structure review	100.00	
11.	Public road development (detention and floodplain modeling)	1,550.00	
12.	Public road development (with detention and/or floodplain impact)	1,050.00	
13.	Public road development (no detention)	600.00	
14.	Wetland, jurisdictional determination	350.00	
15.	Wetland, no impact determination	300.00	
16.	Wetland category I permit (single-family)	150.00	
17.	Wetland category I permit (nonsingle- family)	900.00	
18.	Wetland category II permit	1,250.00	
19.	Wetland category III permit	1,300.00	
20.	Wetland category IV permit (less than 1	500.00	

		acre)		
	21.	Wetland category IV permit (greater than or equal to 1 acre)	1,000.00	
	22.	Resubmittals	1/3 of base fee	
	23.	FEMA map revisions	\$1,250.00	
Zoning board of appeals:				2-5-3F, 10-2-6
	Appeal of interpretation of zoning regulations pursuant to state statutes		150.00	
	Variations:			
		Requiring only zoning board of appeals approval, per filing	\$500.00, plus additional costs incurred by the village	
		Requiring village board approval, per filing	\$750.00, plus additional costs incurred by the village	
	Text or map amendments to the zoning regulations, per filing		\$750.00, plus additional costs incurred by the village	
Special use permit up to 1 acre:				
		Up to 1 acre	\$750.00, plus additional costs incurred by the village	
		Per acre or fraction thereof over 1 acre	\$10.00 per acre	
Developer donation impact fees: The following variables shall be used to determine developer donations for school, park, library, and village purposes in accordance with the method of calculation and provisions outlined in title 11 of this code, particularly title 11, chapter 4 :				11-4-4
	Lake Bluff park district multiplier		7.3 acres per 1,000 residents	
	School district 115 multiplier		50 acres per 1,500 students	
	School district 65 multipliers		15 acres per 600 K - 5 students 30 acres per 900 6 - 8 students	
	Municipal (village)		9.7 acres per 1,000 residents	
	Library (village)		0.05 acre per 1,000 residents	
	Value of vacant land for "cash in lieu of" donation		\$583,200.00 per acre	11-4-4G

LICENSE FEES

Description	Amount	Municipal Code Provision
Business occupancy certificate fee	\$ 100.00	3-9-2B
Business license transfer fee	10.00	3-1-4B
Contractor's license fee; fees for all contractor licenses that are issued on or after November 1 shall be prorated on a semiannual basis	100.00	9-2-3 (105.8)
Liquor licenses:		
Initial application fee	250.00	3-2-4B
Annual license fees; fees for all liquor licenses, except class L, that are issued on or after November 1 shall be prorated on a semiannual basis:		3-2-9
Class A	2,500.00	
Class B	940.00	
Class C	2,500.00	
Class D	2,500.00	
Class L	30.00 per event	
Class P	No charge	
Class R	\$1,250.00	
Class S	1,250.00	
Class T	1,250.00	
Class U	1,250.00	
Class V	2,750.00	
Class W	500.00	
Class X	500.00	
Class Y	1,000.00	
Class Z	275.00	
Class AA	\$250.00, provided that this charge will be waived for holders of an existing village liquor license	
Food license, restaurant/food store	\$100.00	3-7A-2B

Food and beverage delivery service		\$100.00 per vehicle	3-7B-1C1
Milk and milk products sales, delivery and distribution:			3-7C-2B3
	Engaging in business of delivery or distribution of milk	\$50.00 per vehicle	
	Retail businesses where milk is sold, except where a food dealer's license has been issued	\$ 50.00	
	Each milk vending machine	25.00	
Junk dealer		25.00	3-8-3A
Gasoline station		100.00	3-6-5A
Massage establishments		100.00	Title 3, chapter 13
Motor vehicle:		40.00	6-2-3
	Owner 65 or over	15.00	6-2-3
Trucks		55.00	6-2-3
Motorcycles, motorized bicycles, motorized tricycles and other motorized vehicles		25.00	6-2-3
Motor vehicle, truck or motorcycle late fee penalty		50% of license fee	6-2-3
Vehicle license - transfer to new vehicle, same owner		No charge	6-2-3
Vehicle license fine		\$50.00	6-2-5
Peddler or solicitor		\$100.00 per person	3-3-3
Scavenger		\$750.00 per company	3-4-1B
Taxicab service		\$ 25.00	3-5-3A
Livery service		250.00	3-5-3B
Fingerprinting fees:			
	Village resident	Free	
	Nonvillage resident	\$100.00	

PERMIT FEES

Description	Amount	Municipal Code Provision
Commercial filming and videotaping:		
Permit application	\$1,000.00	3-10-3A1
Disruptive use of village property	2,000.00 per day	3-10-3F1
Nondisruptive use of village property	1,000.00 per day	3-10-3F1
Total closure of public street right of way	200.00 per hour	3-10-3F1
Partial closure of public street right of way	100.00 per hour	3-10-3F1
Parking permit:		
Village lot (Mawman Avenue)	125.00 per year	
Train station lot	360.00 per year	6-4-3D14 , 6-4-4D14 , 10-6A-8C2c(2)
Train station lot	3.00 per day	6-4-3D12 , 6-4-4D12
Overnight	300.00 per year	6-4-3D2 , 6-4-4D2
Central business district	150.00 per year	
Central business district Walnut Avenue lot	50.00 per year	6-4-3D16
Central business district train station lot (northern portion)	25.00 per year	6-4-3D16
Transfer to new vehicle, same owner	No charge	
Tree permit (see development fees of this section for tree permit application review fees):		
Application	50.00	10-11-6E

SUPPLIES AND OTHER USER CHARGES

Description		Amount	Municipal Code Provision
Refuse and recycling containers		First container: provided by supplier	4-2-8A
		Each additional container: \$5.00 per month	
Lost or damaged refuse or recycling container		\$50.00 per container	4-2-8C
Solid waste collection:			
1.	For recyclables collection (curbside), weekly curbside solid waste collection, and weekly curbside landscape waste collection	Amount pursuant to most recent contract	4-2-7C
A la carte waste disposal services:			4-2-7L
1.	For weekly back door solid waste collection	Amount pursuant to most recent contract	
2.	For twice weekly curbside solid waste collection	Amount pursuant to most recent contract	
3.	For twice weekly back door solid waste collection	Amount pursuant to most recent contract	
White goods collection		Amount pursuant to most recent contract	4-2-7G

TAXES

Description		Amount	Municipal Code Provision
Automobile rental use tax		1%	
Automobile renting occupation tax		1%	1-8E-1A
Cable and video service:			
	PEG access support fee	1% of holder's gross revenues or, if greater, the percentage of gross revenues that incumbent cable operators pay to the village or its designee for PEG access support in the village	3-11-3A

	Provider fee	5% of holder's gross revenues	3-11-2A
Electric utility tax, calculated on a monthly basis for each purchaser:			1-8C-2A
	<u>Kilowatt Hours Used Or Consumed In A Month</u>	<u>Cents Per Kilowatt Hour</u>	
	First 2,000	\$0.553	
	Next 48,000	0.416	
	Next 50,000	0.323	
	Next 400,000	0.315	
	Next 500,000	0.300	
	Next 2,000,000	0.280	
	Next 2,000,000	0.260	
	Next 5,000,000	0.240	
	Next 10,000,000	0.220	
	Excess of 20,000,000	0.200	
	Emergency disaster services agency tax	Not to exceed \$0.05 per \$100.00 of the full, fair cash value as equalized by the department of revenue of the state of Illinois on all taxable property in the village. However, that amount collectible under such levy shall in no event exceed \$0.25 per capita	2-7-13
	Emergency 911 telephone tax	\$0.65 per month, per landline connection	5-4-2B2
	Foreign fire insurance companies	2% of gross receipts	1-8F-1
	Home rule food and alcoholic beverage tax	1% of the purchase price	1-8J-2
	Home rule hotel tax	7% of gross revenues	1-8H-2
	Home rule municipal retailers' occupation tax	1% of gross receipts	1-8D-1A
	Home rule municipal service occupation tax	1% of selling price	1-8D-2A
	Home rule municipal use tax	1% of selling price	1-8D-3A
	Public benefit tax	0.05% of the full fair cash value as equalized or assessed by the state department of revenue	1-8A-1
	Simplified municipal telecommunications tax	5% of gross receipts	1-8G-2A
	Utility tax	5% of gross receipts	1-8B-2

USER CHARGES AND CONNECTION FEES

Description	Amount	Municipal Code Provision
Water rate:		8-1B-1
Within the village	\$6.95 \$7.10 per 1,000 gallons of water usage	
Outside the village	\$7.99 \$8.17 per 1,000 gallons of water usage	
Water service, account maintenance fee	\$7.50 per quarter	
Water system recapture connection fee:		
Within the village:		
Per residential dwelling unit	\$400.00 per 1/8 inch of tap size	
New commercial construction	\$0.73 per square foot	
New tax exempt institutional construction	\$0.67 per square foot	
Water system tap size increase	\$400.00 per 1/8 inch of tap size	
Outside the village	\$600.00 per 1/8 inch of tap size	
Turning water on and off	\$25.00	8-1A-3C3 , 8-1A-10 , 8-1B-2B , 8-1C-9
Reinstating water to a plugged pipe	10.00	8-1A-10
Delinquent payment fee	1.5% of the outstanding balance	8-1B-5C
Use of water by construction contractors	\$10.00 for meter rental, plus charge for use of the water	8-1C-7
Cross connection control violations; fee to reconnect water service	\$100.00	8-1E-5
Sanitary sewer rate:		8-1B-1
Within the village	\$1.10 per 1,000 gallons of water usage	
Outside the village	\$1.21 per 1,000 gallons of water usage	
Sanitary sewer service, account maintenance fee	\$0.00 per quarter	
Sanitary sewer system recapture connection fee:		
Within the village	\$1,000.00	

	Outside the village	2,000.00	
Storm sewer system recapture connection fee:			
	Within the village	750.00	
	Outside the village	1,000.00	

AMBULANCE TRANSPORT FEES

Description	Amount	Municipal Code Provision
Resident and nonresident	\$1,335.00	

Notes:

1. Includes the construction of municipal utilities, including stormwater detention facilities, and the construction of private/public roadways and all new parking lots associated with new construction.
2. In addition to the other applicable fees, a \$25.00 application fee shall apply to all demolition permits.
3. For purposes of determining square footage for demolition permit fees, only the square footage of floor area at or above grade shall be counted.
4. "Costs" for preannexation include all legal, engineering, and other consulting and administrative fees, costs, and expenses that are incurred in connection with review and processing of the preannexation.
5. "Costs" for annexation include all legal, engineering, and other consulting and administrative fees, costs, and expenses that are incurred in connection with review and processing of the annexation.
6. "Costs" for subdivisions and planned developments include all legal, engineering, and other consulting and administrative fees, costs, and expenses that are incurred in connection with review and processing of the subdivision or planned development, including construction observation services related to all infrastructure construction associated with a development. An escrow and a maintenance guarantee are also required and shall be maintained to cover costs incurred as a result of a development.
7. When consulting fees are incurred by the village for the processing of watershed development permits, the applicant shall pay the village for the cost incurred for utilizing the consultant in lieu of applicable fee(s) listed herein.
8. "Major development", "minor development", and the permit categories used in this section shall have the meanings ascribed to them in the village watershed development ordinance. (See section 12-1-1 of this code.)"

Section 3. Effective Date.

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

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

AYES: ()

NAYS: ()

ABSENT: ()

APPROVED this _____ day of April, 2016.

Village President

ATTEST:

Village Clerk

FIRST READING: March 28, 2016

SECOND READING: April 11, 2016

PASSED:

APPROVED:

PUBLISHED IN PAMPHLET FORM:

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

Agenda Item: 13

Subject: AN ORDINANCE DESIGNATING THE STRUCTURE AT 1010 GREEN BAY ROAD AS A HISTORIC LANDMARK

Action Requested: CONSIDER FIRST READING OF THE ORDINANCE (Roll Call Vote)
CONSIDER WAIVING SECOND READING (Roll Call Vote)

Originated By: TRENT WISEHART (Applicant and Property Owner)

Referred To: HISTORIC PRESERVATION COMMISSION

Summary of Background and Reason For Request:

On March 2, 2016 the Village received an application for landmark designation of the house located at 1010 Green Bay Road more commonly known as the “Ralph Poole House” from Mr. Trent Wisheart (Property Owner). Pursuant to the 2008 architectural survey, the house has a local significance rating of “Significant.” Additionally, the house was constructed in 1912 and is an example of the French Eclectic style of architecture by architect David Adler. At a special meeting on March 29th the Historic Preservation Commission (HPC) conducted a public hearing to consider the proposed nomination and unanimously recommended the Village Board approve landmark designation status for 1010 Green Bay Road. In addition, renovation plans were presented to the HPC during an advisory review and the Commission determined the proposed work is consistent with the purposes and goals of the Village’s historic preservation regulations. The advisory review was conducted prior to receiving landmark status to accommodate the Property Owner’s construction timeline, as well as be eligible for a reduced building permit fee for which landmark structures qualify.

Since the appointment of the HPC in 2004, there have been 23 local landmark designations in the Village. Susan Benjamin and Michael Hoeft, as well as Village Staff, will be in attendance to answer questions from the Board.

Reports and Documents Attached:

1. Ordinance Designating 1010 Green Bay Road a Historic Landmark (with attachments); and
2. Email Dated March 29, 2016 Requesting the Village Board Waive Second Reading.

HPC’s Recommendation: Approve the Ordinance.

Village Administrator’s Recommendation: Consider First Reading of the Ordinance; and Consider Waiving Second Reading.

Date Referred to Village Board: 4/11/2016

ORDINANCE NO. 2016-

**AN ORDINANCE DESIGNATING THE BUILDING
AT 1010 GREEN BAY ROAD AS A HISTORIC LANDMARK**

Passed by the Board of Trustees _____, 2016.

Printed and Published _____, 2016.

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

VILLAGE OF LAKE BLUFF
LAKE COUNTY, ILLINOIS

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

Village Clerk

ORDINANCE NO. 2016-

AN ORDINANCE DESIGNATING THE BUILDING
AT 1010 GREEN BAY ROAD AS A HISTORIC LANDMARK

WHEREAS, the Village of Lake Bluff is a community with a rich historical, cultural, and architectural character that is unique among Northern Illinois communities; and

WHEREAS, the preservation of historically, culturally, and architecturally significant residential buildings and structures in the Village is necessary to maintain the essential character of the Village and to protect the value of properties in the Village; and

WHEREAS, the Village desires to recognize and protect structures that contribute to the historical, cultural, or architectural heritage of the Village; and

WHEREAS, the Village also desires to assist owners of historically, culturally, or architecturally significant structures, buildings, sites, and landscapes in maintaining and enhancing their properties in a manner consistent with the character of the Village; and

WHEREAS, pursuant to Section 9-14-4.B of the "Lake Bluff Municipal Code" ("**Village Code**"), Trent Wisheart ("**Owner**") submitted a landmark designation application ("**Application**") for the single-family home located at 1010 Green Bay Road, Lake Bluff, Illinois (the "**Nominated Building**"), as legally described in the attached **Exhibit A** ("**Property**"); and

WHEREAS, after notice of a public hearing was duly published on March 4, 2016, in *The News-Sun*, the Historic Preservation Commission ("**Commission**") held a public hearing on the Application on March 29, 2016, at which hearing the Owner, residents and others appeared and testified regarding the designation of the Nominated Building as a Landmark; and

WHEREAS, pursuant to Section 9-14-4.D of the Village Code, and after reviewing all information presented to it at the public hearing, the Commission adopted a recommendation on March 29, 2016 finding that the Nominated Building meets the Landmark designation criteria set forth in Section 9-14-4.A of the Village Code and recommended that the Village Board designate the Nominated Building as an official Landmark; and

WHEREAS, after reviewing the recommendation of the Commission, including the evidence presented at the public hearing, the Village Board has determined that the Nominated Building meets the landmark designation criteria contained in Section 9-14-4.A of the Village Code for the following reasons:

1. The Nominated Building has significant character, interest, or value as part of the historic, aesthetic, cultural, or architectural characteristics of the Village, the State of Illinois, or the United States.
2. The Nominated Building involves the notable efforts of, or is the only known example of work by, a master builder, designer, architect, architectural firm, or artist whose individual accomplishment has influenced the development of the Village, State of Illinois, or the United States.
3. The unique location or singular physical characteristics of the Nominated Building make it an established or familiar visual feature.
4. The activities associated with the Nominated Building make it a current or former focal point of reference in the Village.

5. The Nominated Building is of a type or is associated with a use once common but now rare, or is a particularly fine or unique example of a utilitarian structure and possesses a high level of integrity or architectural significance.
6. The Nominated Building represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction, or use of indigenous materials.
7. The Nominated Building embodies elements of design, detail, material, or craftsmanship of exceptional quality.
8. The Nominated Building exemplifies a particular architectural style in terms of detail, material, and workmanship which has resulted in little or no alteration to its original construction.
9. The Nominated Building is an exceptional example of an historic or vernacular style, or is one of the few such remaining properties of its kind in the Village.
10. The Nominated Building has a strong association with the life or activities of a person or persons who significantly contributed to or participated in the historic or cultural events of the United States, the State of Illinois, or the Village.

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 President and Board of Trustees.

Section 2. Landmark Designation.

The Nominated Building located at 1010 Green Bay Road, Lake Bluff, Illinois, is hereby designated as a Landmark pursuant to the Historic Preservation Ordinance.

Section 3. Notice.

Notice will be sent to the Building Commissioner and to the owners of record of the Property advising them of the Landmark designation approved by this Ordinance and informing them that the Nominated Building will be subject to the requirements of Section 9-14-6 all other applicable provisions of Title 9, Chapter 14 of the Village Code.

Section 4. Recordation.

This Ordinance will be recorded against the Property in the office of the Lake County Recorder of Deeds.

Section 5. Effective Date.

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

[SIGNATURE PAGE FOLLOWS]

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

AYES: ()
NAYS: ()
ABSTAIN: ()
ABSENT: ()

APPROVED this ____ day of April, 2016.

ATTEST:

Village President

Village Clerk

FIRST READING:

SECOND READING:

PASSED:

APPROVED:

PUBLISHED IN PAMPHLET FORM:

EXHIBIT A

Legal Description of Subject Property

Plat of survey of that part of the north $\frac{1}{2}$ of the south west $\frac{1}{4}$ of section 17, township 44 north, range 12 east of the 3rd principal meridian, village of lake bluff, lake county, Illinois, described as follows: beginning at the point of intersection of the curving center line of green bay road and the north line of the south 30 acres of said north $\frac{1}{2}$ of the south west $\frac{1}{4}$ of section 17; thence west along said north line of the south 30 acres of the north $\frac{1}{2}$ of the south west $\frac{1}{4}$ of section 17, 933.00 feet; thence north along a line perpendicular to said north line of the south 30 acres of the north $\frac{1}{2}$ of the south west $\frac{1}{4}$ section 17, 370.00 feet; thence northeasterly 180.28 feet, more or less, to a point on a line 470.00 feet north of and parallel with said north line of the south 30 acres of the $\frac{1}{2}$ of the south west $\frac{1}{4}$ of section 17 and 150.00 feet east of the aforementioned perpendicular line extended north; thence east along said line 470.00 feet north of and parallel with the north line of the south 30 acres of the north $\frac{1}{2}$ of the south west $\frac{1}{4}$ of section 17, 345.00 feet to a point 364.31 feet, more or less, westerly of aforesaid curving center line of green bay road; thence southeasterly 476.95 feet, more or less, to a point on said curving center line of green bay road 225.00 feet northerly (measured along said curing center line) of the point of beginning; and thence southerly along said curving center line of green bay road 225.00 feet to the point of beginning subject to the rights of the public in that part thereof in green bay road and except that part taken for road purposes by the Illinois department of transportation in lake county circuit court case no. 85ed-13 and depicted on the plat of highways recorded as document no. 2318666 on October 17, 1984

Commonly known as 1010 Green Bay Road, Lake Bluff, Illinois.

**This Document Was Prepared By
And After Recording Return To:**

Peter M. Friedman
Holland & Knight LLP
131 South Dearborn
30th Floor
Chicago, IL 60603

For Recorder's Use Only

**AN ORDINANCE DESIGNATING THE BUILDING
AT 1010 GREEN BAY ROAD AS A HISTORIC LANDMARK**

#40257241_v1

APR 2 2006

VILLAGE OF LAKE BLUFF BY:

APPLICATION FOR HISTORIC PRESERVATION LANDMARK DESIGNATION

Part I:

Street Address of Property: 1010 GREEN BAY ROAD

Part II:

Name & Address of Applicant:

TRENT D. WISEHART
Name

SUSAN BENJAMIN
Primary Contact

711 MARION AVENUE
Address HIGHLAND PARK IL 60035

312-203-1808(c) 847-432-1829
Telephone Number Fax Number

SSBENJAMIN@SBCGLOBAL.NET
Email Address

Part III:

Name & Address of Property Owner:

TRENT D. WISEHART
Name

MICHAEL HOEFT
Primary Contact

1010 GREEN BAY RD
Address LAKE BLUFF, IL 60044

973-900-0123
Telephone Number Fax Number

MICHAEL@TDWISEHART.COM
Email Address

Part IV:

Legal Description of Property: (May be attached as Exhibit)

SEE ATTACHED.

Part V (a):

Written description of the structure, building, site, or landscape:

SEE ATTACHED

Part V (b):

Using the historic landmark designation criteria identified in the Historic Preservation Ordinance (Section 2-6-4 A) please place a check next to the appropriate applicable criteria for the proposed landmark designation.

**Landmark Designation Criteria:
General Conditions**

<input checked="" type="checkbox"/>	The structure, building, site, or landscape has significant character, interest, or value as part of the historic, aesthetic, cultural, or architectural characteristics of the Village, the State of Illinois, or the United States.
<input checked="" type="checkbox"/>	The structure, building, site, or landscape is closely identified with a person or persons who significantly contributed to the development of the Village, the State of Illinois, or the United States.
<input type="checkbox"/>	The structure, building, site, or landscape involves the notable efforts of, or is the only known example of work by, a master builder, designer, architect, architectural firm, or artist whose individual accomplishment has influenced the development of the Village, State of Illinois, or the United States.
<input type="checkbox"/>	The unique location or singular physical characteristics of structure, building, site, or landscape make it an established or familiar visual feature.
<input type="checkbox"/>	The activities associated with a structure, building, site, or landscape make it a current or former focal point of reference in the Village.
<input type="checkbox"/>	The structure or building is of a type or is associated with a use once common but now rare, or is a particularly fine or unique example of a utilitarian structure and possesses a high level of integrity or architectural significance.
<input type="checkbox"/>	The structure, building, site, or landscape is in an area that has yielded or is likely to yield historically significant information, or even prehistoric data.

**Landmark Designation Criteria:
Architectural Significance**

☒	The structure, building, site, or landscape represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction, or use of indigenous materials.
☒	The structure, building, site, or landscape embodies elements of design, detail, material, or craftsmanship of exceptional quality.
☒	The structure, building, site, or landscape exemplifies a particular architectural style in terms of detail, material, and workmanship which has resulted in little or no alteration to its original construction.
()	The structure, building, site, or landscape is one of few remaining examples of a particular architectural style and has undergone little or no alteration since its original construction.
()	The structure, building, site, or landscape is, or is part of, a contiguous grouping that has a sense of cohesiveness expressed through a similarity of style characteristics, time period, type of property, method of construction, or use of indigenous materials and accents the architectural significance of an area.
()	The detail, material, and workmanship of the structure, building, site, or landscape can be valued in and of themselves as reflective of or similar to those of the majority of other visual elements in the area.
()	The landscape is significant in its own right as landscape architecture and not merely as a complementary setting for a structure or a group of structures.

**Landmark Designation Criteria:
Historic Significance**

☒	The structure, building, site, or landscape is an exceptional example of an historic or vernacular style, or is one of the few such remaining properties of its kind in the Village.
☒	The structure, building, site, or landscape has a strong association with the life of activities of a person or persons who significantly contributed to or participated in the historic or cultural events of the U.S., the State of Illinois, or the Village.
()	The structure, building, site, or landscape is associated with an organization or group, whether formal or informal, from which persons have significantly contributed to or participated in the historic or cultural events of the United States, the State of Illinois, or the Village.
()	The structure, building, site, or landscape is associated with a notable historic event.
()	The structure, building, site, or landscape is associated with an antiquated use due to technological or social advances.
()	The structure, building, site, or landscape is a monument to, or a cemetery of, an historic person or persons.

Part V (c):

Identify the significant exterior architectural features of the proposed landmark designation that should be protected:

THE WINDOWS, DOORS, CEMENT PLASTER WALL SURFACES,
ROOFLINE (INCLUDING FINIALS), SLATE ROOF MATERIAL,
CAST CEMENT ORNAMENT WROUGHT IRON BALCONY
GRILLES, COPPER ORNAMENT, DOWNSPOUTS AND
CORING, WOOD LATTICEWORK, STONE STEPS--
ON EAST, SOUTH AND WEST FACADES.

Part VI (attach as exhibit):

Please provide written documentation establishing that the applicant is the current owner of record of the nominated property or that such owner of record has been notified or consents to the proposed landmark designation. In cases where the owner is the applicant, such documentation or evidence of record of ownership shall include a recent title policy in the name of the applicant or other evidence of record ownership acceptable to the Commission. Please check all documents included with the nomination application.

Owner Documentation

Documentation Owner Received

Notification

- Title Insurance Policy
- Property Tax Statements
- Property Deed
- Other _____

- USPS Certified Mail Receipt
- Letter of Consent
- Letter of Notification
- Other _____

Part VII (attach as exhibits):

Please provide overall site plan and photographs of the nominated property. The site plan submission should include front, both sides, and rear elevation drawings. Please check all items included with the nomination application.

- Front Elevation Drawing
- Rear Elevation Drawing
- Side Elevation Drawings

- Front Photograph
- Rear Photograph
- Side Photographs

Part VIII (attach as exhibit):

Any other information the applicant believes may be relevant to the consideration of the application by the Village.

SEE STATEMENT OF SIGNIFICANCE

Part IX:

Signature of Applicant:

The applicant attests that they have reviewed the Village of Lake Bluff Historic Preservation Regulations and that the information submitted in this application is correct to the best of the applicant's knowledge and understanding.

Yvonne D. Wuehant

Name

1010 GREEN BAY ROAD LAKE BLUFF IL

Address

973 900 0123

Telephone Number

Fax Number

MARCH 2 2016

Date

Please return all landmark designation application materials in care of the Historic Preservation Commission to:

Lake Bluff Village Hall
40 East Center Avenue
Lake Bluff, IL 60044

Thank you!

Staff Use Only

Complete Application: Yes No

Staff Initials: BJS

Date: 3/3/16

Complete Re-Submittal: Yes No

Staff Initials:

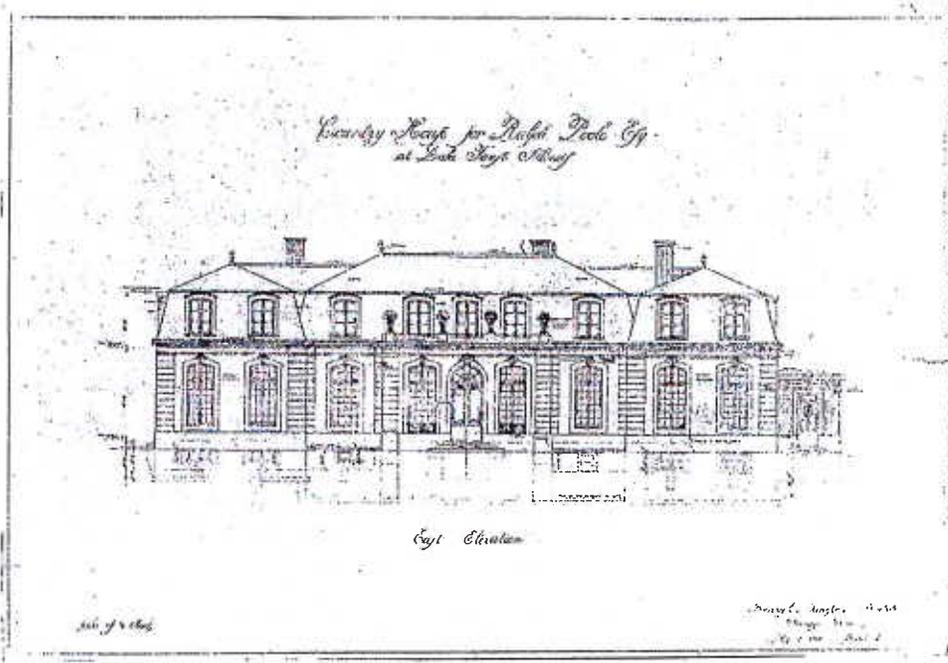
Date:

Poole House Legal Description

Plat of survey of that part of the north $\frac{1}{2}$ of the south west $\frac{1}{4}$ of section 17, township 44 north, range 12 east of the 3rd principal meridian, village of lake bluff, lake county, Illinois, described as follows: beginning at the point of intersection of the curving center line of green bay road and the north line of the south 30 acres of said north $\frac{1}{2}$ of the south west $\frac{1}{4}$ of section 17; thence west along said north line of the south 30 acres of the north $\frac{1}{2}$ of the south west $\frac{1}{4}$ of section 17. 933.00 feet; thence north along a line perpendicular to said north line of the south 30 acres of the north $\frac{1}{2}$ of the south west $\frac{1}{4}$ section 17, 370.00 feet; thence northeasterly 180.28 feet, more or less, to a point on a line 470.00 feet north of and parallel with said north line of the south 30 acres of the $\frac{1}{2}$ of the south west $\frac{1}{4}$ of section 17 and 150.00 feet east of the aforementioned perpendicular line extended north; thence east along said line 470.00 feet north of and parallel with the north line of the south 30 acres of the north $\frac{1}{2}$ of the south west $\frac{1}{4}$ of section 17, 345.00 feet to a point 364.31 feet, more or less, westerly of aforesaid curving center line of green bay road; thence southeasterly 476.95 feet, more or less, to a point on said curving center line of green bay road 225.00 feet northerly (measured along said curing center line) of the point of beginning; and thence southerly along said curving center line of green bay road 225.00 feet to the point of beginning subject to the rights of the public in that part thereof in green bay road and except that part taken for road purposes by the Illinois department of transportation in lake county circuit court case no. 85ed-13 and depicted on the plat of highways recorded as document no. 2318666 on October 17, 1984

Part V Physical Description:

The Ralph H. Poole House stands two stories over a concrete base, with the second story capped by slate Mansard roofs. There are slender Roman urns extending above the roofline. Pairs of tall multilight casements light the first floor. Dormers topped by segmental arches punctuate the roof and light the second floor bedrooms. The brick exterior is covered with a cream-colored plaster wash, with cast cement trim. The house rests on a concrete foundation. There are rectangular brick chimneys.



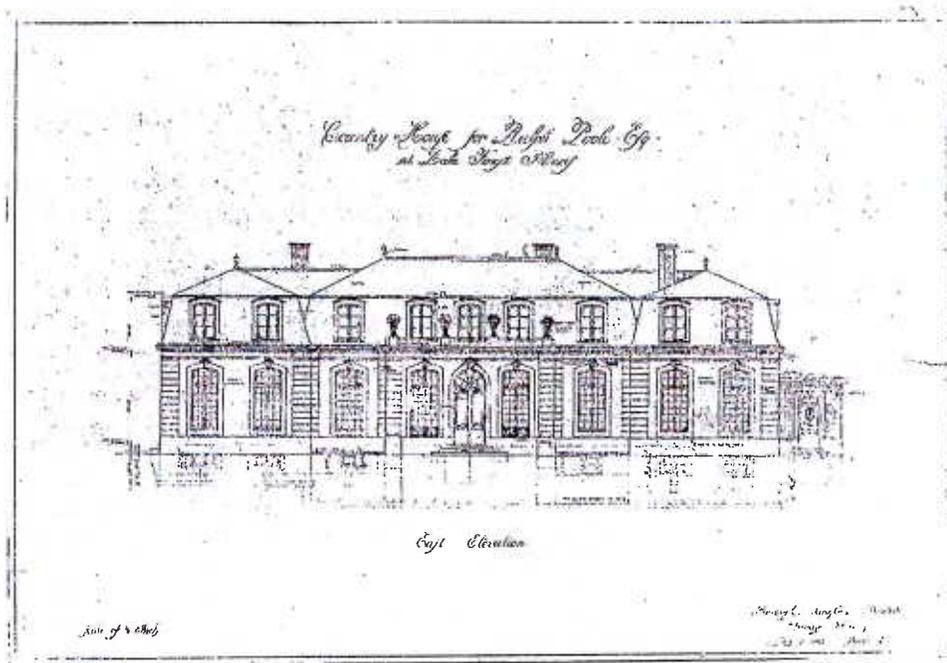
David Adler Drawing, East Facade



Entrance to the Poole House is on axis with the front entrance, which opens on a forecourt surrounding a circular grassy area. At the front, the house is nine bays wide, with each bay containing a pair of 12-light casement windows topped by a pair of 4-light transom windows. A dormer, with a pair of 3-light casements, set above the cornice line, is located over each opening. There are four tall casement windows topped by transoms on each side of the front door, which is accessed by three semi-circular concrete steps. The paneled front entrance door is topped by a semicircular fanlight. The central section of the house,

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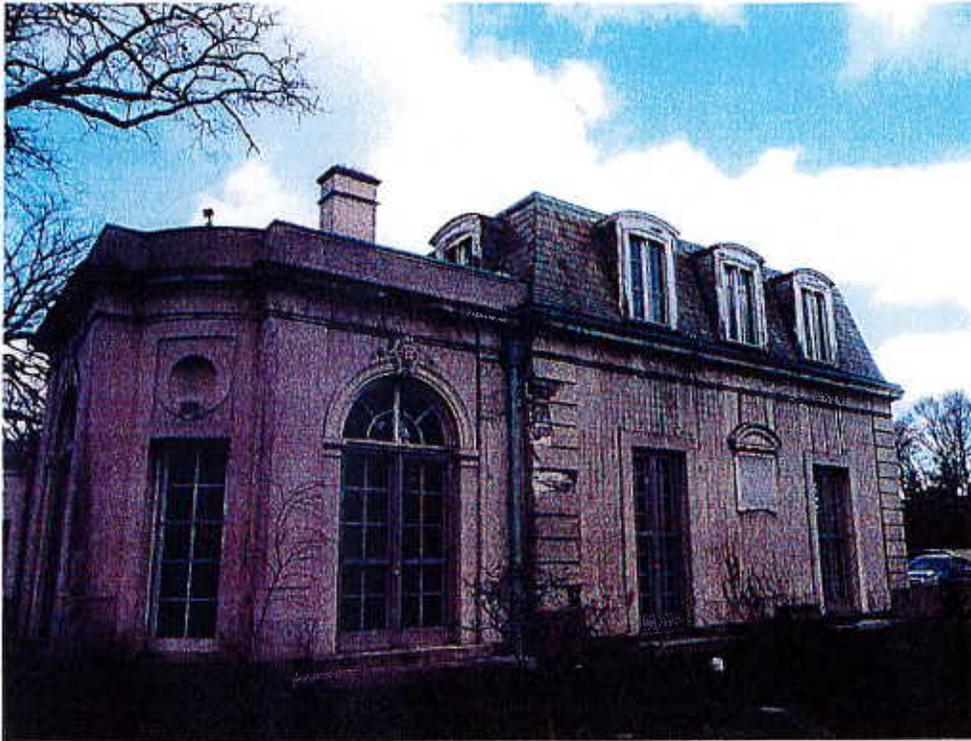


David Adler Drawing, East Facade



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consisting of five bays and topped by a Mansard roof, is flanked by two shallow projecting wings. Each of these wings, which have mansard roofs, contains two tall casement windows topped by two dormers. The center three bays, containing the entrance door and two tall casements, projects slightly, connected by hyphens containing one bay. Pedestals topped by urns are located in the corners of the entrance projection. Four tall fruit baskets project above the cornice line over the center three bays, marking the location of the entrance gallery. Each of the tall casement windows flanking the front entrance has a shallow ornamental wrought iron French balcony. At the center of each pair of tall casements, which are topped by segmental arches are ornamental keystones. Those over the tall casements in the hyphens connecting the side wings contain the masks of men. The keystone over the front door contains the mask of a woman. the others contain a shell motif.



South Facade

The south elevation, which faces a formal garden, stands two stories on the east. It is three bays wide. French doors with 16 lights, framed by simple flat moldings, open from the guest room on the east and the gun room on the west. In the center is a blind panel topped by a molded segmental arch. There is a dormer, matching those on the front of the house, over each bay. Quoins frame the first floor. The one-story oval sun porch projects toward the west. It contains pairs of 10-lite French doors topped by a molded semicircular arch springing from Doric pilasters. The pairs are topped by a 6-lite fanlight. An ornamental keystone in the semicircular arch contains a woman's face. Stairs from each pair of French doors on the south facade step down to a shallow lawn with steps down to the formal garden. The arched openings in the oval room alternate with 10-lite tall glazed openings topped by an inset panel

with a blind opening surrounded by a flat molding. There is a pedestal at the bottom of the opening. A parapet wall tops the projecting room. Flat walls, which contain the French doors, alternate with curving sections that contain the 10-lite windows. Full height piers flank the arched openings.



West Facade

The west elevation, which overlooks a broad lawn, is--like the front facade--symmetrical. A projecting 1-story oval space, matching that in the southwest corner, is located on the north side of the house. connecting them are five bays. Each of the five bays on the first floor contains a pair of 12-lite French doors surrounded by a flat band. The center set of French doors is flanked by tall pedestals topped by fruit baskets like the four on the front of the house. There is a dormer with a pair of 3-lite casement windows topped by a segmental arch over each pair of French doors.

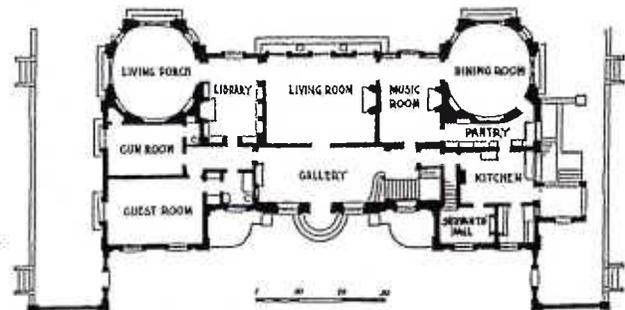
On the north side of the house, where the kitchen is located, there are double hung multilight windows. At the east end is a dilapidated kitchen porch with a flat roof. Lattice covered this wall, which is flanked by quoining. There are three dormers that match those on the rest of the house at the rooline. This is

the only elevation that was not designed as symmetrical. It was kept from view from the front of the house by a wing wall, matched by an identical one on the opposite side of the front of the house. Ghosts mark its location



East facade, showing ghost markings of wing wall.

The Poole House contains 17 rooms. Not counting bathrooms, there are nine on the first floor and 8 on the second. The plan of the first floor is laid out symmetrically. Rooms consist of an entrance gallery that opens into the living room, which is flanked by a library to the south and a music room to the north. To the north of the music room is an oval dining room. Balancing the dining room, on the south, is an oval living porch. These spaces are all connected by enfilade double doors on the west side. To



Plan for the Ralph Poole house.

PLATE 9

the south of the living porch is a gun room, a guest room, and a bathroom. These are connected by a short hallway from the entrance gallery. There is a bathroom on the east side of this hallway. To the east of the oval dining room are servants spaces, which consist of a kitchen, with a kitchen porch to the north. Originally the kitchen had a servants' dining Room and pantry to the east. The servants' dining room has been incorporated into the Kitchen. This is the only change to the floorplan of the house. The kitchen porch is in very poor condition and is being replaced by a sensitively-designed addition containing a mud room and breakfast room, sympathetic to the design of the house.

The second floor is accessed by a grand staircase located on the north side of the Gallery. There is a long stairhall that runs north-south. There are five family and three family bedrooms upstairs. The master bedroom is located on the south side of the house, overlooking the formal garden. It has a private bathroom. The southwest and northwest bedroom have a shared bath between them. The northeast and southeast bedroom also have a shared bathroom. At the north end stair landing, there is a servants' hallway with closets along one wall. There are three modestly-sized servants' bedrooms and on servant's bathroom. A service staircase accessing the kitchen and the basement is located at this end of the house.

The interior finishes in the major public spaces of the house are beautifully detailed. There are two paneled doors and many family rooms have rich moldings and/or are paneled. The entrance gallery space stands two stories. The floor is concrete, laid out in a black and white checkerboard pattern. The walls have decorative treatments that are Rococo in scale and design--delicate with curves and counter curves. At the south wall there are two symmetrical doors. One is a false door with six lights, the other is a matching door, which opens into a short hallway leading to the guest room, gun room and sun porch. There is a large mirror between these two doors. The grand staircase is located to the north. The gallery opens directly into the living room through double doors directly opposite the front door. French doors to the west lawn are directly beyond.

The living room is the largest space on the first floor. The floor is terrazzo in a charcoal hue. There are plaster paneled walls. In the center of the north wall is a fireplace with an aubergine-colored marble Louis XV Rococo fireplace mantel--characterized by curves and counter curves with a shell motif in the center. To the south of the living room is the music room, which is partially paneled with ornament based on musical instruments. The paneling and fireplace and its mirrored overmantel are also Louis XV. The floor is oak. An article in the April, 1922, issue of *The Architectural Forum*, "The Domestic Architecture of Henry Corwith Dangler, Architect: Houses Designed by David Adler and Henry Dangler" describes the music room woodwork as "painted yellow with green lines, the rest of the walls being covered with old yellow damask."¹ The paneled oval dining room is located to the north of the music room.

There are two rooms on the other side of the living room: the library and the living porch. The library is also Louis XV. It has stained wood paneling with a grey/pink marble fireplace mantel and mirrored

¹ "The Domestic Architecture of Henry Corwith Dangler, Architect: Houses Designed by David Adler and Henry Dangler", *The Architectural Forum*. April, 1922

overmantel. Floors are wood. Bookshelves with radiused corners line the room. The oval sun porch is paneled with fabric wall covering. The most distinctive feature in the room is a wall-mounted fountain with a base in the shape of a shell. The wall is painted lattice work. Flooring is of hexagonal tile.

The rooms on the east side of the first floor--the gun room, the guest room, and the service spaces are simple and unornamented. Although the kitchen has been remodeled and expanded, the pantry retains its original configuration and contains historic cabinets.

On the second floor the stairs open onto a landing with concrete floor tile in the checkerboard pattern and ceiling molding that has radiused corners. The hallway is accessed through an elliptical arch. To the south is the central hallway. Bedrooms are located on either side. they are entered through two paneled doors with brass hardware. The southeast bedroom had a fireplace with a simple wood mantel. All of the trim is painted. Bathrooms have been remodeled. The service hallway is to the north of the staircase. There is storage along the west wall. The cabinetry, doors and door casings, baseboard and the balustrade to the service staircase are all varnished. The railing consists of simple pickets. Finishes in the service area are very simple and functional.

Site:

The Poole House is accessed off of Green Bay Road. The house faces east, with the front entrance opening onto a forecourt that is accessed from a straight road that is perpendicular to the house.



There is a service road leading from the main drive to a small 1-story garage and a two story coach house. The garage is non historic and the coach house has been enlarged. The northern two bays of the coach house date from about 1914. The addition to the south was done by Nancy Rich, the Poole's daughter c. 1962, when she purchased the house. The plans for the addition and an upstairs remodeling are in possession of the current owners.



A small greenhouse attached to the coach house was in very deteriorated condition and has been removed.



The service road also leads to the service side of the house--the north facade. A "kitchen Porch opens off this facade. Unlike the other facades of the house, the windows are not symmetrically placed. The porch is in very poor condition and will be removed and replaced by a sympathetic addition.



North Elevation

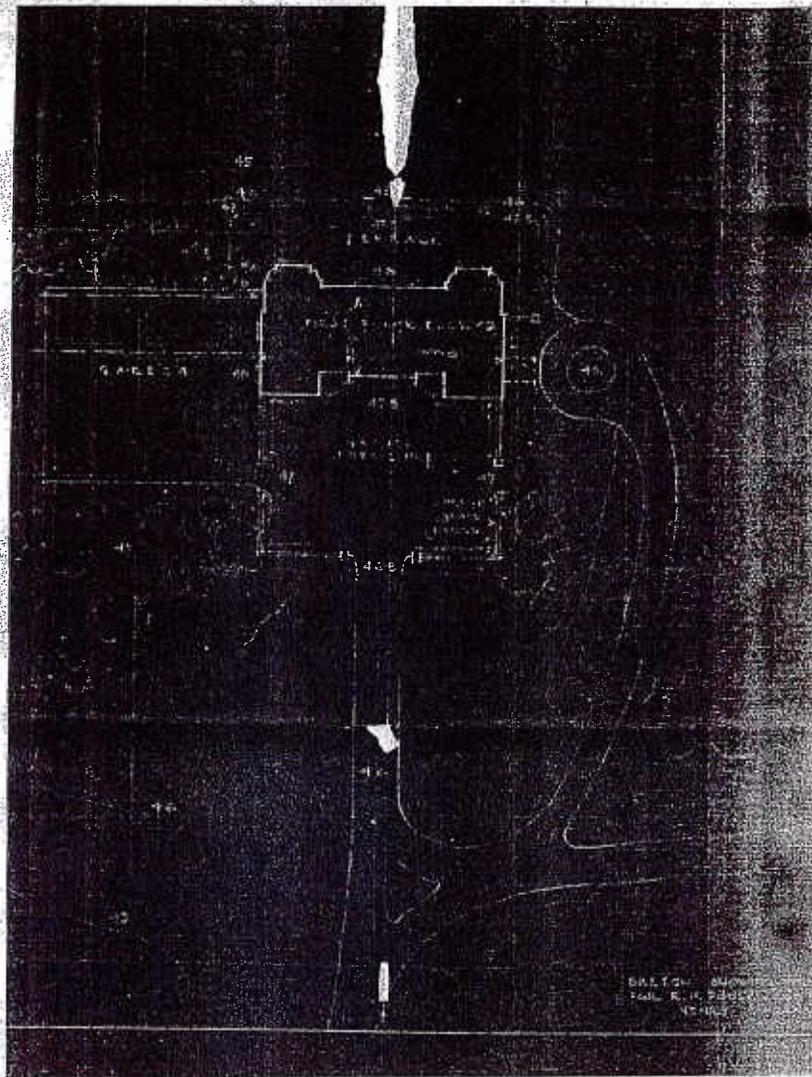
The west elevation faces a shallow terrace, that slopes down to an expansive lawn. At the bottom of the slope, to the south, there is a swimming pool with a small pool house located south of the pool. The pool was installed and the pool house built in 1961 by Nancy Rich.



West Elevation Grass Terrace

The south elevation access an area that once was formally landscaped.





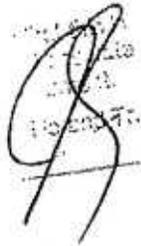
The site plan for the land immediately surrounding the house is not very different from the way it was drawn by Henry Dangler.

Selected bibliography

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WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

THE GRANTORS, CARL M. ZAPFFE
and **SANDRA LYNN ZAPFFE**, Husband
and Wife, of 1010 Green Bay Road, Lake Bluff,
Illinois, County of Lake,
for and in consideration of TEN AND
NO/100 DOLLARS, and other good and
valuable consideration in hand paid
CONVEY and WARRANT to
TRENT WISEHART, of the State of Illinois,
County of Lake



(The Above Space for
Recorder's Use Only)

the following described Real Estate situated in the County of Lake, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO
AND HEREBY MADE A PART HEREOF

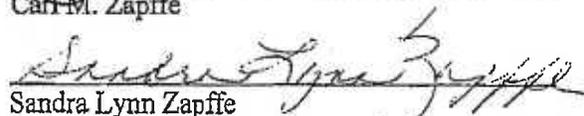
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws
of the State of Illinois.

Permanent Real Estate Index Number(s): 12-17-300-019 and 12-17-300-020
Address of Real Estate: 1010 Green Bay Rd., Lake Bluff, IL 60044

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

DATED this 15th day of January, 2014.



Carl M. Zapffe

Sandra Lynn Zapffe



LOAN POLICY OF TITLE INSURANCE
Issued by
CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 - NW7107956

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 17 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation (the "Company") insures as of Date of Policy and, to the extent stated in Covered Risks 11, 13, and 14, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason by:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protectionif a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.

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LOAN POLICY OF TITLE INSURANCE

ORDER NUMBER: 1409 - NW7107956

6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. The invalidity or unenforceability of the lien of the Insured Mortgage upon the Title. This Covered Risk includes but is not limited to insurance against loss from any of the following impairing the lien of the Insured Mortgage
 - (a) forgery, fraud, undue influence, duress, incompetency, incapacity or impersonation;
 - (b) failure of any person or Entity to have authorized a transfer or conveyance;
 - (c) the Insured Mortgage not being properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (d) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (e) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (f) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (g) a defective judicial or administrative proceeding.
10. The lack of priority of the lien of the Insured Mortgage upon the Title over any other lien or encumbrance.
11. The lack of priority of the lien of the Insured Mortgage upon the Title
 - (a) as security for each and every advance of proceeds of the loan secured by the Insured Mortgage over any statutory lien for services, labor or material arising from construction of an improvement or work related to the Land when the improvement or work is either
 - (i) contracted for or commenced on or before Date of Policy; or
 - (ii) contracted for, commenced or continued after Date of Policy if the construction is financed, in whole or in part, by proceeds of the loan secured by the Insured Mortgage that the Insured has advanced or is obligated on Date of Policy to advance; and
 - (b) over the lien of any assessments for street improvements under construction or completed at Date of Policy.
12. The invalidity or unenforceability of any assignment of the Insured Mortgage, provided the assignment is shown in Schedule A, or the failure of the assignment shown in Schedule A to vest title to the Insured Mortgage in the named Insured assignee free and clear of all liens.
13. The invalidity, unenforceability, lack of priority, or avoidance of the lien of the Insured Mortgage upon the Title
 - (a) resulting from the avoidance in whole or in part, or from a court order providing an alternative remedy, of any transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction creating the lien of the Insured Mortgage because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the Insured Mortgage constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or a judgment or lien creditor.

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LOAN POLICY OF TITLE INSURANCE

ORDER NUMBER: 1409 - NW7107956

- 14. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 13 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the Insured Mortgage in the Public Records.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY HAS CAUSED THIS POLICY TO BE SIGNED AND SEALED BY IT DULY AUTHORIZED OFFICERS.

Issued By:
MICHAEL Z MARGOLIES
4709 W GOLF RD - SUITE 475
SKOKIE, ILLINOIS 60076
Refer Inquiries To:

(847)329-9240

CHICAGO TITLE INSURANCE COMPANY



By: *Raymond R. Quirk*
Raymond R. Quirk
President

By: *Michael Cravalle*
Michael Cravalle
Secretary

Countersigned
Michael Z Margolies
Authorized Signatory

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CHICAGO TITLE INSURANCE COMPANY

LOAN POLICY (2006)

SCHEDULE A

ORDER NUMBER: 1409 - NW7107956

DATE OF POLICY: MARCH 7, 2014

ISSUED BY:

AMOUNT OF INSURANCE: \$1,207,500.00

MICHAEL Z MARGOLIES
4709 W GOLF RD - SUITE 475

LOAN NUMBER: 001191826

SKOKIE, ILLINOIS 60076

PHONE: (847)329-9240 FAX: (847)329-9450

YOUR LOAN REFERENCE: ZAPFFE;1010 GREEN BAY RD, LAKE BLUFF

1. NAME OF INSURED:

WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK AND TRUST CO., N.A., ITS
SUCCESSORS AND/OR ASSIGNS

2. THE ESTATE OR INTEREST IN THE LAND THAT IS ENCUMBERED BY THE INSURED MORTGAGE IS:
FEE SIMPLE, UNLESS OTHERWISE NOTED.

3. TITLE IS VESTED IN:
TRENT WISEHART

4. THE INSURED MORTGAGE, AND ITS ASSIGNMENTS, IF ANY, ARE DESCRIBED AS FOLLOWS:
MORTGAGE DATED FEBRUARY 28, 2014 AND RECORDED MARCH 7, 2014 AS DOCUMENT NO. 7082400,
MADE BY TRENT WISEHART, A MARRIED MAN, TO WINTRUST MORTGAGE, A DIVISION OF
BARRINGTON BANK AND TRUST CO. N.A., IN THE AMOUNT OF \$1,207,500.00.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

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CHICAGO TITLE INSURANCE COMPANY

LOAN POLICY (2006)

SCHEDULE A (CONTINUED)

ORDER NUMBER: 1409 - NW7107956

5. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE CURVING CENTER LINE OF GREEN BAY ROAD AND THE NORTH LINE OF THE SOUTH 30 ACRES OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17; THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 30 ACRES OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, 933.00 FEET; THENCE NORTH ALONG A LINE PERPENDICULAR TO SAID NORTH LINE OF THE SOUTH 30 ACRES OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, 370.00 FEET; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE 180.28 FEET, MORE OR LESS, TO A POINT ON A LINE 470.00 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE OF THE SOUTH 30 ACRES OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17 AND 150.00 FEET EAST OF THE AFOREMENTIONED PERPENDICULAR LINE EXTENDED STRAIGHT NORTH; THENCE EAST ALONG SAID LINE 470.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 30 ACRES OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, 345.00 FEET TO A POINT 364.31 FEET, MORE OR LESS, WESTERLY OF THE CURVING CENTER LINE OF GREEN BAY ROAD; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE 476.95 FEET, MORE OR LESS, TO A POINT ON SAID CURVING CENTER LINE OF GREEN BAY ROAD 225.00 FEET NORTHERLY (MEASURED ALONG SAID CURVING CENTER LINE) OF THE POINT OF BEGINNING; AND THENCE SOUTHERLY ALONG SAID CURVING CENTER LINE OF GREEN BAY ROAD 225.00 FEET TO THE POINT OF BEGINNING SUBJECT (EXCEPT THAT PART TAKEN IN 85ED13)

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

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CHICAGO TITLE INSURANCE COMPANY

LOAN POLICY (2006)

SCHEDULE B - PART I

ORDER NUMBER: 1409 - NW7107956

EXCEPTIONS FROM COVERAGE

EXCEPT AS PROVIDED IN SCHEDULE B - PART II, THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE (AND THE COMPANY WILL NOT PAY COSTS, ATTORNEYS' FEES OR EXPENSES) THAT ARISE BY REASON OF:

B 1. TAXES FOR THE YEARS 2013 AND 2014

TAXES FOR THE YEARS 2013 AND 2014 ARE NOT YET DUE OR PAYABLE.

PERMANENT INDEX NUMBER: 12-17-300-019 (1 OF 2).

NOTE: TAXES FOR THE YEAR 2012, AMOUNTING TO \$51,275.83 ARE PAID OF RECORD.

C 2. TAXES FOR THE YEARS 2013 AND 2014.

TAXES FOR THE YEARS 2013 AND 2014 ARE NOT YET DUE OR PAYABLE.

PERMANENT INDEX NUMBER: 12-17-300-020 (2 OF 2).

DUE TO THE \$150 EXCLUSION LAW, 35 ILCS 200/18-40, THERE IS NO AMOUNT DUE FOR THE 2012 TAX YEAR.

W 3. ASSIGNMENT OF RENTS RECORDED APRIL 17, 2014 AS DOCUMENT NO. 7092543 MADE BY TRENT WISEHART, A MARRIED MAN TO LAKE FOREST BANK & TRUST.

G 4. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.
NOTE EMINENT DOMAIN PROCEEDING 85ED13 AND RIGHTS OF THE PUBLIC AND OF THE STATE OF ILLINOIS IN AND TO SO MUCH OF THE LAND HEREIN AS DEDICATED FOR ROAD PURPOSES PURSUANT TO SAID PROCEEDING.

H 5. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY.

I 6. RIGHTS OF THE PUBLIC AND THE ADJOINING OWNERS TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATERS OF THE STREAM FLOWING THORUGH THE LAND HEREIN.

J 7. RIGHTS OF THE PUBLIC AND OF THE STATE OF ILLINOIS IN AND TO SO MUCH OF THE LAND HEREIN AS DEDICATED FOR ROAD PURPOSES SHOWN ON THE PLAT OF SURVEY RECORDED OCTOBER 17, 1984 AS DOCUMENT 2316666.

CHICAGO TITLE INSURANCE COMPANY

LOAN POLICY (2006)

SCHEDULE B - PART I

ORDER NUMBER: 1409 - NW7107956

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CHICAGO TITLE INSURANCE COMPANY

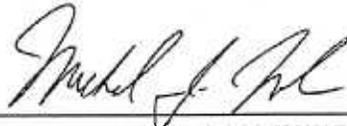
POLICY SIGNATURE PAGE

ORDER NUMBER: 1409 - NW7107956

THIS POLICY SHALL NOT BE VALID OR BINDING UNTIL SIGNED BY AN AUTHORIZED SIGNATORY.

CHICAGO TITLE INSURANCE COMPANY

BY



AUTHORIZED SIGNATORY

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CHICAGO TITLE INSURANCE COMPANY

LOAN POLICY (2006)

ORDER NUMBER: 1409 - NW7107956

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) **Any law**, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters:
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) **not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;**
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

CONDITIONS

1. DEFINITION OF TERMS.

The following terms when used in this policy mean:

(a) "Amount of Insurance": the amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b) or decreased by Section 10 of these Conditions.

(b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.

(c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.

(d) "Indebtedness": The obligation secured by the Insured Mortgage including one evidenced by electronic means authorized by law, and if that obligation is the payment of a debt, the Indebtedness is the sum of

(i) the amount of the principal disbursed as of Date of Policy;

(ii) the amount of the principal disbursed subsequent to Date of Policy;

(iii) the construction loan advances made subsequent to Date of Policy for the purpose of financing in whole or in part the construction of an improvement to the Land or related to the Land that the Insured was and continued to be obligated to advance at Date of Policy and at the date of the advance;

(iv) interest on the loan;

(v) the prepayment premiums, exit fees, and other similar fees or penalties allowed by law;

(vi) the expenses of foreclosure and any other costs of enforcement;

(vii) the amounts advanced to assure compliance with laws or to protect the lien or the priority of the lien of the Insured Mortgage before

the acquisition of the estate or interest in the Title;

(viii) the amounts to pay taxes and insurance; and

(ix) the reasonable amounts expended to prevent deterioration of improvements; but the Indebtedness is reduced by the total of all payments and by any amount forgiven by an Insured.

(e) "Insured": The Insured named in Schedule A.

(i) The term "Insured" also includes

(A) the owner of the Indebtedness and each successor in ownership of the Indebtedness, whether the owner or successor owns the Indebtedness for its own account or as a trustee or other fiduciary, except a successor who is an obligor under the provisions of Section 12(c) of these Conditions;

(B) the person or Entity who has "control" of the "transferable record," if the Indebtedness is evidenced by a "transferable record," as these terms are defined by applicable electronic transactions law;

(C) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;

(D) successors to an Insured by its conversion to another kind of Entity;

(E) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title

(1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,

(2) if the grantee wholly owns the named Insured, or

(3) if the grantee is wholly-owned by an affiliated Entity of the named

Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity;

(F) any government agency or instrumentality that is an insurer or guarantor under an insurance contract or guaranty insuring or guaranteeing the Indebtedness secured by the Insured Mortgage, or any part of it, whether named as an Insured or not;

(ii) With regard to (A), (B), (C), (D), and (E) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured, unless the successor acquired the Indebtedness as a purchaser for value without Knowledge of the asserted defect, lien, encumbrance, or other matter insured against by this policy.

(f) "Insured Claimant": An Insured claiming loss or damage.

(g) "Insured Mortgage": The Mortgage described in paragraph 4 of Schedule A.

(h) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.

(i) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

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(j) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.

(k) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

(l) "Title": The estate or interest described in Schedule A.

(m) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title or a prospective purchaser of the Insured Mortgage to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE.

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured after acquisition of the Title by an Insured or after conveyance by an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT.

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of the Conditions, (ii) in case Knowledge shall come to an Insured of any claim of title or interest that is adverse to the Title or the lien of the Insured Mortgage, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title or the lien of the Insured Mortgage, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS.

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS.

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title or the lien of the Insured Mortgage, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE.

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title, the lien of the Insured Mortgage, or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of

the Company and to produce for examination, inspection and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY.

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance or to Purchase the Indebtedness.

(i) To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay; or

(ii) To purchase the Indebtedness for the amount of the Indebtedness on the date of purchase, together with any costs, attorneys' fees and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of purchase and that the Company is obligated to pay.

When the Company purchases the Indebtedness, the Insured shall transfer, assign, and convey to the Company the Indebtedness and the Insured Mortgage, together with any collateral security.

Upon the exercise by the Company of either of the options provided for in subsections (a) (i) or (ii), all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in those subsections, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

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(i) to pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) to pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the least of

(i) the Amount of Insurance,

(ii) the Indebtedness,

(iii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy, or

(iv) if a government agency or instrumentality is the Insured Claimant, the amount it paid in the acquisition of the Title or the Insured Mortgage in satisfaction of its insurance contract or guaranty.

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title or the lien of the Insured Mortgage, as insured,

(i) the Amount of Insurance shall be increased by 10%, and

(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In the event the Insured has acquired the Title in the manner described in Section 2 of these Conditions or has conveyed the Title, then the extent of liability of the Company shall continue as set forth in Section 8(a) of these Conditions.

(d) In addition to the extent of liability under (a), (b), and (c), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, or establishes the lien of the Insured Mortgage, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title or to the lien of the Insured Mortgage, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

(a) All payments under this policy, except payments made for costs, attorneys' fees and expenses, shall reduce the Amount of Insurance by the amount of the payment. However, any payments made prior to the acquisition of Title as provided in Section 2 of these Conditions shall not reduce the Amount of Insurance afforded under this policy except to the extent that the payments reduce the Indebtedness.

(b) The voluntary satisfaction or release of the Insured Mortgage shall terminate all liability of the Company except as provided in Section 2 of these Conditions.

11. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

12. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) The Company's Right to Recover

Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title or Insured Mortgage and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Insured's Rights and Limitations

(i) The owner of the Indebtedness may release or substitute the personal liability of any debtor or guarantor, extend or otherwise modify the terms of payment, release a portion of the Title from the lien of the Insured Mortgage, or release any collateral security for the Indebtedness, if it does not affect the enforceability or priority of the lien of the Insured Mortgage.

(ii) If the Insured exercises a right provided in (b)(i), but has Knowledge of any claim adverse to the Title or the lien of the Insured Mortgage insured against by this policy, the Company shall be required to pay only that part of any losses insured against by this policy that shall exceed the amount, if any, lost to the Company by reason of the impairment by the Insured Claimant of the Company's right of subrogation.

(c) The Company's Rights Against Noninsured Obligors

The Company's right of subrogation includes the Insured's rights against noninsured obligors including the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

The Company's right of subrogation shall not be avoided by acquisition of the Insured Mortgage by an obligor (except an obligor described in Section 1(e)(i)(f) of these Conditions) who acquires the Insured Mortgage as a result of an indemnity, guaranty, other policy of insurance, or bond, and the obligor will not be an Insured under this policy.

13. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

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14. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or lien of the Insured Mortgage or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

15. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

16. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title or the lien of the Insured Mortgage that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its

conflicts of Law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

17. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at

CHICAGO TITLE INSURANCE COMPANY
National Claims Administration
P.O. Box 45023
Jacksonville, FL 32232-5023

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AMERICAN
LAND TITLE
ASSOCIATION



ENDORSEMENT

ATTACHED TO AND FORMING A PART OF
ORDER NUMBER: 1409 - NW7107956

ISSUED BY

CHICAGO TITLE INSURANCE COMPANY

ALTA ENDORSEMENT 9-06 - RESTRICTIONS, ENCROACHMENTS, MINERALS - LOAN POLICY

1. THE INSURANCE PROVIDED BY THIS ENDORSEMENT IS SUBJECT TO THE EXCLUSIONS IN SECTION 5 OF THIS ENDORSEMENT; AND THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS IN THE POLICY.

2. FOR THE PURPOSES OF THIS ENDORSEMENT ONLY:
 - a. "COVENANT" MEANS A COVENANT, CONDITION, LIMITATION OR RESTRICTION IN A DOCUMENT OR INSTRUMENT IN EFFECT AT DATE OF POLICY.

 - b. "IMPROVEMENT" MEANS AN IMPROVEMENT, INCLUDING ANY LAWN, SHRUBBERY, OR TREES, AFFIXED TO EITHER THE LAND OR ADJOINING LAND AT DATE OF POLICY THAT BY LAW CONSTITUTES REAL PROPERTY.

3. THE COMPANY INSURES AGAINST LOSS OR DAMAGE SUSTAINED BY THE INSURED BY REASON OF:
 - a. A VIOLATION OF A COVENANT THAT:
 - i. DIVESTS, SUBORDINATES, OR EXTINGUISHES THE LIEN OF THE INSURED MORTGAGE,

 - ii. RESULTS IN THE INVALIDITY, UNENFORCEABILITY OR LACK OF PRIORITY OF THE LIEN OF THE INSURED MORTGAGE, OR

 - iii. CAUSES A LOSS OF THE INSURED'S TITLE ACQUIRED IN SATISFACTION OR PARTIAL SATISFACTION OF THE INDEBTEDNESS;

 - b. A VIOLATION ON THE LAND AT DATE OF POLICY OF AN ENFORCEABLE COVENANT, UNLESS AN EXCEPTION IN SCHEDULE B OF THE POLICY IDENTIFIES THE VIOLATION;

 - c. ENFORCED REMOVAL OF AN IMPROVEMENT LOCATED ON THE LAND AS A RESULT OF A VIOLATION, AT DATE OF POLICY, OF A BUILDING SETBACK LINE SHOWN ON A PLAT OF SUBDIVISION RECORDED OR FILED IN THE PUBLIC RECORD, UNLESS AN EXCEPTION IN SCHEDULE B OF THE POLICY IDENTIFIES THE VIOLATION; OR

 - d. A NOTICE OF A VIOLATION, RECORDED IN THE PUBLIC RECORDS AT DATE OF POLICY, OF AN ENFORCEABLE COVENANT RELATING TO ENVIRONMENTAL PROTECTION DESCRIBING ANY PART OF

CONTINUED

ENDORSEMENT

ATTACHED TO AND FORMING A PART OF
ORDER NUMBER: 1409 - NW7107956

ISSUED BY

CHICAGO TITLE INSURANCE COMPANY

THE LAND AND REFERRING TO THAT COVENANT, BUT ONLY TO THE EXTENT OF THE VIOLATION OF THE COVENANT REFERRED TO IN THAT NOTICE, UNLESS AN EXCEPTION IN SCHEDULE B OF THE POLICY IDENTIFIES THE NOTICE OF THE VIOLATION.

4. THE COMPANY INSURES AGAINST LOSS OR DAMAGE SUSTAINED BY REASON OF:

a. AN ENCROACHMENT OF:

- i. AN IMPROVEMENT LOCATED ON THE LAND, AT DATE OF POLICY, ONTO ADJOINING LAND OR ONTO THAT PORTION OF THE LAND SUBJECT TO AN EASEMENT; OR
- ii. AN IMPROVEMENT LOCATED ON ADJOINING LAND ONTO THE LAND AT DATE OF POLICY
UNLESS AN EXCEPTION IN SCHEDULE B OF THE POLICY IDENTIFIES THE ENCROACHMENT OTHERWISE INSURED AGAINST IN SECTIONS 4.a.i. OR 4.a.ii.;

b. A FINAL COURT ORDER OR JUDGEMENT REQUIRING THE REMOVAL FROM ANY LAND ADJOINING THE LAND OF AN ENCROACHMENT IDENTIFIED IN SCHEDULE B; OR

c. DAMAGE TO AN IMPROVEMENT LOCATED ON THE LAND, AT DATE OF POLICY:

- i. THAT IS LOCATED ON OR ENCROACHES ONTO THAT PORTION OF THE LAND SUBJECT TO AN EASEMENT EXCEPTED IN SCHEDULE B, WHICH DAMAGE RESULTS FROM THE EXERCISE OF THE RIGHT TO MAINTAIN THE EASEMENT FOR THE PURPOSE FOR WHICH IT WAS GRANTED OR RESERVED; OR
- ii. RESULTING FROM THE FUTURE EXERCISE OF A RIGHT TO USE THE SURFACE OF THE LAND FOR THE EXTRACTION OR DEVELOPMENT OF MINERALS OR ANY OTHER SUBSURFACE SUBSTANCES EXCEPTED FROM THE DESCRIPTION OF THE LAND OR EXCEPTED IN SCHEDULE B.

5. THIS ENDORSEMENT DOES NOT INSURE AGAINST LOSS OR DAMAGE (AND THE COMPANY WILL NOT PAY COSTS, ATTORNEYS' FEES, OR EXPENSES) RESULTING FROM:

- a. ANY COVENANT CONTAINED IN AN INSTRUMENT CREATING A LEASE;
- b. ANY COVENANT RELATING TO OBLIGATIONS OF ANY TYPE TO PERFORM MAINTENANCE, REPAIR, OR REMEDIATION ON THE LAND;
- c. EXCEPT AS PROVIDED IN SECTION 3.d, ANY COVENANT RELATING TO ENVIRONMENTAL PROTECTION OF ANY KIND OR NATURE, INCLUDING HAZARDOUS OR TOXIC MATTERS, CONDITIONS, OR SUBSTANCES;

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ENDORSEMENT

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CHICAGO TITLE INSURANCE COMPANY

- d. CONTAMINATION, EXPLOSION, FIRE, FRACTURING, VIBRATION, EARTHQUAKE OR SUBSIDENCE; OR
- e. NEGLIGENCE BY A PERSON OR AN ENTITY EXERCISING A RIGHT TO EXTRACT OR DEVELOP MINERALS OR OTHER SUBSURFACE SUBSTANCES.

THIS ENDORSEMENT IS ISSUED AS PART OF THE POLICY. EXCEPT AS IT EXPRESSLY STATES, IT DOES NOT (I) MODIFY ANY OF THE TERMS AND PROVISIONS OF THE POLICY, (II) MODIFY ANY PRIOR ENDORSEMENTS, (III) EXTEND THE DATE OF POLICY, OR (IV) INCREASE THE AMOUNT OF INSURANCE. TO THE EXTENT A PROVISION OF THE POLICY OR A PREVIOUS ENDORSEMENT IS INCONSISTENT WITH AN EXPRESS PROVISION OF THIS ENDORSEMENT, THIS ENDORSEMENT CONTROLS. OTHERWISE, THIS ENDORSEMENT IS SUBJECT TO ALL OF THE TERMS AND PROVISIONS OF THE POLICY AND OF ANY PRIOR ENDORSEMENTS.

ENDORSEMENT

ATTACHED TO AND FORMING A PART OF
ORDER NUMBER: 1409 - NW7107956

ISSUED BY

CHICAGO TITLE INSURANCE COMPANY

ALTA ENDORSEMENT FORM 8.1-06

THE INSURANCE AFFORDED BY THIS ENDORSEMENT IS ONLY EFFECTIVE IF THE LAND IS USED OR IS TO BE USED PRIMARILY FOR RESIDENTIAL PURPOSES.

THE COMPANY INSURES AGAINST LOSS OR DAMAGE SUSTAINED BY THE INSURED BY REASON OF LACK OF PRIORITY OF THE LIEN OF THE INSURED MORTGAGE OVER

- (A) ANY ENVIRONMENTAL PROTECTION LIEN THAT, AT DATE OF POLICY, IS RECORDED IN THOSE RECORDS ESTABLISHED UNDER STATE STATUTES AT DATE OF POLICY FOR THE PURPOSE OF IMPARTING CONSTRUCTIVE NOTICE OF MATTERS RELATING TO REAL PROPERTY TO PURCHASERS FOR VALUE AND WITHOUT KNOWLEDGE, OR IS FILED IN THE RECORDS OF THE CLERK OF THE UNITED STATES DISTRICT COURT FOR THE DISTRICT IN WHICH THE LAND IS LOCATED, EXCEPT AS SET FORTH IN SCHEDULE B;
- (B) ANY ENVIRONMENTAL PROTECTION LIEN PROVIDED BY ANY STATE STATUTE IN EFFECT AT DATE OF POLICY, EXCEPT ENVIRONMENTAL PROTECTION LIENS PROVIDED BY THE FOLLOWING STATE STATUTES:

65 ILCS 5/11-31-1(f).

THIS ENDORSEMENT IS ISSUED AS PART OF THE POLICY. EXCEPT AS IT EXPRESSLY STATES, IT DOES NOT (I) MODIFY ANY OF THE TERMS AND PROVISIONS OF THE POLICY, (II) MODIFY ANY PRIOR ENDORSEMENTS, (III) EXTEND THE DATE OF POLICY, OR (IV) INCREASE THE AMOUNT OF INSURANCE. TO THE EXTENT A PROVISION OF THE POLICY OR A PREVIOUS ENDORSEMENT IS INCONSISTENT WITH AN EXPRESS PROVISION OF THIS ENDORSEMENT, THIS ENDORSEMENT CONTROLS. OTHERWISE, THIS ENDORSEMENT IS SUBJECT TO ALL OF THE TERMS AND PROVISIONS OF THE POLICY AND OF ANY PRIOR ENDORSEMENTS.

ENDORSEMENT

ATTACHED TO AND FORMING A PART OF
ORDER NUMBER: 1409 - NW7107956

ISSUED BY

CHICAGO TITLE INSURANCE COMPANY

ALTA ENDORSEMENT FORM 6-06

THE COMPANY INSURES AGAINST LOSS OR DAMAGE SUSTAINED BY THE INSURED BY REASON OF:

1. THE INVALIDITY OR UNENFORCEABILITY OF THE LIEN OF THE INSURED MORTGAGE RESULTING FROM ITS PROVISIONS THAT PROVIDE FOR CHANGES IN THE RATE OF INTEREST.
2. LOSS OF PRIORITY OF THE LIEN OF THE INSURED MORTGAGE AS SECURITY FOR THE UNPAID PRINCIPAL BALANCE OF THE LOAN, TOGETHER WITH INTEREST AS CHANGED IN ACCORDANCE WITH THE PROVISIONS OF THE INSURED MORTGAGE, WHICH LOSS OF PRIORITY IS CAUSED BY THE CHANGES IN THE RATE OF INTEREST.

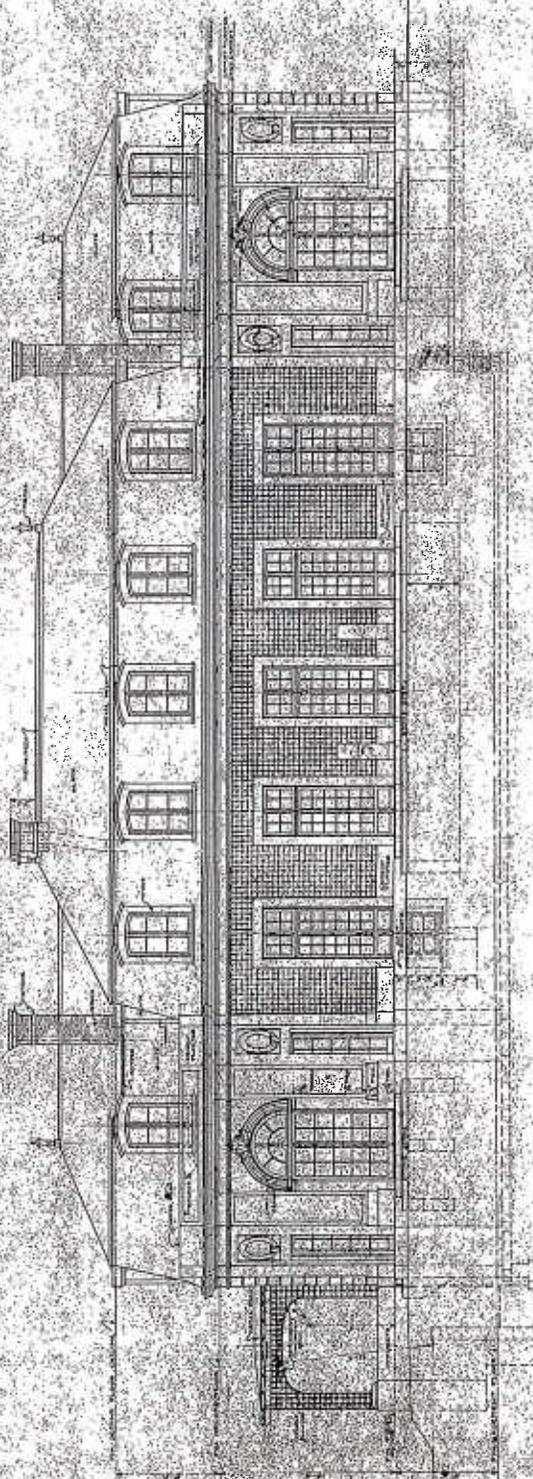
"CHANGES IN THE RATE OF INTEREST", AS USED IN THIS ENDORSEMENT, SHALL MEAN ONLY THOSE CHANGES IN THE RATE OF INTEREST CALCULATED PURSUANT TO THE FORMULA PROVIDED IN THE INSURED MORTGAGE AT DATE OF POLICY.

THIS ENDORSEMENT DOES NOT INSURE AGAINST LOSS OR DAMAGE BASED UPON:

1. USURY, OR
2. ANY CONSUMER CREDIT PROTECTION OR TRUTH IN LENDING LAW.

THIS ENDORSEMENT IS ISSUED AS PART OF THE POLICY. EXCEPT AS IT EXPRESSLY STATES, IT DOES NOT (I) MODIFY ANY OF THE TERMS AND PROVISIONS OF THE POLICY, (II) MODIFY ANY PRIOR ENDORSEMENTS, (III) EXTEND THE DATE OF POLICY, OR (IV) INCREASE THE AMOUNT OF INSURANCE. TO THE EXTENT A PROVISION OF THE POLICY OR A PREVIOUS ENDORSEMENT IS INCONSISTENT WITH AN EXPRESS PROVISION OF THIS ENDORSEMENT, THIS ENDORSEMENT CONTROLS. OTHERWISE, THIS ENDORSEMENT IS SUBJECT TO ALL OF THE TERMS AND PROVISIONS OF THE POLICY AND OF ANY PRIOR ENDORSEMENTS.

*Country House for Ralph Park Esq
at Lake Forest Manor*

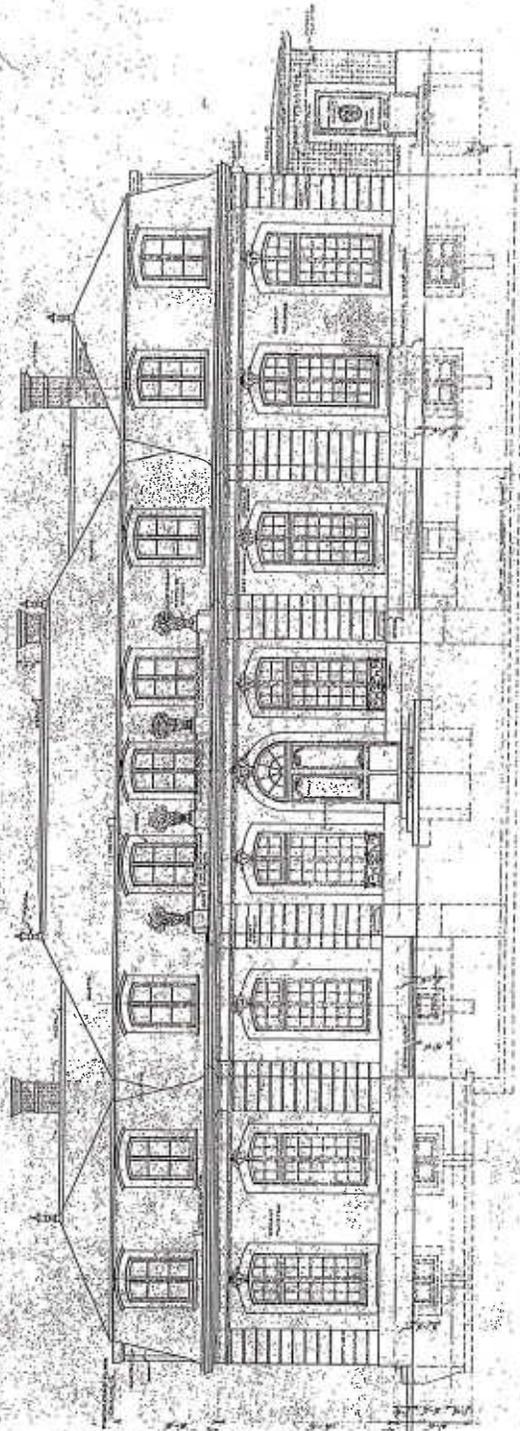


West Elevation

*Henry C. Douglas, Architect
Chicago, Ill.
July 10, 1892. Plan 2.*

Scale of 1/4" = 1'-0"

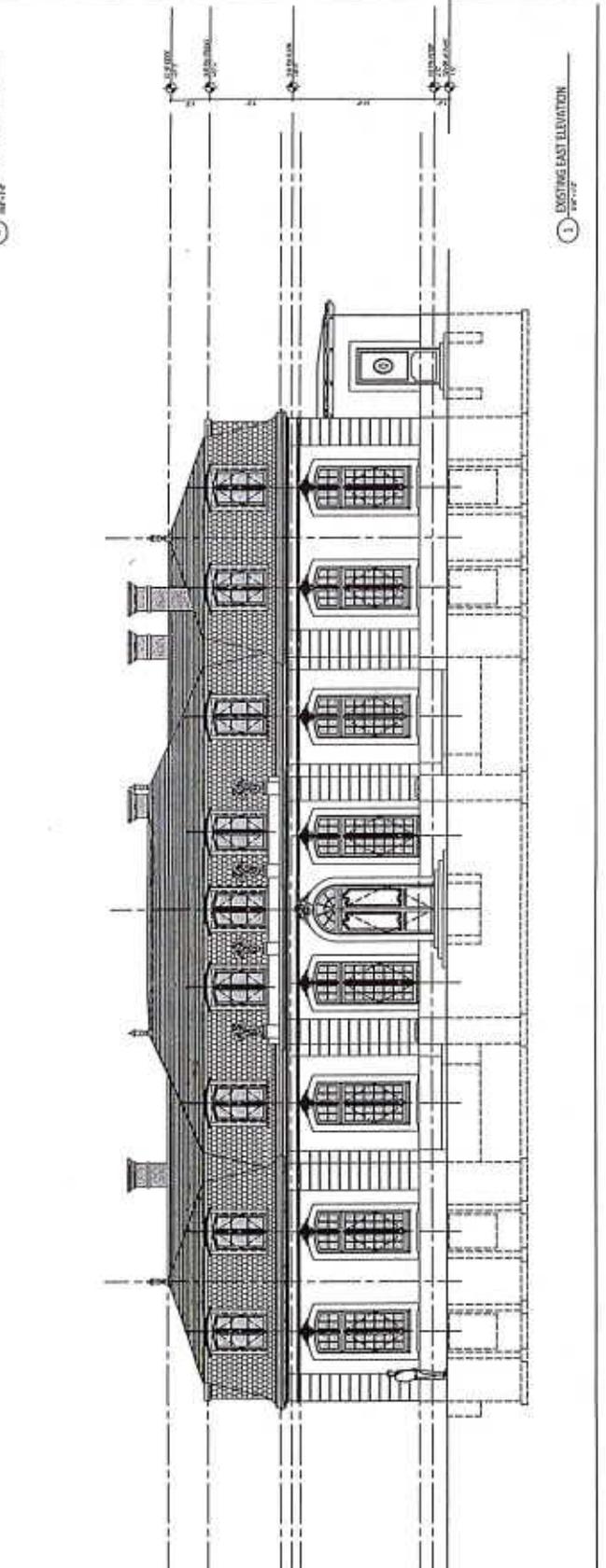
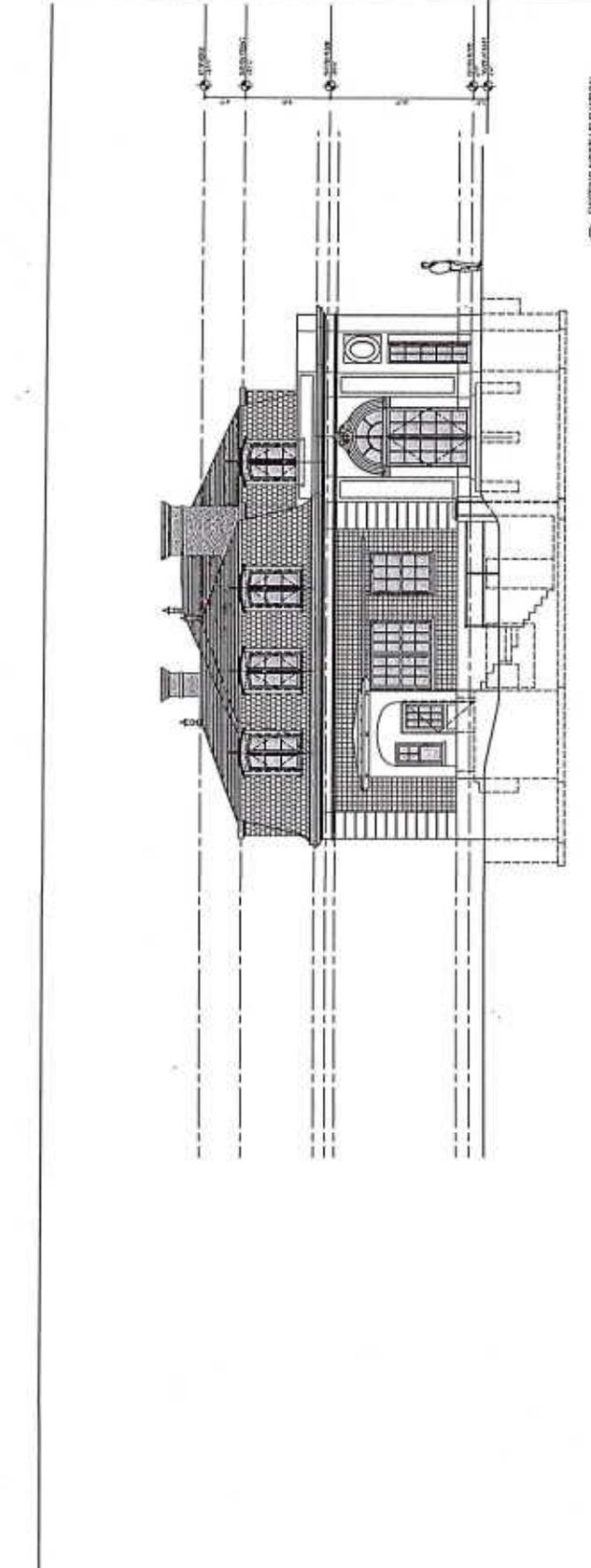
*Country House for Ralph Lake Esq
at Lake Forest Illinois*



East Elevation

Scale of 1/4" = 1' 0"

*Henry C. Drington Architect
Chicago Illinois
July 17, 1882. Sheet 1.*



Part VIII: Statement of Significance

The Ralph Poole House is architecturally significant and meets a number of Landmark Designation Criteria. The building and site have significant character, interest and value as part of the historic, aesthetic and architectural characteristics of the Village, State and the United States because of its artistry, style and association with David Adler. It has the distinguishing characteristics of French Eclectic residential architecture--specifically the 18th Century Rococo period of Louis XV. The building and site embody elements of design, detailing and craftsmanship of exceptional quality. In addition, it has excellent integrity, having undergone almost no exterior alterations since it was constructed. There are relatively few examples of French Eclectic architecture throughout the North Shore, when compared to other revival styles. The only comparable house in Lake Bluff, also designed by David Adler and modeled after a French Manor House, is the Mrs. Carolyn Morse Ely House, at 111 Moffett.

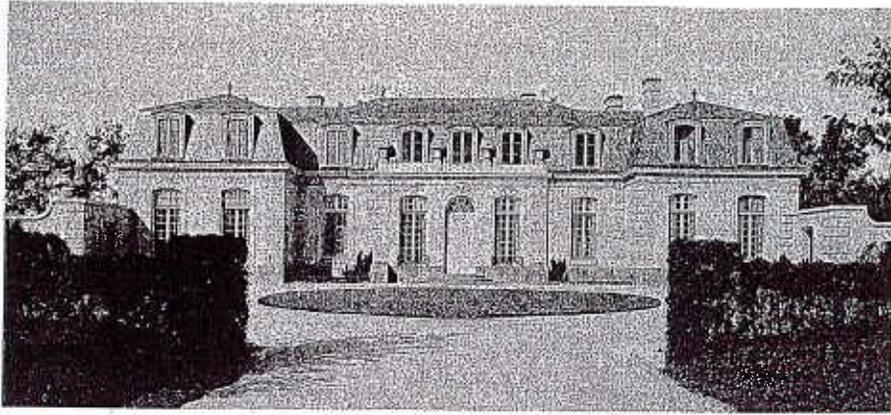
The Ralph H. Poole House, a stunning French Eclectic style manor house, was built over a three year period from 1911-1914. Designed by David Adler, the drawings for the house, because Adler did not have a license, were signed by his partner, Henry Dangler.¹ Poole engaged the Olmsted Brothers, son and step son of Frederick Law Olmsted, to design the landscape for the house.² Numerous letters were exchanged between the Olmsteds and Poole over design of the landscape, plant material, location of gardens and terraces in relation to the house, even suggestions on the style of the house and its orientation on the site.³ One letter, dated June, 1914, from Poole to the Olmsteds, states that the house is almost done and the wing walls are being built.⁴

¹ Adler was not licensed He never did pass the Illinois state architectural licensing exam, and both Dangler and Robert Work, Adler's partner between 1917 and 1928, were licensed and able to sign drawings. In 1928, with an impressive array of recommendations from clients as well as fellow architects, the examining board granted Adler a license.

² Olmsted Bros. was formed in 1898 by Frederick Law Olmsted, Jr. (1870-1957) and his half-brother John Charles Olmsted (1852-1920). Olmsted, Sr. had retired in 1898. Olmsted Bros. was the largest landscape architecture practice in the United States in the early twentieth century, with a portfolio that included roadways, state capitols, planned communities, libraries, hospitals, and academic campuses.

³ Apparently David Adler had originally designed a house in the style of Louis XIV. There is a letter from the Olmsteds to Poole suggesting that a 17th Century country house would call for a "grandiose formal setting, which would mean a huge expenditure. Poole's March 4, 1912, response was "We have come to the same conclusions you have in regard to the Louis XIV style", that it "would not...be acceptable to our needs." The Olmsteds had also suggested reversing Adler's plan, "to throw the kitchen, service yard, etc. to the north and leave the pleasanter southern exposure for the use of the family." Poole responded, "We can easily take the house plan and reverse it so that the kitchen wing will be on the north side instead of the south." No drawings showing earlier designs by Adler's firm have been located. The house, as designed, is Louis XV, not at all "grandiose."

⁴ These letters are all catalogued and located in the Lake Forest-Lake Bluff Historical Society.



East Facade. Special Collections, Lake Forest College

The Poole House is an eloquent example of the French Eclectic style of architecture. The style, was popular beginning in the early teens and remained so until the end of World War II, in the mid 1940s. It differed considerably from the more massive and pretentious Chateausque style of the 1880s and 1890s.⁵ In their book on architectural styles, *A Field Guide to American Houses*, Virginia and Lee McAlester note that what they called “the French Eclectic style”, was based on precedents provided by many centuries of French architecture. They classify the style into three subtypes, the symmetrical, the asymmetrical and the towered. The identifying features that they attribute as common to all three types of the style are tall, steeply pitched roofs, eaves that flare out at roof-wall junctures and brick, windows and/or doors topped by segmental arches, stone or stucco wall cladding, sometimes with half timbering.⁶ Slate roofs, corner quoining and full-length casement windows are common.⁷

With its steep slightly-flared roof--Mansard, a roof type common in French Eclectic buildings--and dormer windows topped by segmental arches, the Poole House, is an example of the symmetrical subtype of French Eclectic architecture. The house has an imposing roof; the entrance is at the center. The facade is generally formal, inspired by smaller French manor houses rather than grand chateaux or modest farmhouses.⁸ On the interior, paneled doors, moldings that incorporate curves and counter curves, and symmetry are typical.

David Adler (Dangler and Adler) : French Architecture

David Adler was a devoted Francophile, especially early in his career, during the teens and twenties, when he had just left the Ecole des Beaux-Arts in Paris and had spent time traveling extensively

⁵ A fine North Shore example of the Chateausque style is the Charles Gates Dawes House, 225 Greenwood Street, Evanston, designed in 1894 by Henry Edwards Ficken.

⁶ Virginia Savage McAlester, *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2014.P.. 485.

⁷ *Ibid.* P. 486.

⁸ *Ibid.* P. 485.

throughout Europe.

Adler was born in 1882 in Milwaukee, the son of a successful clothing manufacturer. After graduating from Princeton University in 1904, he studied architecture at both the Polytechnic University in Munich and the Ecole. He enrolled at the Polytechnikum for three semesters in architecture, interspersed with architectural tours of Germany, Italy and France. From there, he entered L'ecole des Beaux-Arts, where he studied from 1906-1911. While in Paris, Adler made bicycle trips into the countryside of Italy, France and England. Although Adler has never been described as at all interested in the technical or structural aspect of architecture (which he delegated to others), he was a keen observer. According to Richard Pratt, Adler's first biographer, "His travels in Europe had not been frivolous activities, but a major part of his preparation; with his discerning eye and tenacious memory he was absorbing styles and detail he was to use so effectively."⁹

Adler never wrote letters home; instead, every place he went he picked up picture postcards--all architectural.¹⁰ Of the 500 or so postcards in his collection, the majority, 300, are of French buildings; 100 are from Germany; 50 are from England and 30-odd are from Italy. Pratt noted that all the cards, like the books of his extensive library (as well as his newspaper and magazine clippings), showed signs of handling, "as if they must have been in constant use long after Adler came to Chicago".¹¹ All served as important sources of inspiration for his country houses. In describing the cards, Pratt added that "Many of the French cards have rough sketches on the writing side, details of moldings, windows, doors".¹²

Adler's inspiration came from the years he spent, while attending school in France, traveling throughout Europe, but also from his library. Richard Pratt published Adler's architectural library, commenting that Adler "selected his architectural library with the same discrimination manifest in all his professional activities". He had hundreds of books on American, English, German, Italian, Spanish and French architecture. On French architecture alone, his library consisted of over 71 titles. Adler's collection included books on French city and country house architecture, on specific chateaux including the Petit Trianon at Versailles, on exterior and interior decorative treatments of the 17th and 18th Centuries, on French styles, and general histories of French architecture.¹³ Adler was well versed in historical styles. however, his designs

⁹ Richard Pratt. *David Adler*. New York: M. Evans and Company, 1970. P. 7.

¹⁰ These postcards are currently in the collection of the Adler Cultural Center, Libertyville, IL.

¹¹ *Ibid.*, P. 6

¹² *Ibid.*

¹³ Pratt. "Adler's Architectural Library". Pp. 203-217.

were his own original creations.¹⁴

Although French architecture never attained the degree of popularity that Tudor and Georgian Revival had on the North Shore, it received considerable attention nationally. All things French were very much in vogue between World Wars I and II. Several books were published and circulated on French architecture, including the 1924 *French Provincial Architecture as Shown in Various Examples of Town and Country Houses, Shops and Public Spaces Adaptable to American Conditions*, by Henry Oothort Milliken and Philip Goodwin.¹⁵ Filled with photos and measured drawings of 16th - 19th Century French manor houses, their book lauds French design. Magazine articles on French style also were plentiful. An item in the September, 1926, issue of *House and Garden* praised French design, stating "It has integrity, elegance and tradition, and it is designed for comfortable living."¹⁶ It was noted in the book *Versailles, the American Story*, that the children of fashionable New England families were taught French at home and were frequently sent to complete their studies at the Sorbonne in Paris. The expatriate American community was glittering. "Paris was *the* place to be."¹⁷

Adler's first commission, designed in 1911, during the time he was leaving the office of Howard Van Doren Shaw (but before he joined in partnership with Henry Dangler) was for his Uncle, Charles Stonehill. Dangler and Adler had both worked in the office of Howard Van Doren Shaw, age 42 at the time, and the premier country house architect of his generation in the Midwest.

The house Adler designed for Stonehill was named "Pierremont". Located at the north end of Glencoe on a bluff overlooking Lake Michigan, his design was modeled after the grand Louis XIII style Chateau de Balleroy in Normandy.¹⁸ Adler's friend, Abram Poole, designed murals for the house. During construction, Adler made at least one trip to France with his uncle in search of furniture and mantels for their home's 15 fireplaces. Stephen Salny, in his book, *The Country Houses of David Adler*, points out that the Stonehill House was "hailed by the *Architectural Record* in 1912 as the

¹⁴ *Ibid.*

¹⁵ Philip Lippincott Goodwin, who served as Chairman of the Department of Architecture and Industrial Design at New York's Museum of Modern Art between 1935 and 1940 is best known for his striking glass-front 1938 design, created with Edward Durrell Stone, for the building. Prior to 1930, however, he was much enamored with French architecture, designing his own house in Long Island in the French Renaissance Revival style, in 1919.

¹⁶ "A French Chateau for Illinois," *House and Garden*, 50, September, 1926, p. 104. This article is about the Oswald Douglas House in Lake Forest, designed by Russell S. Walcott.

¹⁷ Richard Pascale. *Versailles, the American Story*. Paris XXI: Alaindegourcuff, Editur, n.d.. pp. 113-4.

¹⁸ The house has been demolished and is currently the site of North Shore Congregation Israel. The temple was designed by Minoru Yamasaki, with an addition by Thomas Beebe.

finest country house of its scale in Chicago.¹⁹

At the Ecole, Adler was a friend of Abram Poole, as well as Henry C. Dangler, who was to become Adler's partner until his untimely death in 1917,²⁰ Pratt says they "formed a close threesome in Paris, which continued in Chicago and was broken only by Dangler's untimely death in 1917, which ended also a professional five year association between Dangler and Adler."²¹ Of the eighteen or so houses designed by Adler while he and Dangler were in partnership, three were singled out by Pratt: the 1913 Ralph Poole country house in Lake Bluff. He notes that it was a house "in the mood of the Chateau de Montgiron at Veillens in Normandy."²² The second is the 1915 row of four townhouses in the 2700 block of Lake Vies in Chicago--one for Dangler, one for architect Ambrose Cramer, who was in the Adler-Dangler office and one was for his friend painter Abram Poole.²³ These were modeled after 18th Century English row houses. The third project Pratt singled out was for Mr. and Mrs. Charles B. Pike; its design was modeled after an Italian villa.

Pratt describes the Poole House as follows:

Adler's delight in the fullness of Louis XV detailing is evident in this, one of his earliest houses. Its charm has increased over the years as it has acquired the patina which gives it verisimilitude. The creamy plaster walls are a foil for the restrained rococo ornamentation of the window heads, while the stone urns of fruit give gaiety and height to the entrance without impairing the function of the dormer windows.²⁴



Detail over front entrance, Poole House

¹⁹ Stephen Salny, *The Country Houses of David Adler*. New York: W. W. Norton & Company, 2001. P. 24. "Approach to house of Mr. C.A. Stonehill, Glencoe, Illinois." *Architectural Record*, 22, July, 1912.

²⁰ After Dangler's sudden death in 1917, Adler took the exam and failed it. Adler then selected Robert Work, another colleague from Shaw's office, as a partner. After Adler was licensed, in 1928,, he never again had a partner.

²¹ Pratt, Pp. 6-7. At the time Adler was unlicensed, so for building permit purposes, Dangler's name was on the plans generated from their office.

²² Pratt, P. 10.

²³ The fourth was for Mrs. Arthur Ryerson.

²⁴ Pratt p. 35.



The Mrs. Carolyn Morse Ely House, David Adler, 1923

From 1911, when Adler received his first commission from his uncle Stonehill, until 1926, when he completed drawings for the Albert D. Lasker Estate, he showed a particular interest in French architecture, often borrowing from particular precedents--yet adapting detailing to the client's needs and wishes and to the surrounding site. In addition to the Stonehill House, the Lasker House and the Poole House, he designed a second French-inspired house in Lake Bluff--the Mrs. Carolyn Morse Ely House, 111 Moffett. It was modeled after the Louis XV "La Lanterne", located in the park of Versailles, outside Paris.

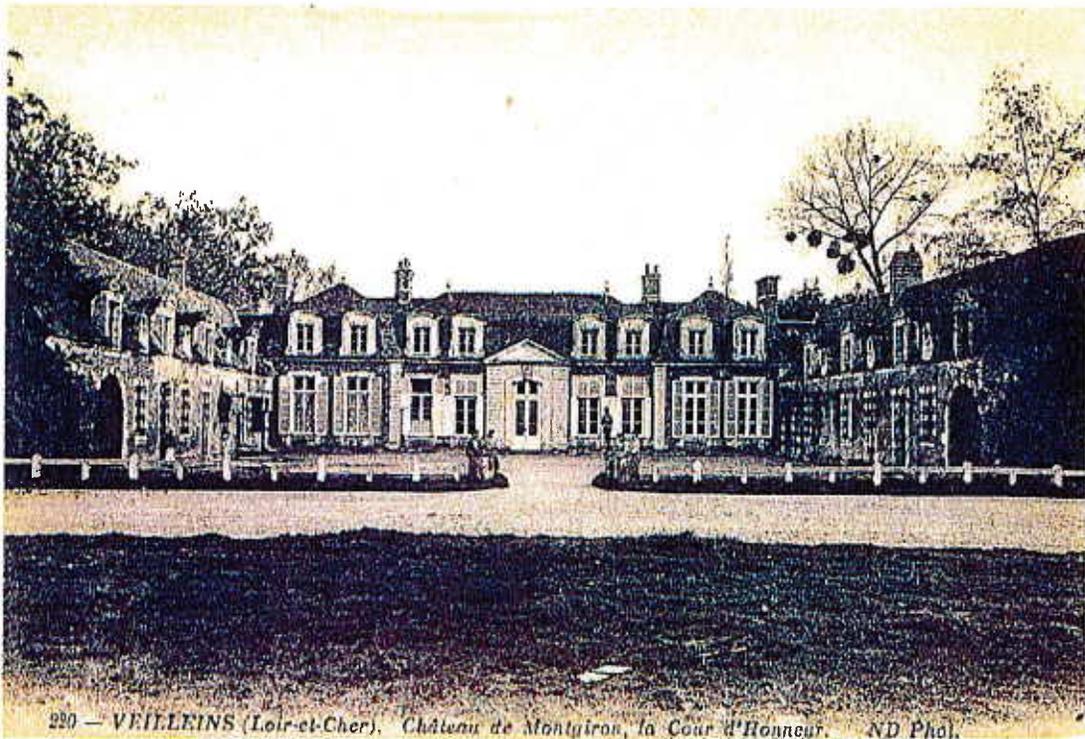
The Jesse Strauss House in Glencoe(1921), the Joseph Ryerson House (1921), the Robert Mandel House in Highland Park (1926) and his own remodeled house in Libertyville (1918-1941) were all inspired by French architecture.

Lake Bluff, in particular, has an extraordinary collection of Adler homes and buildings, including the William McCormick Blair House at Crab Tree Farm, the Lester Armour House on Arbor Drive (former address, Sheridan Road), the Ely House, and Shore Acres Country Club.²⁵ By 1920, Adler had, (along

²⁵ After a fire destroyed Shore Acres Country Club in????, it was reconstructed by architect Lawrence Booth.

with Shaw) become the architect of choice for the elite Presbyterian establishment. For those who sought the cachet of owning an Adler house, the architect's work in Lake Forest and Lake Bluff would have been architecture to emulate.

The Ralph Poole House, according to Richard Pratt, was designed "in the mood of the Chateau de Montgiron at Veillens."²⁶ Like this chateau, the Poole house is symmetrical, with a center entrance, has projecting pavilions and is topped by mansard roofs. Although the Poole House is stuccoed brick, not exposed brick with stone trim and is generally rectangular not U-shaped, both houses have dormers topped by segmental arches. Tall windows beneath the dormers flood the interior of the Poole House with light. Interestingly, Adler's design, with Rococo Louis XV touches displays an inviting grace absent from the more block-like massing of the 17th-18th Century chateau.



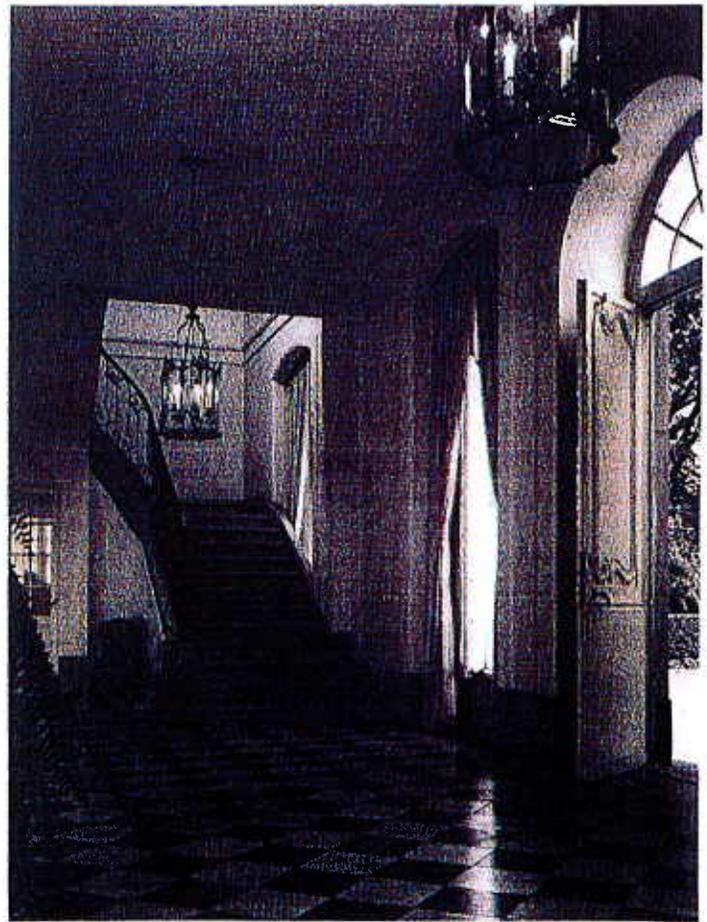
Postcard. Chateau de Montgiron at Veillens.

²⁶ Pratt, p. 10

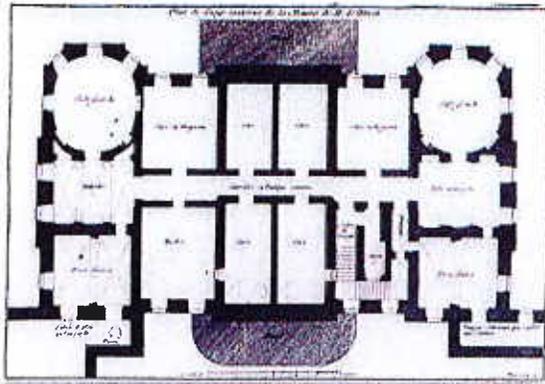
The interior stairhall very much resembles that in a very famous French manor house, the 18th Century Hotel Biron in Paris--built as home of sculptor Auguste Rodin and now the Musee Rodin. The entrance gallery, with its checkerboard floor pattern and grand stairs with wrought iron railings inspired the staircase at the Poole House. Like the Hotel Biron, the Poole House has two oval rooms symmetrically located on the garden facade. Hotel Biron, however stands 2-1/2 stories and is considerably larger and more elaborately detailed. Both floorplans are symmetrical but the Poole House is laid out very differently from its inspiration.



Musee Rodin, Rue de Varenne, Paris, France,
1730 Jean Aubert, architect

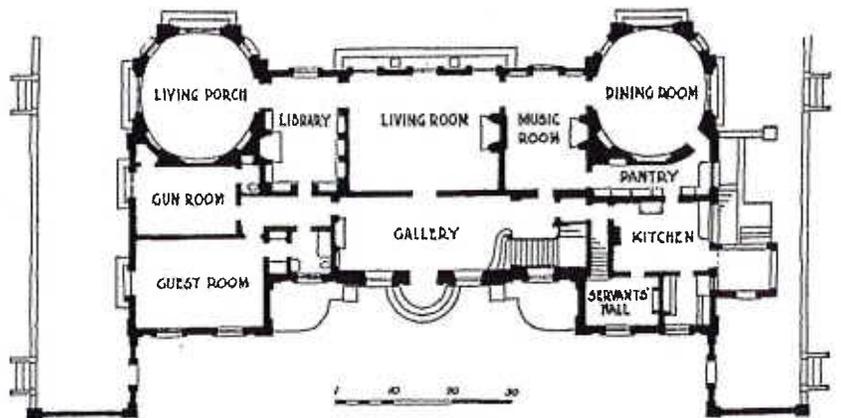


Ralph Poole House, entrance gallery



Musee Rodin, Rue de Varenne,
Paris, France,

1730 Jean Aubert, architect



Plan for the Ralph Poole house.

PLATE 9

Adler, always the eclectic, was brilliant in the artistic way he combined influences. He was a scrupulous designer--always meticulous about details. Pratt wrote, "Adler's sense of scale was uncanny. On an elevation drawing of a room with a scale of one half inch to the foot, he could detect a difference of one-twenty-fourth of an inch, which at full scale would be an inch."²⁷ Adler would tolerate no margin for error. The beauty of his work can be seen in Adler's drawings. There are twenty working drawings and photographs of the house and outbuildings as well as microfilm of the Poole House and out buildings in the collection of the Art Institute.²⁸ The owners also have a set. The Poole House reflects David Adler's keen sense of artistry and passion for French architecture. Adler's signature design features — symmetry, rooms laid out enfilade, elegant details, luxurious materials, exquisite sconces and lighting fixtures and, above all, an intuitive sense of proportion and order — are everywhere in evidence.

David Adler homes were immediately recognized for their style and grace, and he became known as the premier architect for the rich.²⁹ *The Chicago Daily News* society editor, Patricia Moore, in an article written in 1971, noted that "as status symbols go, a David Adler house makes a Rolls Royce look like a dime store purchase" and that "the esteem in which Adler designs are held by owners and admirers is nearly reverential".³⁰

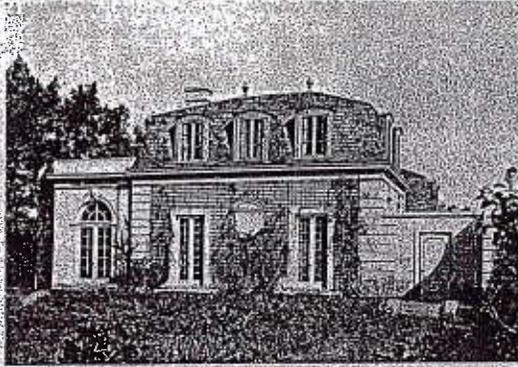
²⁷ Richard Pratt. *David Adler*. Pp. 18.

²⁸ "Poole, Ralph (Mr. and Mrs.)" *Finding Aid: The David Adler Archive at The Art Institute of Chicago, Architecture in Context*, Edited by Martha Thorne. Ca. 1998. P. 137.

²⁹ Rich Cahan, "The Glory that was David Adler." *The Independent Register*, April 15, 1976. P. 1B

³⁰ Patricia Moore. "Status: an Adler Home" *Chicago Daily News*, June 1, 1971.

The Poole House has been widely published, both early on and recently. There is a brief description and three photos in the April, 1922, issue of *The Architectural Forum*. One is of the garden facade showing the north end of the formal garden; one is a detail of the entrance facade on the forecourt. The third is a view northwest toward the staircase in the stairhall.



Garden Facade, House of Ralph H. Poole, Esq.

complement the architectural feeling of the room admirably. The dining room is especially bright and interesting in its color treatment. The walls are light green with wainscot and trim painted cream color; a gilded moulding outlines all the features of the room. The mantel is of Adam inspiration in white and Siena marble in contrast.

Two interiors are illustrated from Mrs. Arthur Ryerson's house, the largest of the group. The living room is in Georgian character, the detail and ornament reduced in scale to accord with the room size. The walls are paneled and painted a mellow green, and the decorative recesses for books are fitted with metal grilles. The dining room is extremely simple in its decorative treatment. The walls have large recessed panels formed in the plaster and are painted in biscuit color with the ornament of cornice and mantel and panel mouldings in a lighter tone.

The Charles Garfield King house, also in Chicago, is larger than those in the group but it indicates the same restraint in design. The exterior has a facing of Indiana limestone on the first story with dark brownish red brick above. The iron fence and balconies are painted dark green. The plan indicates generous sized rooms and the ceiling of the principal floor is high to contribute to the spaciousness. The excellent scale and dignity of the rooms on this floor may be noted in the view of the main hall. This room has a black terrazzo floor with brass inlay and walls painted a light green color, contrasted with the cream tone of the cornice and trim. The living room is a well studied interior based on English rooms of the period of Wren. The walls have the typical heavy moulded panels

and a carved overmantel, worked from pear wood. The paneling is painted a dull green with ornamented members in gold. Furniture and hangings are well chosen to accord in character with the architectural background.

The country houses designed by Messrs. Adler and Dangler are of no less distinction than their city houses. None of the houses illustrated is large, yet they have been successful in imparting to them unusual garden settings, charming vistas and spacious suites of rooms that are ordinarily achieved only in houses of far greater area. The Charles Burrell Pike house at Lake Forest shows well the imaginative quality that underlies their work. It is an ingenious grouping of an Italian paved court with a house of modest dimensions that gives an effect of great space. The lot on which it is located is shallow and borders Lake Michigan. The court with solid walls toward the road was designed to afford privacy. The sunken garden at the rear was the foundation of a former house, through which a cut was made



Detail of Entrance Facade on Forecourt
House of Ralph H. Poole, Esq., Lake Bluff, Ill.

Two books on Adler featured essays on the Ralph Poole house. The first was written by Richard Pratt, *David Adler*. New York: M. Evans and Company, 1970. The second was written by Stephen Salny, *The Country Houses of David Adler*. New York: W. W. Norton & Company, 2001. *Classic Country Estates of Lake Forest: Architecture and Landscape Designs, 1856-1940*, New York: W. W. Norton & Company, 2003, includes two photos and information on the house.

There is considerable archival information on the Poole property. In addition to the material at the Art Institute, the Lake Forest Lake Bluff Historical Society has correspondence between Ralph Poole and the Olmsted Brothers. There is also correspondence between Victoria Post Ranney and Nancy Rich, the Poole's daughter.³¹ The Olmsted Archives in Brookline, Massachusetts, has eighteen drawings dated 1911-1914 in their collection.³² There is also a survey sheet, in the office of the Illinois Historic Preservation Agency in Springfield, dating from the early 1970s, when the State of Illinois undertook the Illinois Historic Structures Survey.³³

Ralph H. Poole

David Adler's clients were Mr. and Mrs. (Marie) Ralph H. Poole. Ralph was the older brother of the artist, Abram Poole, who had been Adler's classmate at Princeton. When David Adler and Henry Dangler formed their practice together, this house was their first important residential commission.³⁴ Ralph Hutchinson Poole, according to the 1926 *Who's Who in Chicago*, dealt in farm mortgages.³⁵ He was born in Chicago in 1878. Like his brother and David Adler, he attended Princeton University, graduating in 1900. Immediately afterward, he went to work in the engineering department of the Chicago & North Western Railway; then, in 1902, he became a member of the Chicago Board of Trade. Two years later, he entered the farm mortgage business. In 1907, he married Marie Richards of Philadelphia. Hutchinson served as Vice president of the Allendale Association; was a member of the Board of Directors of the Military Training Camp Association. In addition to belonging to the Art Institute

³¹ Lake Forest-Lake Bluff Historical Society. 2005.38 Poole/Olmsted

³² Frederick Law Olmsted Archives, Brookline, Mass. Job #05343 #07 Private Estates/Homesteads. Ralph H. Poole. Landscape drawings (18) dated 1911-1914

³³ Illinois Historic Structures Survey (IHSS) Records at the Illinois Historic Preservation Agency, Springfield, IL

³⁴ Adler may have designed Stonehill while he was still employed by Howard Van Doren Shaw. In 1912, the year his firm designed the Poole House, they also built a Servants Lodge for Mr. and Mrs. Charles G. King in Lake Forest. "Catalogue Raisonné" Stephen M. Salny. *The Country Houses of David Adler*. New York: W. W. Norton & Company 2001. P.193.

³⁵ In a letter from Ralph Poole to the Olmsted Brothers, dating from 1913, Poole's stationery heading reads "Poole & Thompson, Farm Mortgages, 1610 Harris Trust Building, Chicago, Illinois".

of Chicago and the Chicago Historical Society, he was a member of the Chicago, Cliff Dwellers, and University club as well as the Onwentsia Country Clubs. His hobbies were tennis and golf.³⁶

Poole came from a distinguished Lake Forest family. His father was Abram Poole (Senior). Born in Johnstown, New York, in 1844, Abram Poole came to Chicago in 1864 and soon became one of Chicago's leading grain merchants. Marrying in 1869, he and his wife Mary came to Lake Forest and built their home, "Elsinore" on the bluffs overlooking Lake Michigan on two lots laid out by Almerin Hotchkiss between two ravines at the north end of Lake Forest in 1857. John D. Halsey points out in *A History of Lake County*, written in 1912, that Abram Poole's was the first of a long line of stately mansions lining the lake for three miles.³⁷ "Elsinore was demolished and replaced by the Mrs. Kersey Coates Reed House in 1930."³⁸

The 1900 Census records have Ralph, age 22, living with his parents (Abram and Mary Howe Poole), five brothers and sisters and six servants (a waitress, cook, coachman, maid, laundress and gardener), on Lake Avenue (later Lake Road) in Lake Forest.³⁹ The 1920 Census have Ralph and Marie R. Poole living in their home on Green Bay Road, with 4 children (Barbara, 10; Ralph, 8; Nancy, 4; and Richard, 2) and 7 servants (a nurse, chamber maid, waitress, cook, gardener, hired man and a superintendent and his wife and daughter.⁴⁰ The 1940 Census also has Ralph and Marie Poole living on Green Bay Road.⁴¹

Ralph Poole died on January 12, 1961; he was 82 years old. His *Chicago Tribune* obituary, titled "Plan Private Services for Ralph H. Poole, Engineer, Ravinia Aid, Dies at 82", notes that he died in his home on North Green Bay Road. He was described as a former civil engineer with the Chicago & North Western Railway, a member of the Chicago Board of Trade and a former mortgage broker. His obituary adds that he served on the Board of Ravinia when opera was produced there and since 1935 has served as a Trustee and as a member of the Executive Committee of the Ravinia Festival. He also was a member of the Board of the Orchestral Association and the Allendale School for Boys in Lake Villa. A few years after

³⁶ "Ralph Hutchinson Poole". *Who's Who in Chicago*. Chicago: A. N. Marquis Company, 1936. P. 698.

³⁷ John J. Halsey. *A History of Lake County*. Chicago. Harmegnies & Howell, 1912, "Township of Shields," P. 521.

³⁸ This information was taken from: Benjamin, Susan S. "Mrs. Kersey Coates Reed House", *National Register of Historic Places Registration Form*, 2001.

³⁹ "Ralph Poole" 1900 Federal Census. Ancestry.com

⁴⁰ "Ralph Poole." 1920 Census. Ancestry.com. This has Ralph's occupation listed as president of a painting company. There are often mistakes in the records. This may be the case, since his stationery in the Teens has him listed as a broker in farm mortgages. There was clearly a mistake in the 1910 Census. Ralph and Marie are shown renting a place on W. Walton Place (with one servant) and his occupation is listed as "Mail Carrier". It actually says "Mortgages". The 1930 Census, for some unexplained reason, has Ralph H. Poole at 220 Waukegan Road, at a residence valued at \$100,000. The form says, "lives at farm" and it says "no." Ralph H. Poole, 1930 Census. Ancestry.com.

⁴¹ "Ralph Poole" 1940 United States Federal Census. Ancestry.com

his graduation from Princeton, he founded the Midwinter Cotillions, a forerunner of the Bachelor and Benedicts Ball.⁴² The May 8, 1962 *Chicago Daily Tribune* reported that R. H. Poole left an estate of \$4,399,108.⁴³

Ownership of the Property

The Ralph H. Poole House originally stood on land that was part of the Dwyer Farm, owned by William and Mary Dwyer.⁴⁴ Poole's house was built on 40 acres, accessed by Green Bay Road. An 1861 Lake County map shows Mary Dwyer owning the property in 1861. In 1868, Dwyer transferred land to their daughter Ellen Strong (1837-1970), who transferred it to Townsend Smith in 1892. J. Howard Taylor bought the property from Townsend and Charlotte D. Smith on May 18, 1905. Ralph H. Poole purchased the property from J. Howard Taylor, November 21, 1910. Poole continued to own the property until 1961, when title was transferred to Poole's daughter, Nancy Poole Rich and her husband, Joseph E. Rich. She and her husband lived there until 1976, when the property was purchased by Carl Zapffe and his wife. In 2014, Trent Wisehart purchased the property, which consisted of 8 acres from the Carl M. and Sandra Lynn Zapffe.⁴⁵ Currently the house rests on 8 acres; the rest of the property has been subdivided.

⁴² " Plan Private Services for Ralph H. Poole, Engineer, Ravinia Aid, Dies at 82", *Chicago Tribune*. January 12, 1961.

⁴³ "\$4.3 Million Estate Left By R. H. Poole." *Chicago Daily Tribune*, May 8, 1962.

⁴⁴ In 1837, William and Mary Dwyer and her brother, Dr. Richard Murphy laid a claim to the property on the site and created what is known as the "Dwyer Settlement". It became the center of social, political, intellectual activity in the area. Dwyer served as the first road supervisor for this portion of Green Bay Road and as a tax collector. . There is a marker on North Green Bay Road, .2 miles north of Armour Woods, on the east side of the street. <http://nextexithistory.com/site/the-dwyer-settlement-in-lake-county-illinois/>

⁴⁵ This information is from title records--the Grantor-Grantee Index at the Lake County Recorder of Deeds. There are a few discrepancies. The Grantor-Grantee Index shows Mary Dwyer selling property to James Karney on October 24, 1849, but Karney is not shown as Grantor for 1870-1935.











9-14-4: LANDMARK DESIGNATION:

A. Criteria: The commission shall consider the criteria provided in this section in order to recommend a structure, building, site, or landscape for designation as a landmark.

1. General Considerations:

- a. The structure, building, site, or landscape has significant character, interest, or value as part of the historic, aesthetic, cultural, or architectural characteristics of the village, the state of Illinois, or the United States.
- b. The structure, building, site, or landscape is closely identified with a person or persons who significantly contributed to the development of the village, the state of Illinois, or the United States.
- c. The structure, building, site, or landscape involves the notable efforts of, or is the only known example of work by, a master builder, designer, architect, architectural firm, or artist whose individual accomplishment has influenced the development of the village, state of Illinois, or the United States.
- d. The unique location or singular physical characteristics of a structure, building, site, or landscape make it an established or familiar visual feature.
- e. The activities associated with a structure, building, site, or landscape make it a current or former focal point of reference in the village.
- f. The structure or building is of a type or is associated with a use once common but now rare, or is a particularly fine or unique example of a utilitarian structure and possesses a high level of integrity or architectural significance.
- g. The structure, building, site, or landscape is in an area that has yielded or is likely to yield historically significant information, or even prehistoric data.

2. Architectural Significance:

- a. The structure, building, site, or landscape represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction, or use of indigenous materials.
- b. The structure, building, site, or landscape embodies elements of design, detail, material, or craftsmanship of exceptional quality.
- c. The structure, building, site, or landscape exemplifies a particular architectural style in terms of detail, material, and workmanship which has resulted in little or no alteration to its original construction.
- d. The structure, building, site, or landscape is one of the few remaining examples of a particular architectural style and has undergone little or no alteration since its original construction.

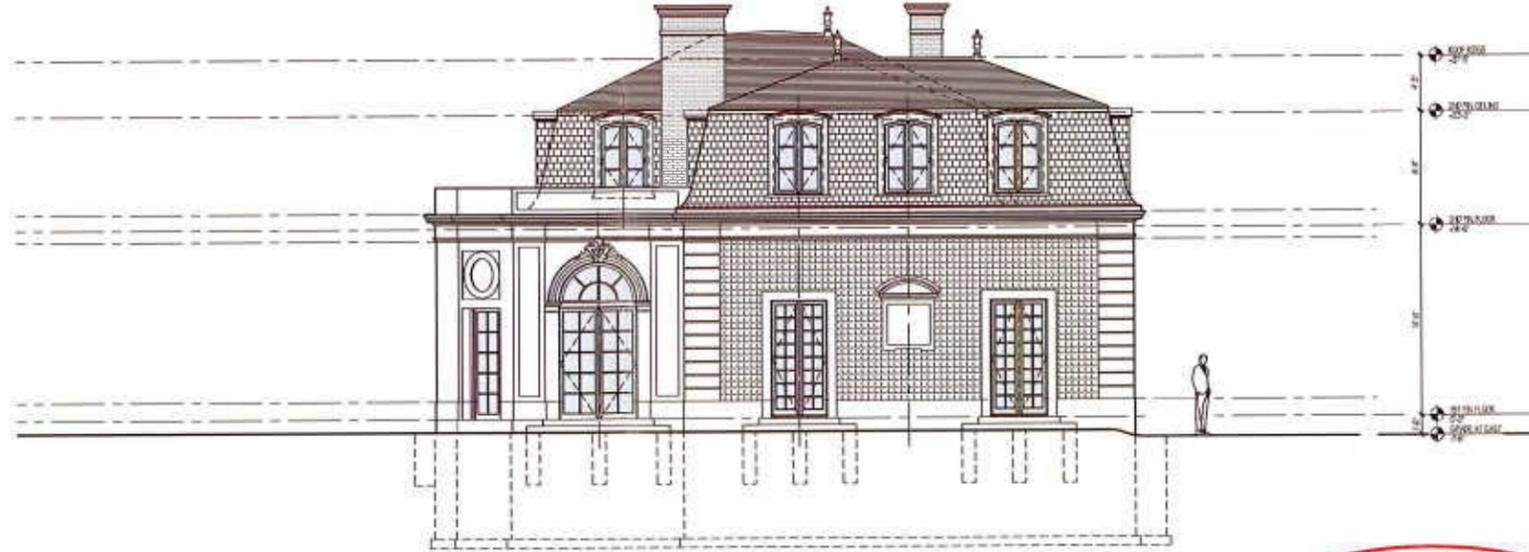
- e. The structure, building, site, or landscape is, or is part of, a contiguous grouping that has a sense of cohesiveness expressed through a similarity of style characteristics, time period, type of property, method of construction, or use of indigenous materials and accents the architectural significance of an area.
- f. The detail, material, and workmanship of the structure, building, site, or landscape can be valued in and of themselves as reflective of or similar to those of the majority of the other visual elements in the area.
- g. The landscape is significant in its own right as landscape architecture and not merely as a complementary setting for a structure or a group of structures.

3. Historic Significance:

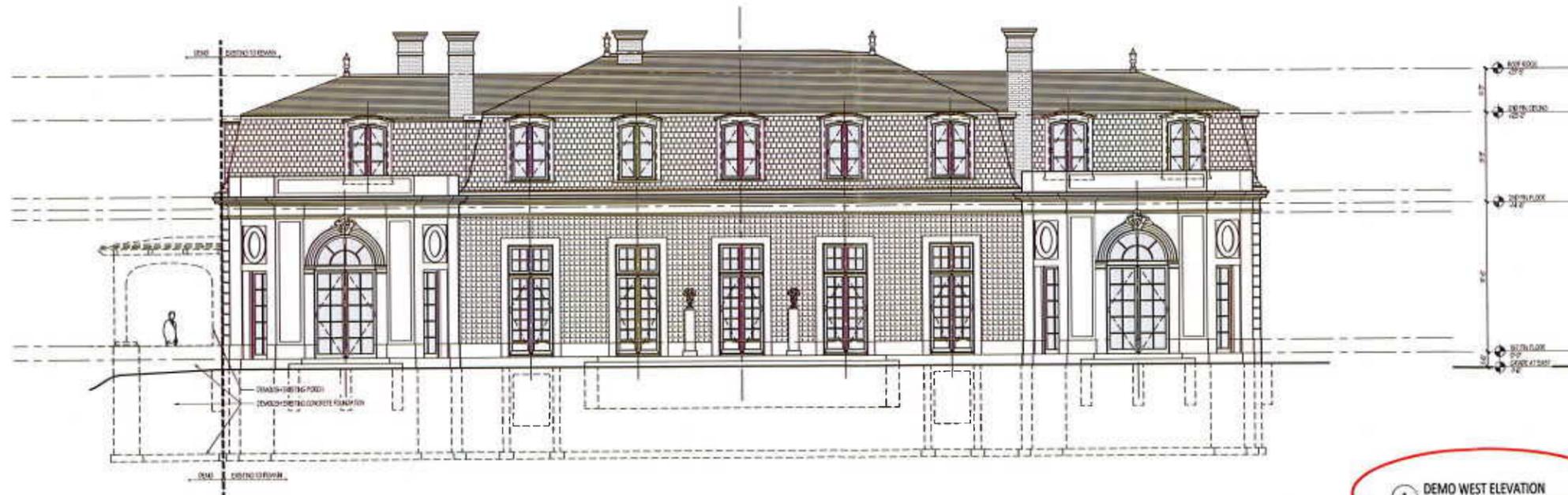
- a. The structure, building, site, or landscape is an exceptional example of an historic or vernacular style, or is one of the few such remaining properties of its kind in the village.
- b. The structure, building, site, or landscape has a strong association with the life or activities of a person or persons who significantly contributed to or participated in the historic or cultural events of the United States, the state of Illinois, or the village.
- c. The structure, building, site, or landscape is associated with an organization or group, whether formal or informal, from which persons have significantly contributed to or participated in the historic or cultural events of the United States, the state of Illinois, or the village.
- d. The structure, building, site, or landscape is associated with a notable historic event.
- e. The structure, building, site, or landscape is associated with an antiquated use due to technological or social advances.
- f. The structure, building, site, or landscape is a monument to, or a cemetery of, a historic person or persons.

B. Applications For Nominations Of Landmarks:

- 1. Who May Nominate: Applications for nominations for designation of a landmark may be submitted by: a) the owner of record of the nominated landmark; b) the commission; c) the village board; or d) the Vliet Center board.
- 2. Application Requirements: Applications for landmark nomination shall be filed with the village administrator, on forms provided by the village administrator, and shall, at a minimum, include the following information and specifications:
 - a. The name and address of the applicant and owner of record.
 - b. The legal description and common street address of the property.
 - c. A written statement describing the structure, building, site, or landscape, and setting forth reasons in support of the proposed designation, including a list of significant



2 DEMO SOUTH ELEVATION
33'6" x 14'



1 DEMO WEST ELEVATION
33'6" x 14'

NORTHWORKS
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is strictly prohibited.

GENERAL NOTES
ALL DRAWING DIMENSIONS UNLESS OTHERWISE NOTED.
SEE ALL NOTES REGARDING PERMITS, LOCAL ORDINANCES AND
ALL APPLICABLE REGULATIONS. ALL NOTES TO BE OBSERVED.

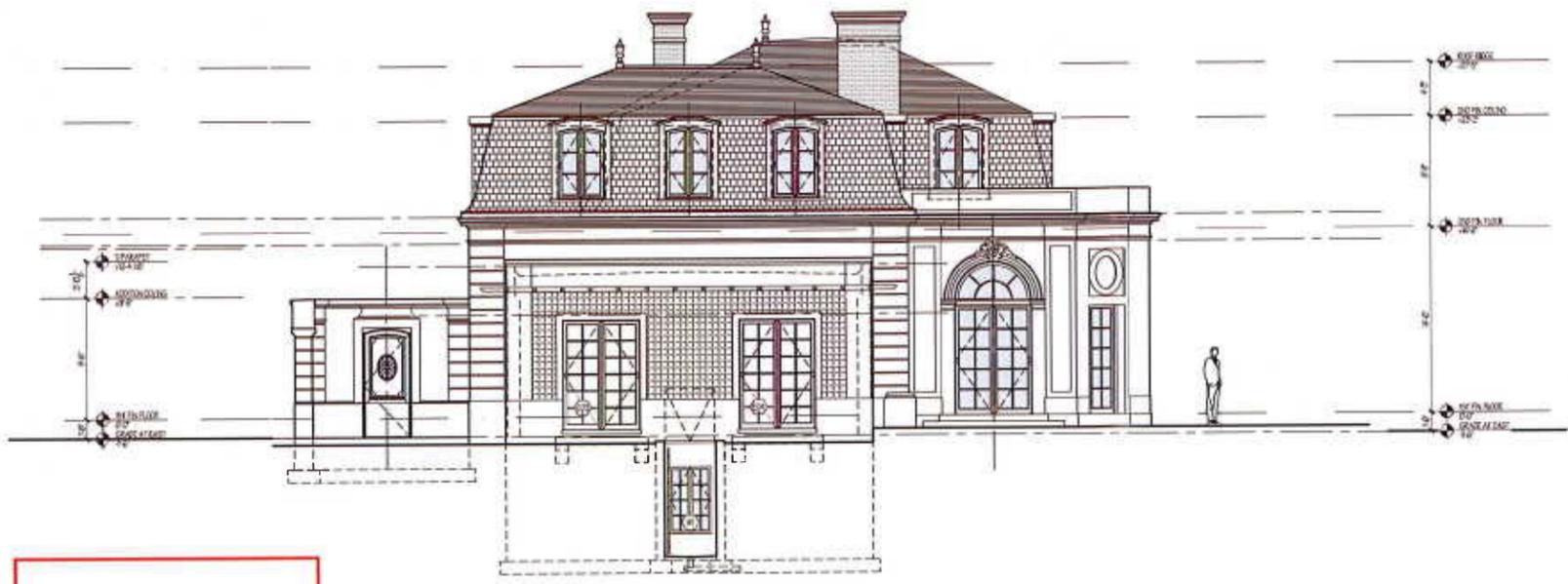
ISSUED DATE	ISSUED FOR
01.08.2015	BUILDING PERMIT

PROFESSIONAL SEAL

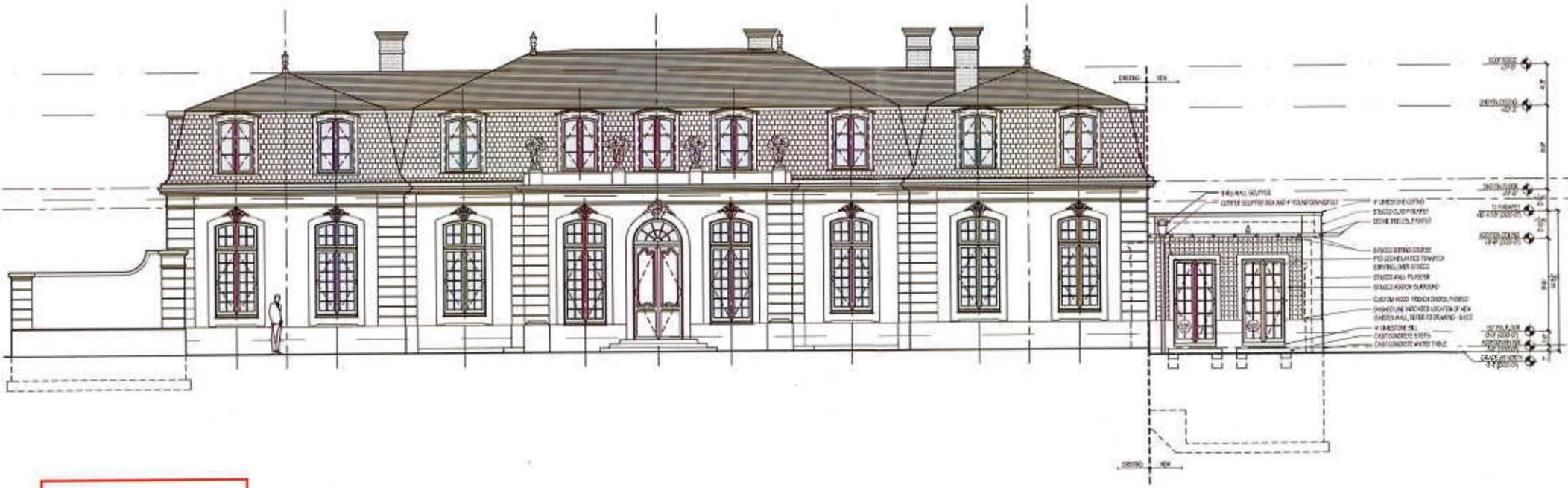
PROJECT
PRIVATE RESIDENCE
1010 GREEN BAY ROAD
LAKE BLUFF, IL 60044

ISSA	Project No.
CL/CJ	Drawn By
SAD	Checked By
Discipline	Drawing No.
D	2.1

Drawing Name
DEMO EXTERIOR ELEVATIONS



2 PROPOSED NORTH ELEVATION
3/16" = 1'-0"



1 PROPOSED EAST ELEVATION
3/16" = 1'-0"

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be used. Contractors and fabricators to verify all dimensions
in site prior to beginning work.

ISSUED DATE	ISSUED FOR
05-28-2016	BUILDING PERMIT

PROFESSIONAL SEAL

PROJECT
PRIVATE RESIDENCE
1010 GREEN BAY ROAD
LAKE BLUFF, IL 60044

2004	Project No.
BJL/CY	Drawn By
SAD	Checked By

A 2.0

Drawing Name
EXTERIOR ELEVATIONS

one hundred twenty (120) days after filing an application for a demolition permit, and no sooner than thirty five (35) days after filing an application for a permit to undertake any other alteration, or other physical modifications to a landmark, a permit applicant may notify the commission and building commissioner in writing that it no longer intends to participate in the advisory review process; provided, that the permit applicant has attended an advisory review conference with the commission during that one hundred twenty (120) day period. Upon receipt of such notice, and notwithstanding any determination of the commission, the building commissioner shall evaluate the application strictly on its merits under all other village building codes and regulations.

4. Extension Of Time For Advisory Review:

- a. If a permit applicant is unable to attend or fails to attend an advisory review conference, the advisory review period will be extended for such time as is necessary for the permit applicant to schedule and attend an advisory review conference with the commission or its designated representatives.
- b. In addition to any other extension, upon request of the commission and written notice to the permit applicant, the village board may consider and grant an extension, not exceeding an additional thirty (30) days, of the time for an advisory review of an application for alteration, demolition, or any other physical modifications of a landmark, if the board determines that the commission's efforts to preserve a landmark will promote the public welfare without causing undue hardship on the permit applicant.

5. Other Laws And Regulations: Except to the extent specifically and clearly in conflict with the provisions of this chapter, the advisory review process shall not negate, modify, or supersede any other village building codes and regulations or other applicable law.

6. Posting Of Signage: Within five (5) days of the commission's request for an advisory review conference regarding the proposed work for a landmark, the building commissioner shall cause signage to be posted at the landmark or historic structure including the following information: a) that the village has received a permit application for the proposed work; b) that the commission is conducting an advisory review conference regarding the proposed work; and c) the date, time and location of the meeting(s) of the commission during the advisory review period.

C. Criteria: In conducting an advisory review, the commission shall consider and urge the applicant to incorporate into the proposed work the following criteria:

1. General Standards:

- a. Reasonable efforts should be made to use property for its originally intended purpose or to provide a compatible use that requires minimal alteration of a structure, building, site, or landscape and its environment.
- b. The distinguishing original qualities or character of a structure, building, site, or landscape and its environment should not be destroyed. No alteration or demolition of any historic material or distinctive architectural feature should be permitted except when necessary to assure an economically viable use of a site.

- c. All structures, buildings, sites, and landscapes should be recognized as products of their own time. Alterations that have no historic basis and that seek to create an earlier appearance than the true age of the property are discouraged.
- d. Changes that may have taken place over time evidence the history and development of a structure, building, site, or landscape and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected when dealing with a specific architectural period.
- e. Distinctive stylistic features or examples of skilled craftsmanship that characterize a structure, building, site, or landscape should be maintained and preserved if possible.
- f. Deteriorated architectural features should be repaired rather than replaced, if possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than conjectural designs or the availability of different architectural elements from other buildings or structures.
- g. Surface and other forms of cleaning of structures, buildings, sites, and landscapes should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the structures, buildings, sites, or landscapes should be avoided.
- h. New structures and buildings, and alterations to sites and landscapes, should not be discouraged when such structures or alterations do not destroy significant historical, architectural, or cultural features and are compatible with the size, scale, color, material, and character of the site, neighborhood, or environment.
- i. If possible, new structures and buildings, and alterations to the existing conditions of sites and landscapes, should be undertaken in such a manner that, if such new structures or alterations were to be removed in the future, the essential form and integrity of the original structure, building, site, or landscape would be unimpaired.
- j. Alterations that do not affect any essential architectural or historic features of a structure, building, site, or landscape, as viewed from the public way, ordinarily should be permitted.
- k. Any permitted alteration or demolition should promote the purposes of this chapter and the general welfare of the village and its residents.
- l. Demolition should not be undertaken if a structure, building, site, or landscape is economically viable in its present condition or could be economically viable after completion of appropriate alterations, even if demolition would permit a more profitable use of such site.

2. Design Guidelines:

- a. The height of a landmark after alteration should be compatible with the height of the original landmark.

- b. The relationship between a landmark and adjacent open spaces after its alteration should be compatible with such relationship prior to such alteration.
- c. The relationship among the height, width, and scale of a landmark after alteration should be compatible with such relationship prior to such alteration.
- d. The directional expression of a landmark after alteration, whether its vertical or horizontal positioning, should be compatible with the directional expression of the original landmark.
- e. The roof shape of a landmark after alteration should be compatible with the roof shape of the original landmark.
- f. The architectural details, general design, materials, textures, and colors of a landmark after alteration should be compatible with the architectural details, general design, materials, textures, and colors of the original landmark.
- g. The appurtenances, including, without limitation, signs, fences, landscaping, accessory structures, and pavings, of a landmark after alteration should be compatible with the appurtenances of the original landmark.
- h. In addition to the foregoing guidelines, the commission may consider the secretary of the interior's standards for rehabilitation guidelines for rehabilitating historic buildings (revised 1983), and any amendments thereto, in conducting an advisory review. (Ord. 2008-20, 7-14-2008)

9-14-1: PURPOSE AND GOALS:

A. Purpose: The purpose of this chapter is to promote historic and architectural preservation in the village. The village seeks to protect, enhance, and perpetuate those historical structures, buildings, sites, and landscapes valued by the village and its residents that are significant to the village history, culture, and architecture.

B. Goals: This chapter is created in order to achieve the following goals:

1. To foster civic pride in the beauty and accomplishments of the past as represented in the village landmarks;
2. To preserve, promote, maintain, and enhance the village historic resources and character as a community comprised principally of well maintained single-family residential neighborhoods and small, thriving business areas oriented to serve the day to day needs of local residents;
3. To protect and enhance the village attractiveness to residents, businesses, visitors, and prospective home buyers and businesses;
4. To maintain and improve property values in the village;
5. To protect, preserve, and enhance the village aesthetic appearance and character;
6. To encourage the designation of landmark status upon structures, buildings, sites, and landscapes at the local, state, and national levels; and
7. To educate the general public on the significance of historic preservation. (Ord. 2008-20, 7-14-2008)

VILLAGE OF LAKE BLUFF

Memorandum

To: Chair Nelson and Members of the Historic Preservation Commission

From: Brandon Stanick, Asst. to the Village Administrator

Subject: **Agenda Item #4** - 1010 Green Bay Road: Landmark Nomination Application and Advisory Review Conference

Date: March 25, 2016

OWNER & APPLICANT:	Trent Wisehart
OWNER REPRESENTATIVES	Susan Benjamin (Benjamin Historic Certifications) Michael Hoeft
LOCATION:	1010 Green Bay Road
DATE RECEIVED:	March 2, 2016
REQUESTED ACTION:	<ul style="list-style-type: none">• Conduct Public Hearing and Consider Recommendation on Landmark Designation; &• Conduct Advisory Review Conference to Consider Proposed Changes to the Structure.
APPLICABLE REGULATIONS:	<ul style="list-style-type: none">• Village Code Section 9-14-4 (Landmark Designation); and• Village Code Section 9-14-6 (Advisory Review)

Landmark Nomination Application

On March 2, 2016 the Village received an application for landmark designation for the property located at 1010 Green Bay Road (Property), more commonly known as the "Ralph Poole House", from Mr. Trent Wisehart (Property Owner). Pursuant to the 2008 architectural survey, the structure has a local significance rating of "Significant". Additionally, the house was constructed in 1912 and is an example of the French Eclectic style of architecture by architect David Adler.

A legal notice for the March 29th HPC Meeting was published in the Lake County News-Sun on March 4th. A letter was also mailed (on March 3rd) to surrounding property owners providing information regarding the scheduled hearing.

Recommended HPC Action: Landmark Nomination Application

It is recommended the HPC conduct a public hearing to consider the historic landmark designation application, solicit comments from the representatives of the Property Owner, as well as the Public, review the nomination application according to the Landmark Designation Criteria attached, and take the following action:

- Formulate a recommendation to the Village Board that the Property does or does not meet the historic landmark designation criteria.

Attachments

- A. Landmark Nomination Application and Related Materials; and
- B. Section 9-14-4: Criteria for Landmark Designation.

Advisory Review

Following the public hearing to consider the landmark nomination application, because of the Property Owner's intent to commence with plans for renovation, the HPC will conduct an Advisory Review Conference to consider the proposed changes to the house. The purpose of this Process is to use the attached Advisory Review Criteria to ascertain the extent to which the proposed work is consistent or inconsistent with the purpose and goals of the Historic Preservation Chapter of the Municipal Code (pursuant to Section 9-14-1).

Recommended HPC Action: Advisory Review

It is recommended the HPC conduct an Advisory Review Conference with the owner's representatives, Susan Benjamin and Michael Hoefft, using the criteria in Section 9-14-6C of the Municipal Code, and seek a mutually satisfactory resolution of any concerns of the Commission.

Attachments

- C. Elevation Drawings of Sections Proposed for Demolition (pages D2.0 & D2.1) and Elevation Drawings of Sections Proposed for Renovation (pages A2.0, A2.1 & A2.2);
- D. Section 9-14-6C: Criteria for Conducting an Advisory Review; and
- E. Section 9-14-1: Purpose and Goals of Historic Preservation in Lake Bluff.

If you should have any questions regarding this landmark nomination application, or the advisory review process, please feel free to contact me at 847-283-6889.

VILLAGE OF LAKE BLUFF

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- E. Section 9-14-1: Purpose and Goals of Historic Preservation in Lake Bluff.

If you should have any questions regarding this landmark nomination application, or the advisory review process, please feel free to contact me at 847-283-6889.

Brandon Stanick

From: trent@tdwisehart.com
Sent: Tuesday, March 29, 2016 9:01 AM
To: Kathy O'Hara
Cc: Brandon Stanick
Subject: Nomination of 1010 Green Bay Road/Poole Estate

Dear Village President O'Hara and Board of Trustees,

I'm writing to you to in regards to the landmarking of the property located at 1010 Green Bay Road, more commonly known as the 'Poole Estate' designed by David Adler.

We've brought on-board the firm LaDuke and Associates as our contractor and our application for permitting was filed in early January. The concern that we have is our timeline for the start of the project, and how it will unfold given the process for landmarking and the subsequent 'readings' to follow before final approval and issuance of the permits.

We are currently delaying our start with LaDuke & Associates, which in turn is pushing back start dates of various trades that have committed themselves to working on the project. This begins to create a snowball-effect for all involved as they attempt to adjust their schedule, take on other new jobs to fill the gap while we wait out the landmarking process. With them taking on other projects, we become further delayed while waiting for those to be completed.

There was some miscommunication as to the advantages of landmarking (not by anyone within the Village of Lake Bluff) and this request for nomination would've been filed much earlier had we known those advantages beforehand. Our whole goal is to return the estate to what it once was and to do so in a very efficient and timely manner. I come before you and ask to if there is anything that can be done to 'expedite' the process in any way? Such as waiving the second 'reading' or combining the follow-up reading with the vote to immediately follow? We are extremely eager to begin and see this estate restored after so many years left to deteriorate and your help in expediting the process would be greatly appreciated.

Thank you for your consideration with my request.

Best Regards,
Trent D. Wisehart

Sent from my iPhone

Sent from my iPhone

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

Agenda Item: 14

Subject: AN ORDINANCE AMENDING ORDINANCES 99-27, 2004-09, 2009-05 AND 2012-05 CONCERNING THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF A TENT FACILITY (Blair Park)

Action Requested: CONSIDER FIRST READING OF THE ORDINANCE (Roll Call Vote)

Originated By: LAKE BLUFF PARK DISTRICT (Petitioner)

Referred To: ARCHITECTURAL BOARD OF REVIEW
JOINT PLAN COMMISSION & ZONING BOARD OF APPEALS

Summary of Background and Reason For Request:

On March 4, 2016 the Village received a final zoning application from the Lake Bluff Park District (Petitioner) requesting an amendment to an existing Special Use Permit (SUP) allowing for the construction, operation and maintenance of a tent facility east of the golf course and adjacent to the club house at 355 W. Washington Avenue. The tent facility was previously authorized pursuant to Ord. 2009-05 (expired November 1, 2011) with certain conditions concerning lighting, landscaping, days and hours of operation for events and the duration of the SUP, and again through Ord. 2012-05 (expired on November 1, 2015), with additional conditions of approval such as: hours of operation, parking in the northeast lot, installation of a tent wall and speakers and amplification equipment.

On March 16th the Plan Commission and Zoning Board of Appeals (PCZBA) conducted a public hearing and recommended the Village Board approve the Petitioner's request to amend the SUP to: i) further extend the duration of the tent through December 31, 2019; ii) allow a smaller tent that is 2,400 sq. ft. in size (previously 6,000 sq. ft. in size); and iii) continue to abide by the aforementioned conditions pursuant to Ordinances 2009-05 and 2012-05. At its meeting on April 5th the Architectural Board of Review conducted a public hearing and recommended the Village Board approve the amended site plan for a 2,400 sq. ft. tent. The paved area that would no longer be under the tent would become a patio with tables and planters.

It is anticipated the Petitioner will request waiver of second reading. Ron Salski (Executive Director) and Ed Heiser (Superintendent of Facility Services) of the Lake Bluff Park District, as well as Village Staff, will be in attendance to answer questions from the Board.

Reports and Documents Attached:

1. Ordinance Amending the Petitioner's Existing SUP Regarding the Tent Facility;
2. PCZBA Staff Report (without attachments) Dated March 11, 2016; and
3. ABR Staff Report (without attachments) Dated April 1, 2016.

ABR's Recommendation: Approve the site plan amendment.
PCZBA's Recommendation: Conditionally approve the ordinance.
Village Administrator's Recommendation: Consider first reading of the ordinance.

Date Referred to Village Board: 4/11/ 2016

ORDINANCE NO. 2016-__

**AN ORDINANCE
AMENDING ORDINANCES 99-27, 2004-09, 2008-14, 2009-5, AND 2012-5
CONCERNING THE CONSTRUCTION, OPERATION,
AND MAINTENANCE OF A TENT FACILITY**

(Blair Park- 355 West Washington)

Passed by the Board of Trustees, _____, 2016

Printed and Published, _____, 2016

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

VILLAGE OF LAKE BLUFF
LAKE COUNTY, ILLINOIS

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

Village Clerk

**AN ORDINANCE
AMENDING ORDINANCES 99-27, 2004-09, 2008-14, 2009-5, AND 2012-5
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, Ordinance 2009-05, and Ordinance 2012-5 ("**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 6,000 square foot tent facility ("**Tent Facility**") on an asphalt pad ("**Pad**") on the Subject Property, which Tent 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: (i) the continued use of the Tent Facility for certain Tent Events for an additional four years pursuant to the existing site plan; and (ii) the Applicant to construct a smaller Tent Facility on the Subject Property (collectively, "**SUP Amendment**"); and

WHEREAS, following a public hearing, the Lake Bluff Joint Plan Commission and Zoning Board of Appeals ("**PCZBA**") has recommended, and the Lake Bluff Board of Trustees has determined, that it would be in the best interest of the Village to adopt the SUP Amendment in accordance with, and subject to, the conditions, restrictions, and provisions of this Ordinance; and

WHEREAS, following a public hearing on April 5, 2016, the Lake Bluff Architectural Board of Review ("**ABR**") recommended that the Village Board approve a site plan for the Tent Facility ("**Site Plan**"); and

WHEREAS, the President and Board of Trustees have duly considered the recommendations of the PCZBA and ABR and determined that it would be in the best interest of the Village to grant the requested SUP Amendment and approve the Site Plan 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 February 29, 2016, in *The News-Sun*, and was held by the Lake Bluff Zoning Board of Appeals on March 16, 2016, on which date, 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:

A. Permit the Applicant to construct on the Pad a Tent Facility no greater than 2,400 square feet with dimensions of 40 feet by 60 feet;

B. Permit the Applicant, in addition to the Tent Facility, to erect on the Pad a temporary tent ("***Additional Tent***") for use during a single Tent Event; and

C. Permit the continued operation of the Tent Facility between March 1 and October 31 of each year until October 31, 2019.

Section 4. Site Plan Approval.

In accordance with the standards and procedures in Section 10-6A-10 and Section 10-2-8D of the Zoning Regulations, and subject to and contingent upon the conditions in Section 5 of this Resolution, the Site Plan for Tent Facility, consisting of 2 pages prepared by the Applicant, all of which are attached to and incorporated into this Ordinance as ***Exhibit C***, is approved pursuant to Section 10-2-8C of the Zoning Regulations and the home rule powers of the Village.

Section 4. Conditions.

In addition to the existing conditions applicable to the Special Use Permit, the approvals granted in Section 3 and 4 of this Ordinance are 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 2016 through 2019 golf seasons and shall terminate on December 31, 2019. Thereafter, the Tent Facility must be removed and the Tent Facility and Additional Tents may not be re-installed or erected unless the Applicant has applied for and been granted a new amendment to the Special Use Permit.

B. Additional Tent. In the event that the Applicant erects an Additional Tent on the Pad for a particular Tent Event, the Applicant must promptly remove the Additional Tent at the conclusion of such Tent Event.

C. Hours of Operation. On days when the Tent Events take place, the Tent Facility and any Additional Tent 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 and any Additional Tent may close at 9:00 p.m. for no more than eight tent events per calendar year;
2. The Tent Facility and Additional Tent 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 and any Additional Tent 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 and any Additional Tent 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 and any Additional Tent is permitted to close at 11:00 p.m. pursuant to this section.

D. 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.

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

F. Speakers and Amplification Equipment. When speakers or other similar amplification equipment are used during a Tent Event at the Tent Facility or any Additional Tent, 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 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 ___ day of _____, 2016, by vote of the Board of Trustees of the Village of Lake Bluff, as follows:

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED this ____ day of _____, 2016.

Village President

ATTEST:

Village Clerk

FIRST READING:

SECOND READING:

PASSED:

APPROVED:

PUBLISHED IN PAMPHLET FORM:

Exhibit A

Description of Subject Property

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 ROADS, AND REBBECA, EVA, AND ROSELLE TERRACES LYING ADJACENT TO THE SUBDIVIDED LOTS.

Exhibit B

Zoning Application

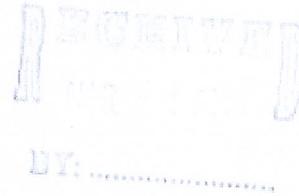


LAKE BLUFF PARK DISTRICT

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, appearing to read "Ron Salski".

Ron Salski
Executive Director

A handwritten signature in black ink, appearing to read "Ed Heiser".

Ed Heiser
Superintendent of Facility Services

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

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

Owner - Title Holder	If Joint Ownership
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 timeframe will be consistent 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: _____

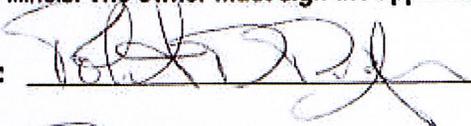
Optional

- 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

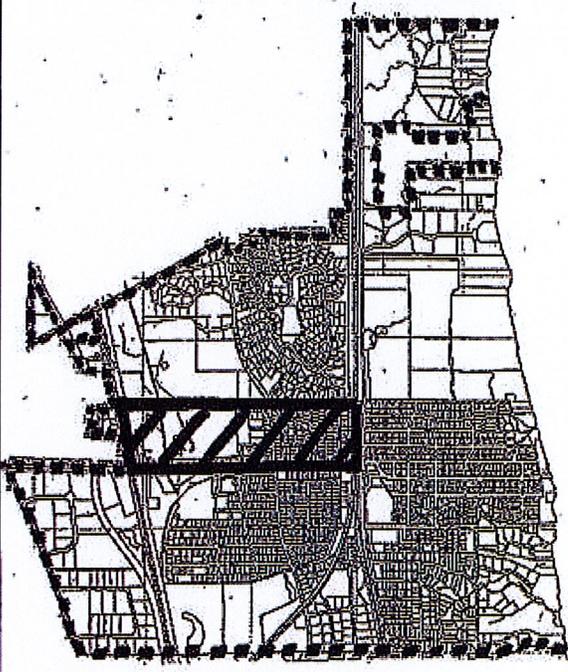
Applicant **Signature:**  **Date:** 3-4-16

(If other than owner)

Print Name: Ron Salski

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 LUS-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.

ATTACHMENT A

	Previous Conditions	Proposed Conditions
Special Use Permit Term	4-Year Application with annual review with residents	March 1, 2016 – December 31, 2019
Tent Size	100' x 60'	40' x 60'
Time and Number of Week Night (Su-Th) Events	9:00 p.m. (Limit 8)	No Change
Time and Number of Weekend Night Events (Friday and Saturday)	10:00 p.m. (Limit 10)	No Change
Number and Time of Special Condition Events	11:00 p.m. (Four)	No Change
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	Must end by 8:30 p.m. (Unlimited)	No Change
Parking	Eliminate parking in the northeast corner of the parking lot when non-golf events take place after 4:00 p.m.	No Change
Tent Wall	Install a tent wall on the east side of tent. The wall would extend 10 feet around the north and south corners	No Change
Speakers	All speakers will point west out over the golf course	No Change

Exhibit C

Site Plan



LAKE BLUFF PARK DISTRICT

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

March 22, 2016

Chairperson Robert D. Hunter
Village of Lake Bluff
Architectural Board of Review
40 East Center Avenue
Lake Bluff, IL 60044

Dear Mr. Hunter;

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' and 24' tall.

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. 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 black ink, appearing to read "Ed Heiser", is written over a horizontal line.

Ed Heiser
Superintendent of Facility Services

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

**APPLICATION FOR ARCHITECTURAL REVIEW
VILLAGE OF LAKE BLUFF, ILLINOIS
SITE PLAN APPROVAL**

Applicant: Lake Bluff Park District
Mailing Address: 355 W Washington Ave
Location of project: Lake Bluff Golf Club, 365 W Washington Ave
Telephone: 847-234-4150
E-Mail Address: rsalski@lakebluffparkdistrict.org
Contact Individual for Project: Ron Salski, Executive Director

APPLICATION REQUIREMENTS

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

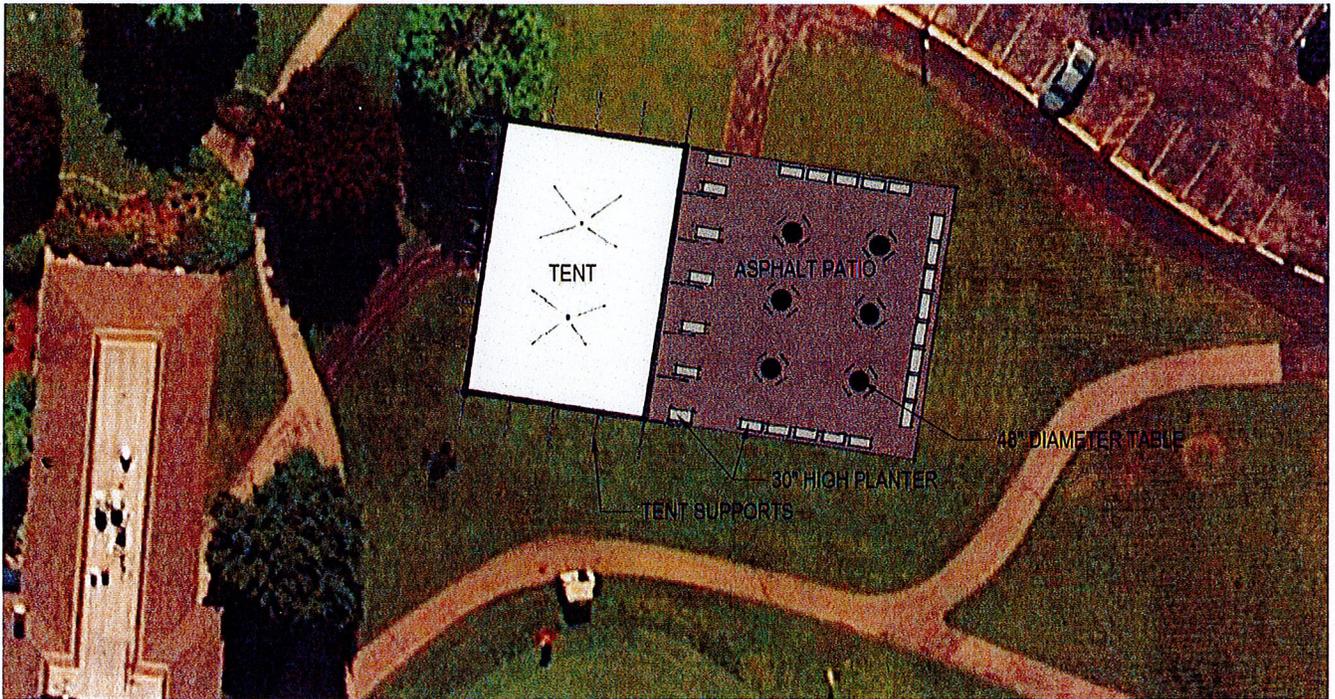
- **A survey** showing existing conditions including buildings, structures, trees over four inches in trunk diameter, streets, utility easements, rights-of-way, land use, and other data required by the Lake Bluff Subdivision Ordinance.
- **A site plan** showing proposed building locations and land use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

- **Preliminary landscape plans**, including site grading, irrigation, and landscaping design.

- **Streetscape elevation plans** with regard to property in the CBD or R-5 district showing elevations for neighboring buildings and structures.

NOTICE: All Materials must be received by the Village at least 20 days prior to the meeting date. The applicant/Architect or their designee must attend the review meeting. The Architectural Board of Review generally meets the first Tuesday of each month.

LAKE BLUFF PARK DISTRICT



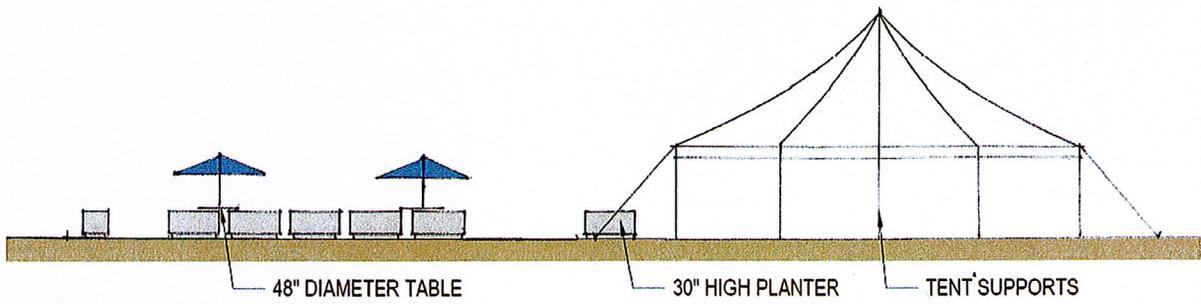
SITE PLAN SKETCH
SCALE: 1" = 20'-0"
MARCH 23, 2016

FGM ARCHITECTS

GOLF CLUB HOUSE PATIO RENOVATION

© 2016 FGM Architects Inc.

LAKE BLUFF PARK DISTRICT



EAST ELEVATION SKETCH

SCALE: 1/8" = 1'-0"

MARCH 23, 2016

FGM ARCHITECTS

GOLF CLUB HOUSE PATIO RENOVATION

© 2011 FGM Architects Inc.

Exhibit C

Applicant's Unconditional Agreement and Consent

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

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, Ordinance 2009-05 and 2012-5 ("**Special Use Permit**"); and

WHEREAS, the Special Use Permit includes the approval granted pursuant to Ordinance 2009-05, as further amended by Ordinance 2012-5, 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 seeking an amendment to the Special Use Permit to allow: (i) the continued use of the Tent Facility for certain Tent Events for an additional four years pursuant to the existing site plan; and (ii) the Applicant to construct a smaller Tent Facility on the Subject Property (collectively, "**SUP Amendment**"); and

WHEREAS, Ordinance No. 2016-____, adopted by the President and Board of Trustees of the Village of Lake Bluff on _____, 2016, ("**Ordinance**") grants the SUP Amendment for the Subject Property, subject to certain modifications, conditions, restrictions, and provisions; and

WHEREAS, Subsection 9.B of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant files with the Village Clerk, within 60 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each of the terms, conditions and limitations set forth in said Ordinance;

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

1. The Applicant hereby unconditionally agrees to accept, consent to, and abide by all of the terms, conditions, restrictions, and provisions of the Ordinance.

2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Applicant acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's issuance of any permits for the use of the Subject Property, including, without limitation, the special use permit amended in the Ordinance, and that the Village's issuance of any such permits does not, and will not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time.

4. The Applicant agrees to and does hereby hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the operation and use of the Tent Facility or the Additional Tent (as that term is defined in Ordinance), or the Village's adoption of the Ordinance granting an amendment to the special use permit set forth in the Ordinance.

Dated: _____, 20__.

ATTEST:

LAKE BLUFF PARK DISTRICT

By: _____

By: _____

Its: _____

Its: _____

#39883091_v2

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

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

- **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:

Hours of Operation:
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.

VILLAGE OF LAKE BLUFF

Memorandum

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

FROM: Mike Croak, Building Codes Supervisor

DATE: April 1, 2016

SUBJECT: **Agenda Item #4 - A Public Hearing to Consider a Site Plan to Review a Tent and Patio for the Lake Bluff Golf Club at 355 W Washington Avenue**

In February of 2009, the Park District received Site Plan approval and Special Use Permit approval to erect a 100' by 60' tent south of the Golf Clubhouse for golf outings, banquets, and other special events. The Special Use Permit originally expired in 2011, but was renewed through October 2015. The Park District has now applied for an amendment to the SUP to extend it through 2019.

The Park District is requesting approval of a revised Site Plan that includes a smaller tent (40' x 60' instead of 100' x 60'). The area that was previously within the tent footprint will be a paved outdoor eating space bordered by planter boxes.

Recommendation:

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

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

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

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

Agenda Item: 15

Subject: AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO LAKE EFFECT HOLDINGS, LLC TO PERMIT OPERATION OF AN EATING PLACE WITHOUT A DRIVE-THROUGH FACILITY AND APPROVING A SITE PLAN AT 600 WALNUT AVENUE (Hansa Coffee Roasters)

Action Requested: CONSIDER SECOND READING APPROVAL (Roll Call Vote)

Originated By: LAKE EFFECT HOLDINGS, LLC (Petitioner)

Referred To: ARCHITECTURAL BOARD OF REVIEW
JOINT PLAN COMMISSION & ZONING BOARD OF APPEALS

Summary of Background and Reason For Request:

In January 2016 the Village received a zoning petition and a site plan review application from Lake Effect Holdings, LLC (Petitioner), owner of the former Village Market building (600 Walnut Avenue), seeking: (i) a Special Use Permit (SUP) to operate an eating place without a drive through facility, (ii) changes to the exterior of the building and the installation of an awning sign (which awning sign is presented in Agenda Item 16). The Petitioner's tenant is Hansa Coffee Roasters, a local coffee roaster that will provide a full service coffee bar, an assortment of roasted coffee beans, bakery/breakfast items, coffee machines, presses and other accessories.

At its meeting on February 2nd the Architectural Board of Review (ABR) conducted a public hearing and recommended the Village Board approve an amended site plan allowing for the installation of window shutters, an awning structure above the entrance with a sign on each of the three sides of the awning valance, and to approve the existing position of the staircase (which was shown as perpendicular to the building pursuant to Resolution #2006-09). On February 17th the Plan Commission & Zoning Board of Appeals (PCZBA) conducted a public hearing and recommended the Village Board deny the request for a special use permit for an eating place because of the impact the new business would have on parking within the Central Business District (CBD). At its meeting on February 22nd the Village Board considered the recommendations, and in light of new information presented to the Village Board by the Petitioner that was not previously presented to the PCZBA, referred the zoning petition back to the PCZBA for further consideration. On March 16th the PCZBA conducted a public hearing and, with additional information on parking and traffic, recommended (on a 4 to 0 vote with 1 abstention) the Village Board approve the request for a special use permit with the following conditions:

- a) Hansa Coffee Roasters (Restaurant) shall be the exclusive Restaurant operating at this location;
- b) The Restaurant shall be a coffee shop that shall not prepare food on-site;
- c) The Restaurant shall operate from 6:00 a.m. to 9:00 p.m. Monday through Friday, 7:00 a.m. to 10:00 p.m. on Saturday, and 12:00 to 6:00 p.m. on Sunday;
- d) No more than 28 seats may be provided for customer use;
- e) The maximum space for the Restaurant shall not exceed 1,030 sq. ft.;
- f) The Restaurant shall meet regularly with Village Staff to review traffic, parking and other issues relating to business operations; and
- g) All Restaurant employees must obtain a Downtown Employee Parking Permit and park at the Train Station.

On March 28th the Village Board approved first reading of the ordinance. Since that time, Rich and Associates, the Village's Parking Consultant and Village Engineer Jeff Hansen, have opined (refer to Attachments 4 and 5) on the business owner's request to amend the hours of operation to 6:00 a.m. to 10:00 p.m. on Friday and 7:00 a.m. to 6:00 p.m. on Sunday (no change to Mon-Thurs & Sat).

Reports and Documents Attached:

- 1. Ordinance (with Exhibits) Approving a Site Plan and Granting a Special Use Permit to the Petitioner to Operate an Eating Place Without a Drive Through.
- 2. ABR Staff Report (without attachments) Dated February 2, 2016;
- 3. PCZBA Staff Report (without attachments) Dated March 11, 2016;
- 4. Letter Received April 6, 2016 from Rich and Associates Regarding Change to Hours of Operation;
- 5. Memo Dated April 6, 2016 from Village Engineer Hansen Reviewing the Consultant's Letter; and
- 6. Comments Regarding the Restaurant.

ABR's Recommendation: Approve the site plan amendment.
PCZBA's Recommendation: Conditionally approve the SUP.
Village Administrator's Recommendation: Consider second reading of the ordinance.

Date Referred to Village Board: 4/11/ 2016

ORDINANCE NO. 2016-__

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT
TO LAKE EFFECT HOLDINGS, LLC
TO PERMIT OPERATION OF AN EATING PLACE WITHOUT A DRIVE-THROUGH FACILITY
AND APPROVING A SITE PLAN AT 600 WALNUT AVENUE
(Hansa Coffee)**

Passed by the Board of Trustees, _____, 2016

Printed and Published, _____, 2016

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

VILLAGE OF LAKE BLUFF
LAKE COUNTY, ILLINOIS

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

Village Clerk

ORDINANCE NO. 2016-__

AN ORDINANCE GRANTING A SPECIAL USE PERMIT
TO LAKE EFFECT HOLDINGS, LLC
TO PERMIT OPERATION OF AN EATING PLACE WITHOUT A DRIVE-THROUGH FACILITY
AND APPROVING A SITE PLAN AT 600 WALNUT AVENUE
(Hansa Coffee)

WHEREAS, Lake Effect Holdings, LLC ("**Applicant**") has applied for a special use permit pursuant to Section 10-4-2E of the Lake Bluff Zoning Regulations ("**Special Use Permit**") to allow for the operation of an eating place without drive in or drive through facilities ("**Restaurant**") in the property owned by the Applicant and located at 600 Walnut Avenue, Lake Bluff, Illinois ("**Restaurant Space**") within the portion of the Village's CBD Central Business District known as CBD Block One, and is legally described on **Exhibit A** attached to this Ordinance ("**Subject Property**"); and,

WHEREAS, the Applicant has proposed that the Restaurant Space will be occupied by Hansa Coffee Roasters, Ltd. ("**Hansa**"); and,

WHEREAS, pursuant to Ordinance Number 2007-14, the Village approved a final plat of subdivision and related relief for the Subject Property ("**Final Plat Approval Ordinance**") and the March 31, 2007 development agreement by, between, and among the Village, the Owner, and John Griffith, Inc. d/b/a Griffith, Grant & Lackie Realtors ("**Development Agreement**"); and,

WHEREAS, following a public hearing on February 2, 2016, the Lake Bluff Architectural Board of Review ("**ABR**") recommended that the Village Board approve a site plan for exterior modifications to the Restaurant Space related to operation of the Restaurant ("**Site Plan**"); and,

WHEREAS, on February 17, 2016, following a public hearing, the Lake Bluff Joint Plan Commission and Zoning Board of Appeals ("**PCZBA**") recommended by a 5 to 2 vote that the Village Board deny a Special Use Permit for operation of the Restaurant in the Restaurant Space, citing in part concerns regarding the special use permit standards under Section 10-4-2E3 of the Village Zoning Code concerning traffic congestion and interference with surrounding development; and,

WHEREAS, on February 22, 2016, following comments from the Applicant, Hansa, and the public, the Village Board referred the Applicant's application for a Special Use Permit back to the PCZBA so that (i) the Applicant can present additional information to the PCZBA and (ii) the PCZBA could reconsider the application based on this additional information; and,

WHEREAS, on March 16, 2016, following an additional public hearing, the PCZBA recommended by a 4 to 0 vote, with one member abstaining, that the Village Board approve the Special Use Permit for operation of the Restaurant in the Restaurant Space pursuant to certain conditions; and,

WHEREAS, the President and Board of Trustees have duly considered the recommendations of the PCZBA and ABR and determined that it would be in the best interest of

the Village to grant the requested Special Use Permit and approve the Site Plan in accordance with, and subject to, the conditions, restrictions, and provisions of this Ordinance.

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

Section 1. Recitals.

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

Section 2. Public Hearings.

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

B. Special Use Permit. Public hearings to consider the Applicant's request for the Special Use Permit were duly advertised on or before (i) January 29, 2016 in *The News-Sun*, and held by the PCZBA on February 17, 2016, and (ii) February 29, 2016 in *The News-Sun*, and held by the PCZBA on March 16, 2016, on which date the PCZBA recommended that the Village Board approve the Special Use Permit subject to certain conditions.

Section 3. Special Use Permit Approval.

Subject to and contingent upon the conditions, restrictions, and provisions set forth in Section 5 of this Ordinance, a special use permit is hereby granted, pursuant to Section 10-4-2E of the Lake Bluff Zoning Regulations, to allow the operation of the Restaurant in the Restaurant Space on the Subject Property.

Section 4. Site Plan Approval.

In accordance with the standards and procedures in Section 10-6A-10 and Section 10-2-8D of the Zoning Regulations, and subject to and contingent upon the conditions in Section 5 of this Resolution, the Site Plan for the Restaurant Space, consisting of 3 pages prepared by the Applicant, all of which are attached to and incorporated into this Ordinance as **Exhibit C**, is approved pursuant to Section 10-2-8C of the Zoning Regulations and the home rule powers of the Village.

Section 5. Conditions.

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

A. Compliance with Application and Site Plan. The Restaurant must be operated in strict accordance with the Applicant's application for a special use permit and accompanying documents, attached to this Ordinance as **Exhibit B**, including without limitation the Site Plan attached to this Ordinance as **Exhibit C**.

B. Compliance with Applicable Law. In addition to the other specific requirements of this Ordinance, the Restaurant, and all of the operations and activities on and in the Restaurant Space and the Subject Property shall comply at all times with all applicable federal, state, and Village statutes, ordinances, resolutions, rules, codes, and regulations, including without limitation the Final Plat Approval Ordinance and the Development Agreement. In the event of any conflict between this Ordinance and the Final Plat Approval Ordinance or the Development Agreement, the Final Plat Approval Ordinance or the Development Agreement, as applicable, will control.

C. Exclusive Operator of the Restaurant. The Restaurant shall be operated exclusively by Hansa. In the event that Hansa ceases operations of the Restaurant or is no longer the tenant of the Restaurant Space, the Special Use Permit granted pursuant to Section 3 of this Ordinance shall automatically terminate.

D. Restaurant Type. The Restaurant shall be operated as a coffee bar and restaurant providing service of beverages and food items, which food items are prepared off-site. The Restaurant shall not have any kitchen equipment or cooking facilities on the premises. No food shall be cooked or prepared on-site, provided that use of a toaster oven or similar appliance for the warming of food items prepared off-site is permitted. No coffee beans shall be roasted on-site.

E. Hours of Operation. The Restaurant may be open for business during the hours of 6:00 a.m. through 9:00 p.m. Monday through Friday, 7:00 a.m. to 10:00 p.m. Saturday, and 12:00 p.m. to 6:00 p.m. Sunday, unless otherwise approved by the Village Board of Trustees by resolution duly adopted.

F. Maximum Number of Seats. No more than 28 seats may be provided in the Restaurant Space for use by patrons.

G. Maximum Size of Restaurant. The Restaurant Space shall not exceed 1,030 square feet.

H. Meetings with the Village. The Applicant shall meet regularly, but in no event less once every six months, with the Village Administrator or his designee to review traffic, parking, and other issues relating to the use and operation of the Restaurant Space.

I. Liquor License. No alcoholic beverages may be sold, served, or consumed at the Restaurant or in the Restaurant Space unless and until the Village has issued a valid liquor license for the Restaurant in accordance with the Village's liquor licensing standards, regulations, and procedures. The adoption of this Ordinance is not and will not be deemed as a guaranty or actual approval of the liquor license or licensing regulations required to allow alcoholic beverages to be sold, served, or consumed at the Restaurant or in the Restaurant Space.

J. Final Plat Approval Ordinance Provisions Apply. The Restaurant and Restaurant Space are subject to, and must comply with, the specific requirements provided in the Final Plat Approval Ordinance for the Subject Property, including without limitation, those requirements concerning refuse removal, snow removal, screening of refuse containers, delivery parking and loading, location of required parking spaces, customer parking, public use of parking spaces after business hours, tenant and employee parking, and compliance with a parking plan approved by the Village Administrator.

K. Parking.

1. Parking spaces shall be made available in accordance with, and pursuant to, Section 7H(3) of Ordinance 2007-14, concerning the availability of public parking after business hours to alleviate any parking issues caused by the operation of the Restaurant.
2. All employees of Hansa who work in the Restaurant Space must obtain a Central Business District parking permit from the Village and shall only be allowed to park in those portions of the train station depot parking lot designated for parking for CBD permit holders.

L. Outdoor Dining. Outdoor eating facilities will be permitted on or adjacent to the Restaurant Space only with the advance approval of the Village Board of Trustees by resolution duly adopted pursuant to Village Ordinance No. 94-13. The adoption of this Ordinance is not and will not be deemed as a guaranty or actual approval of an outdoor eating facility at the Restaurant Space.

Section 6. Failure to Comply with Conditions.

Upon failure or refusal of the Applicant or Owner 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 7. Binding Effect; Non-Transferability.

The privileges, obligations, and provisions of each and every section and provision of this Ordinance are for the sole benefit of and bind the Applicant, unless otherwise explicitly set forth in this Ordinance. Nothing in this Ordinance will be deemed to allow this Ordinance to be transferred to any person or entity other than the Applicant without a new application for approval.

Section 8. Effective Date.

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

1. Passage by the Board of Trustees of the Village of Lake Bluff in the manner required by law;
2. Publication in pamphlet form in the manner required by law; and
3. The filing by the Applicant with the Village Clerk, for recording in the Office of the Lake County Recorder of Deeds, of an unconditional agreement and consent to accept and abide by all of the terms, conditions, and limitations set forth in this Ordinance. The unconditional agreement and consent must be executed by the Applicant. The unconditional agreement and consent must be substantially in the form attached to this Ordinance as ***Exhibit D.***

B. In the event that the Applicant does not file with the Village Clerk the unconditional agreement and consent required by Paragraph 8.A.3 of this Ordinance within 60

days after the date of final passage of this Ordinance, the Village Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

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

AYES: ()

NAYS: ()

ABSTAIN: ()

ABSENT: ()

APPROVED this ____ day of _____, 2016.

Village President

ATTEST:

Village Clerk

FIRST READING: March 28, 2016

SECOND READING:

PASSED:

APPROVED:

PUBLISHED IN PAMPHLET FORM:

EXHIBIT A

Legal Description of the Subject Property

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 56750, 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.

Commonly known as 600 Walnut Avenue, Lake Bluff, Illinois.

EXHIBIT B

ZONING APPLICATION

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

RECEIVED
MARCH 10 2016
VILLAGE OF LAKE BLUFF

Re: Special Use Permit - 600 Walnut Avenue

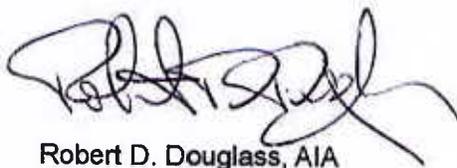
Dear Mr Krauss,

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

Owner - Title Holder
Name: Lake Effect Holdings, LLC
Address: P.O. Box 155
Lake Bluff, IL 60044
Daytime Phone: 847/234-4688

If Joint Ownership
Joint Owner: _____
Address: _____
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 FOLLO: 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

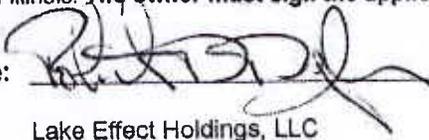
SIGNATURES

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.

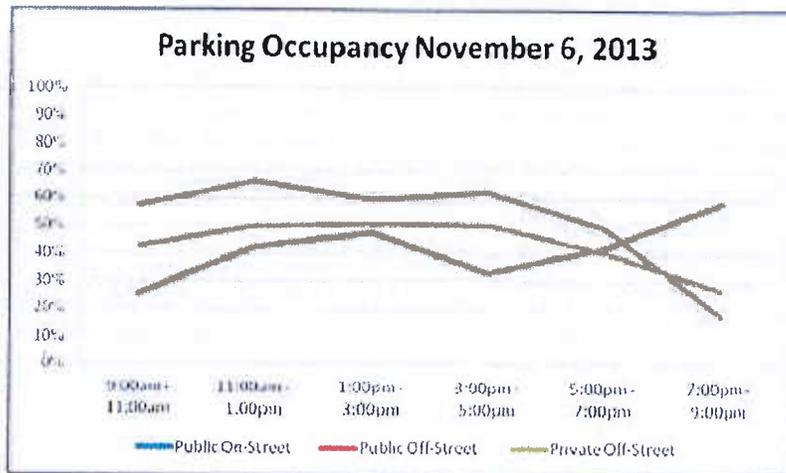
Hansa Coffee's hours would compliment the low parking utilization as illustrated in the two charts below. As the day progresses into the evening restaurant traffic increases, Hansa's traffic would decrease, not affecting the parking for the restaurant patrons.

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 & Associates, Inc.

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.

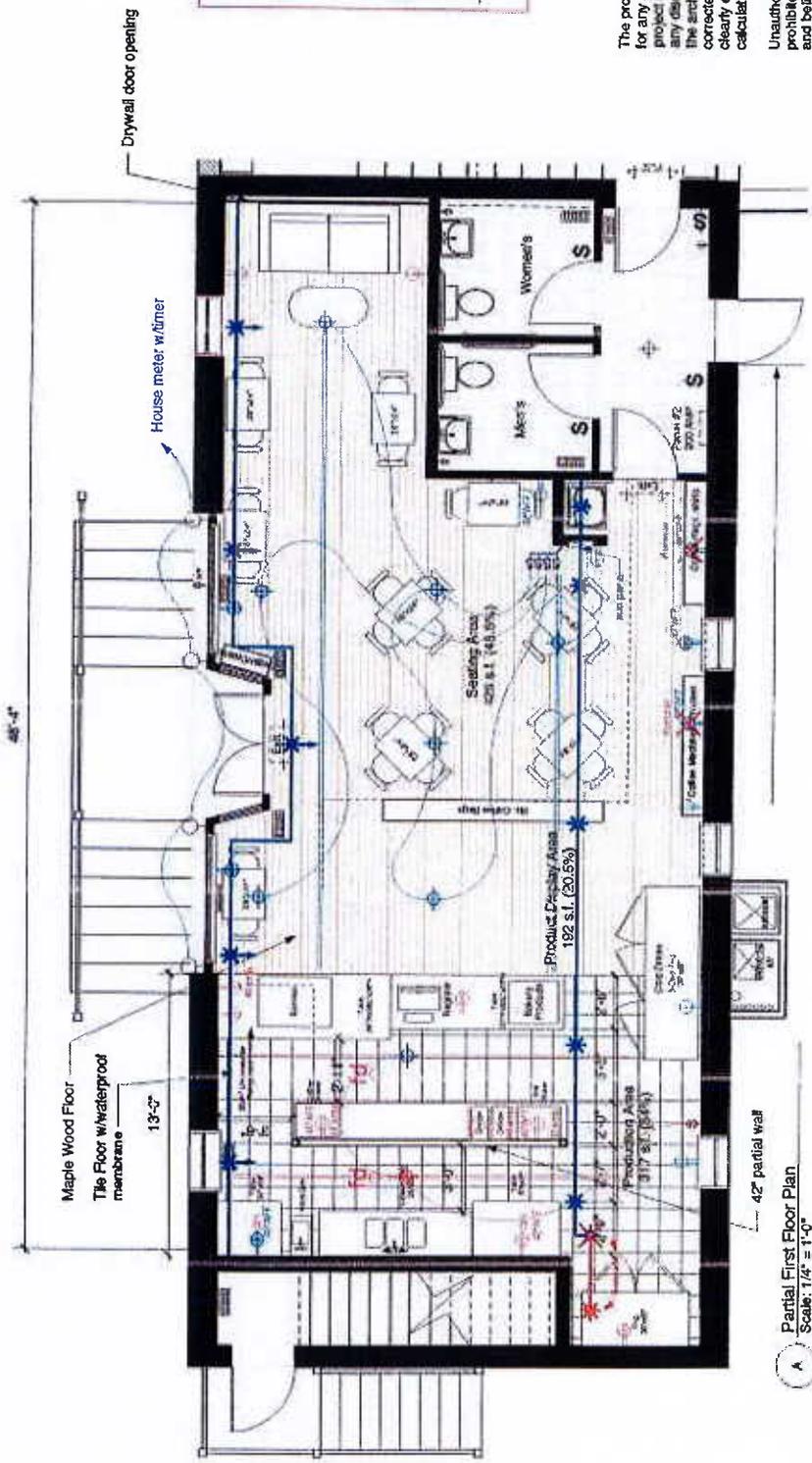
Please refer to the staff report dated 2/12/16 in the section "**Surrounding Land Use.**" The following is stated:

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

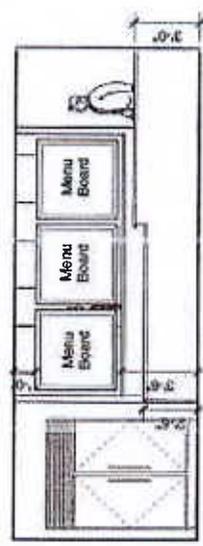
This description in the staff report clearly defines the "surrounding properties" as stated in Standard 2. There is minimal impact to these areas as defined by the staff report. The term "development" references the Block One Development which 600 Walnut Avenue is apart of. The introduction of Hansa 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.



A Partial First Floor Plan
Scale: 1/4" = 1'-0"



1 North Interior Elevation
Scale: 1/4" = 1'-0"

KEY

- Existing Ceiling Light
- Existing Ceiling, Includes Box
- Existing This Light
- New Ceiling Light
- Existing Recessed Light
- New Recessed Light
- Existing Grid Recessed Light
- Telephone & Cat 5
- Existing Sprinkler Head
- New or Relocated Sprinkler Head
- New Sign w/ Emergency Lights
- New Sign w/ Emergency Lights
- SLI

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 and 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
I.L. #001-14968
Expires 11.30.16

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

General Notes

1. Issued for Review 1/25/16
2. Issued for Permit 1/25/16
3. Issued for Construction 1/25/16

The Village Market Building

600 Walnut Avenue Lake Bluff, Illinois 60044

lake effect

A R C H I T E C T S , I N C .

P.O. Box 155 Lake Bluff, IL 60044 T. 847.254.4688 E. info@lakeeffect.com

Floor Plan

A-1



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

- 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](#)

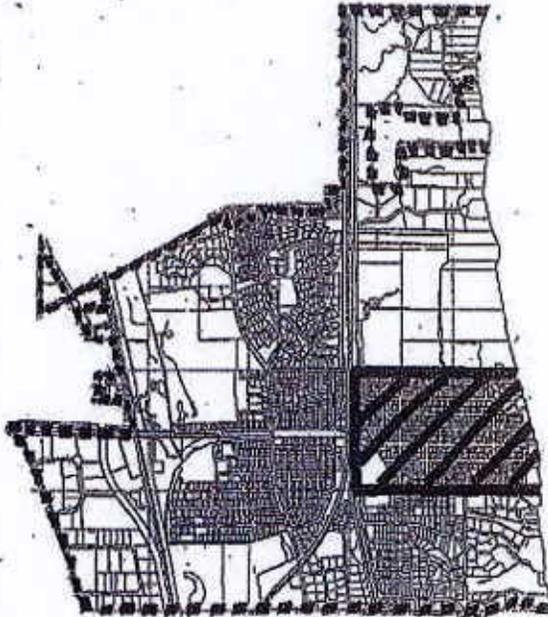
U.S. Department of Labor | Occupational Safety & Health Administration | 200 Constitution Ave., NW, Washington, DC 20210

Telephone: 800-321-OSHA (6742) | TTY

www.OSHA.gov

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



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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 Stanlck, 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 22nd 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)

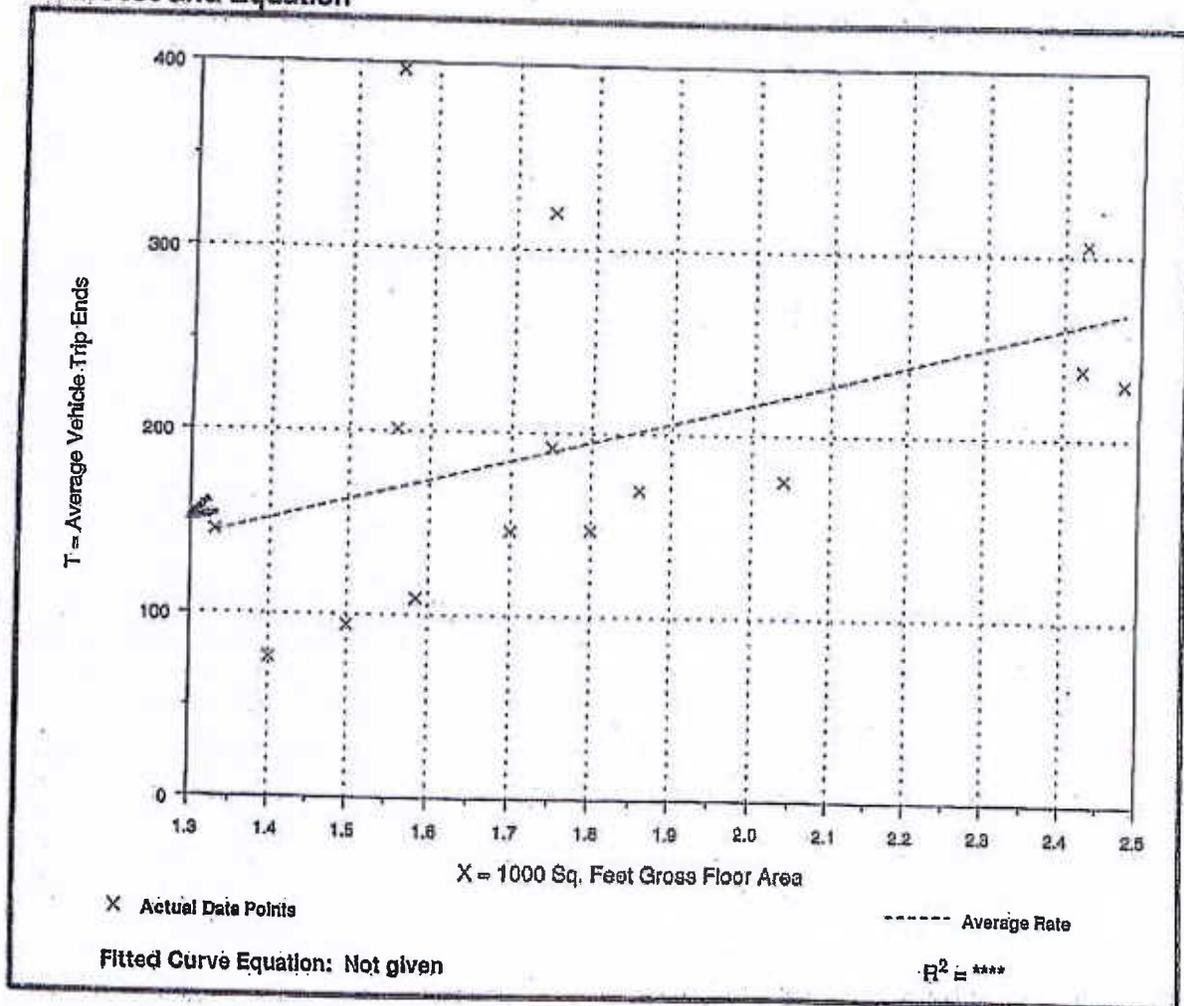
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.

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)

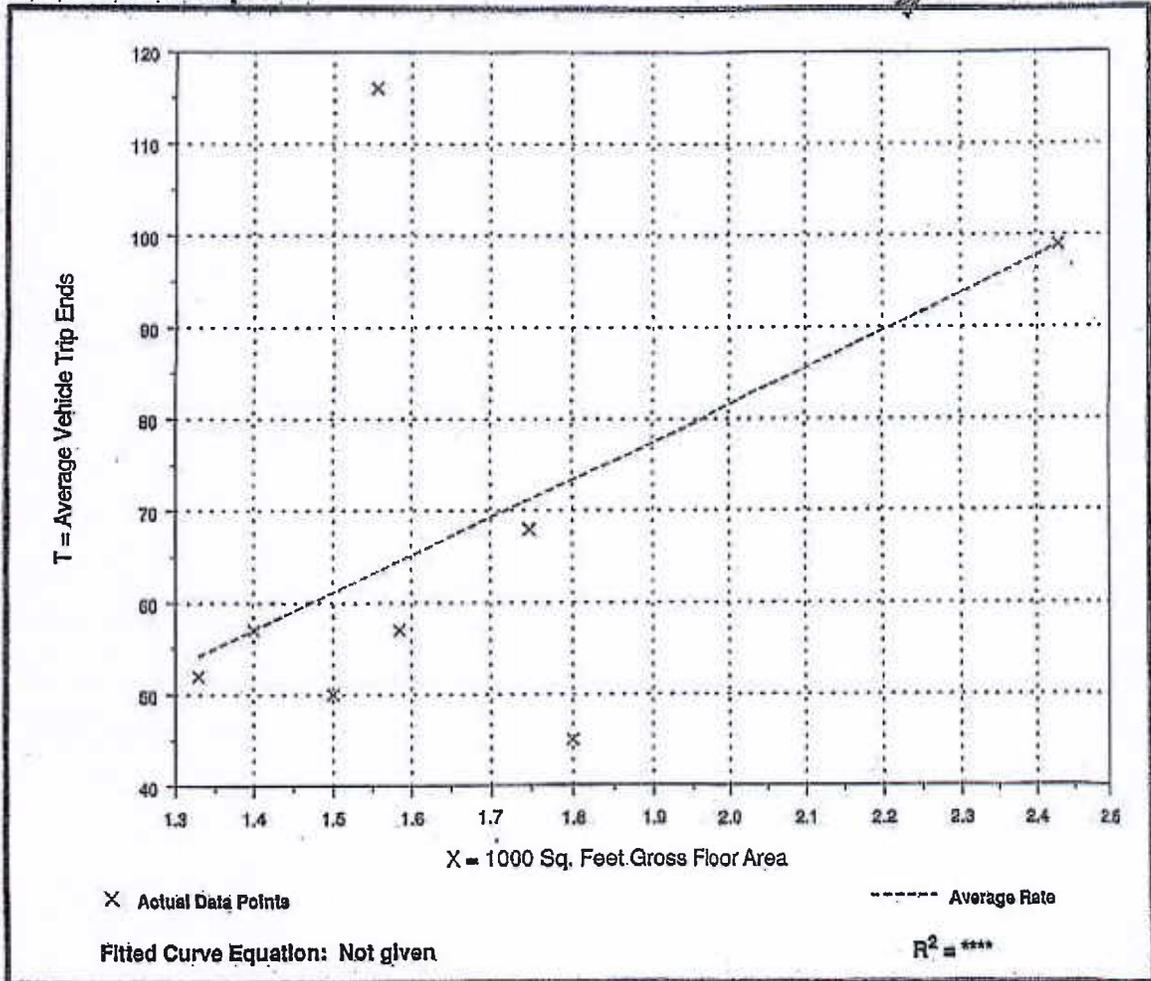
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.

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



Village of Lake Bluff, Illinois

Parking Study
Final Report

Table E

Occupancy Wednesday November 6, 2013, 2nd 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%
3	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	3	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%	18	75%	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%
HIGHLIGHTS TOTALS		126	43	34%	61	48%	77	61%	53	41%	65	51%	88	70%

EXHIBIT C

SITE PLAN

EXHIBIT D

APPLICANT'S UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, Lake Effect Holdings, LLC ("**Applicant**") has applied for a special use permit pursuant to Section 10-4-2E of the Lake Bluff Zoning Regulations ("**Special Use Permit**") to allow for the operation of an eating place without drive in or drive through facilities ("**Restaurant**") in the property owned by the Applicant and located at 600 Walnut Avenue, Lake Bluff, Illinois ("**Restaurant Space**") within the property known as the Village Commons and also known as CBD Block One, which property is located in the Village's CBD Central Business District and is legally described on **Exhibit A** attached to this Ordinance ("**Subject Property**"); and,

WHEREAS, pursuant to Ordinance Number 2007-14, the Village approved a final plat of subdivision and related relief for the Subject Property ("**Final Plat Approval Ordinance**") and the March 31, 2007 development agreement by, between, and among the Village, the Owner, and John Griffith, Inc. d/b/a Griffith, Grant & Lackie Realtors ("**Development Agreement**"); and,

WHEREAS, following a public hearing on February 2, 2016, the Lake Bluff Architectural Board of Review ("**ABR**") recommended that the Village Board approve a site plan for exterior modifications to the Restaurant Space related to operation of the Restaurant ("**Site Plan**"); and,

WHEREAS, on February 17, 2016, following a public hearing, the Lake Bluff Joint Plan Commission and Zoning Board of Appeals ("**PCZBA**") recommended by a 5 to 2 vote that the Village Board deny a Special Use Permit for operation of the Restaurant in the Restaurant Space, citing in part concerns regarding the special use permit standards under Section 10-4-2E3 of the Village Zoning Code concerning traffic congestion and interference with surrounding development; and,

WHEREAS, on February 22, 2016, following comments from the Applicant, Hansa, and the public, the Village Board referred the Applicant's application for a Special Use Permit back to the PCZBA so that (i) the Applicant can present additional information to the PCZBA and (ii) the PCZBA could reconsider the application based on this additional information; and,

WHEREAS, on March 16, 2016, following an additional public hearing, the Lake PCZBA recommended by a 4 to 0 vote, with one member abstaining, that the Village Board approve the Special Use Permit for operation of the Restaurant in the Restaurant Space pursuant to certain conditions; and,

WHEREAS, Ordinance No. 2016-___, adopted by the President and Board of Trustees of the Village of Lake Bluff on _____, 2016, ("**Ordinance**") grants the requested Special Use Permit and Site Plan for the Subject Property, subject to certain modifications, conditions, restrictions, and provisions; and,

WHEREAS, Subsection 8.B of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant files with the Village

Clerk, within 60 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each of the terms, conditions and limitations of the Ordinance.

NOW, THEREFORE, the Applicant agrees and covenants as follows:

1. The Applicant hereby unconditionally agrees to accept, consent to, and abide by all of the terms, conditions, restrictions, and provisions of the Ordinance.
2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The Applicant acknowledges and agrees that the Village is not, and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's issuance of any permits for the use of the Subject Property, including, without limitation, the Special Use Permit granted in the Ordinance, and that the Village's issuance of any such permits does not, and will not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time.
4. The Applicant agrees to and does hereby hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the operation and use of the Subject Property or the Village's adoption of the Ordinance granting the Special Use Permit set forth in the Ordinance.

Dated: _____, 2016.

ATTEST:

LAKE EFFECT HOLDINGS, LLC

By: _____

By: _____

Its: _____

VILLAGE OF LAKE BLUFF

Memorandum

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

FROM: Mike Croak, Building Codes Supervisor

DATE: February 2, 2016

SUBJECT: Agenda Item #4 - A Public Hearing to Consider a Site Plan to Review Changes to the Exterior of the Building and Signage for Hansa Coffee Roasters at 600 Walnut Avenue

Hansa Coffee Roasters is the proposed new tenant of Lake Effect Holdings, LLC, the owner of the building at 600 Walnut Avenue. Since this use is a special use, they have applied for a special use permit and that request will be considered by the PC/ZBA and Village Board.

They propose to add four sets of shutters, an awning with three valence signs, and two window signs to the east elevation of the building.

They are proposing a sign on the east valance of the awning reading, "Hansa Coffee Roasters," and signs on the north and south valances reading, "Hansa Coffee." The Sign Code only allows one awning sign per business (even in a corner building where two wall signs are permitted) so these three signs will require an exemption from this requirement.

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

Sign Code CBD	Proposed Signage
1.) One awning sign permitted per business	Exemption Requested to allow 3 awning signs
2.) Letters on the awning are to be between 5" & 7" tall	Complies
3.) Awning lettering shall be on descending skirt only	Complies
4.) Window Signage allowed up to 15% of window area	Complies—13.36% proposed

Recommendation:

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

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

At the conclusion of the public hearing, it is recommended that the ABR take one of the following actions with respect to the signage plan:

- Recommend the Village Board grant or deny an exemption from the Sign Code regulations for the signage as presented;

- Approve the sign permit (with conditions) that complies with all Code regulations; or
- Deny the sign permit.

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

VILLAGE OF LAKE BLUFF

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

Applicant Information:	Lake Effect Holdings, LLC (Petitioner & Property Owner)
Location:	600 Walnut Avenue
Existing Zoning:	Central Business District (CBD)
Purpose:	Operate an eating place (coffee shop) at 600 Walnut Avenue
Requested Action:	A recommendation to the Village Board to approve, approve with conditions or deny the request for a Special Use Permit (SUP) to operate an eating place at 600 Walnut Avenue.
Public Notice:	<i>Lake County News Sun</i> – February 29, 2016
Tenant Space:	1,030 sq. ft.
Existing Land Use:	Commercial
Surrounding Land Use:	<ul style="list-style-type: none"> • North: Parking lot & multi-family residential • East: Office • South: Village Green park • West: Office, restaurant & train station
Comprehensive Plan Land Use Objectives:	<ul style="list-style-type: none"> • Promote orderly redevelopment of the CBD, and • Encourage rehabilitation and control redevelopment of property in an orderly manner compatible with neighboring properties.
Zoning History:	<ul style="list-style-type: none"> • Resolution 2006-09, granting site plan approval for the rehabilitation of the former Village Market building; and • Ordinance 2007-14, approving Village Commons development.
Applicable Land Use Regulations:	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 22nd 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 17th 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:

Hours of Operation:
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.



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 received the changes in the hours of operation for Hansa Coffee Rosters shown below. These changes do not change the number of parking spaces required for the Hansa Coffee Rosters.

Initial proposal:

Hours of Operation:
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

Changes are:

Friday, 6am to 10pm (open one hour later than initially proposed)
 Sunday, 7am to 6pm (opening at 7am instead of 12pm)

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: April 6, 2016

To: Brandon Stanick, Assistant to the Village Administrator

CC: Drew Irvin, Village Administrator

From: Jeff Hansen, Village Engineer

Subject: Traffic Impact of Proposed Increase in Hansa Coffee Roasters hours

The Village received a letter from Annaka Norris of Rich & Associates on April 6, 2016 regarding the proposed extension of business hours on Fridays and Sundays for Hansa Coffee Roasters. I have reviewed the letter and concur with her opinion that the change in hours will not change the number of parking spaces required for the business.

ATTACHMENT 6

COMMENTS REGARDING THE RESTAURANT

415. E. Sheridan R D
Lake Bluff IL 60044

March 19,
2016

Dear president Ohara,

My name is Caroline,

I am 10 years old, and I live

in Lake Bluff. I am so

excited for the new coffee

shop. I am especially excited

because it will be open

on Sundays, and it provides

indoor seating for year round

enjoyment. It's going to be

a great place to meet friends,

and stop for a snack. I am →

RECEIVED
MAR 21 2016

BY:

and it's going to be a great
success. I look forward to
their "grand opening", and how
it will be a great addition
to the village community.

Thank you for helping to serve
the needs of the families
that live in Lake Bluff.

Dincerley,

Caroline Gerber.

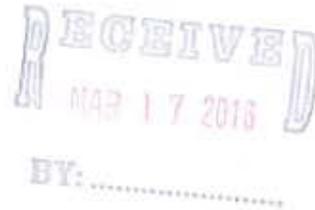
ANDREW F. SPILLANE

N53W16614 Prairie Dawn • Menomonee Falls, WI 53051 • (414) 531-1879 • spillaa@gmail.com

March 14, 2016

VIA U.S. MAIL

Village of Lake Bluff
Plan Commission and Zoning Board of Appeals
Village Hall Board Room
40 East Center Avenue
Lake Bluff, IL 60044



Re: Comment Letter in Support of the 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

To whom it may concern,

I am writing to provide comments to the Village of Lake Bluff's PCZBA regarding the captioned petition, specifically as it pertains to the proposed tenant at the address listed above: Hansa Coffee Roasters. Both of Hansa's proprietors—Tom Maegdlin and Kevin Kane—are close friends of mine for whom I have deep admiration and respect. Starting a successful small business, as they have, is no small feat. Starting a small business whose central feature is being an integral part of its community is a rarity. As such, I would urge the JPCZBA to grant the petition and allow Hansa to contribute to the Lake Bluff's residents.

At first blush, Hansa Coffee Roasters is just that, a coffee roaster. And so it was when Tom started his company, which originated as a mail-order website for specialty coffee. Tom had bigger aspirations for turning his company into a brick-and-mortar shop, and Hansa evolved into so much more.

From some, Hansa is a meeting place. As a Milwaukee-area resident who intermittently visits Lake county, I place myself in this category. Tom and Kevin often say that they strive to create a friendly atmosphere similar to Cheers, "where everyone knows your name." This is marked break from the more typical specialty coffee shops, which often exude a holier-than-thou superiority. Instead, Hansa's staff—from baristas just starting out all the way up to the ownership—make an effort to get to know their customers. It is not uncommon to hear questions like "What are you up to today" and "How are the kids" with a genuine interest in their answers. Their positive attitude is infectious: the shop's patrons have a way of finding common interests with other customers and getting to know each other. It doesn't take long until the patrons are asking themselves, "What are you up to today" and "How are the kids."

One night I spent at Hansa frames this dynamic in concrete terms. Tom happened to be in attendance, and made me a kaffelemoad: a Swedish-inspired drink that is one part lemonade and one part cold brew coffee. Very unique beverage, but what struck me about that night was that a circle of about six people were around me in the front of the shop, most of whom I had never met. For someone who normally is quite introverted, this could have been intimidating, but Tom, his wife Alex, Kevin, and the others made me feel right at home. Hours passed with us talking about what seemed like everything under the sun, and before long, the others sitting around me felt like long-time neighbors. Lake county, across the border from my home state, felt like my neighborhood.

For others, Hansa has been a partner in giving back. Understanding its role as a community gathering place, Hansa has a bulletin board where people can promote upcoming events and lent its space to community groups to set up tables to raise money for their causes. Their history of supporting local charities goes all the way back to their shop's opening in 2013. They partnered with Lon Hodge and his service dog, a labradoodle named Gander, to support trauma and post-traumatic stress disorder recovery for war veterans through sales

of a special blend called Gander's Choice. This long-standing partnership grew to include a promotion through which Hansa would donate bags of coffee to servicemembers in Afghanistan.

Hansa not only has provided a location for the local community to interact, but they are keenly aware of their social responsibility to serve their communities and give back. In business ethics, Milton Friedman is famous for saying that the only social responsibility of business is to make profit for its owners. The counterpoint comes from R. Edward Freeman, that in fact businesses have a duty to serve various stakeholders: customers, employees, vendors, suppliers, and their communities. Hansa has a proven track record of going above and beyond this responsibility to becoming an integral part of its community. They wish to inject this magic into the community of Lake Bluff, and if their last two and half years of retail operations are any indicator, Tom, Kevin, and their team are more than capable of doing it again.

Accordingly, I urge the Village of Lake Bluff's PCZBA to grant the special use permit, and thus allow the creation of a successful, inclusive, socially conscious gathering place. I have enjoyed what has become of Libertyville's decision to permit Hansa to open its location there; I sincerely hope that a new Hansa will become a starting point for me to visit and to become just as at home in your community.

Thank you for your attention to this comment letter.

Regards,

A handwritten signature in blue ink, appearing to read "Andrew F. Spillane", with a long horizontal flourish extending to the right.

Andrew F. Spillane

448 Gurney Ave.
Lake Bluff, IL 60044
March 12, 2016

Chair Steve Kraus & Members of the PCZBA
40 E. Center Avenue
Lake Bluff, IL 60044

Dear Chair and Members of the PCZBA:

I am writing to express my support for the Special Use Permit for Hansa Coffee.

The proposed use of this space by Hansa Coffee Roasters is consistent with Village goals to create and maintain a vibrant central business district. To do so, we need to attract people – and their business - to town. The Village's existing restaurants: Inovasi, The Side Door, Bluffington's and Maeverly's, Prairie Espresso and the Lake Bluff Brewing Company have contributed much to this goal: people come to eat, drink, shop. The addition of another eating establishment – in this case a coffee shop - should be considered a plus with the added benefit of attracting business during the morning hours when many of the aforementioned businesses are closed. This is the type of use the community has always supported.

It does not benefit the community to have empty storefronts, and the zoning decision should not be made based on emotion and opinions regarding whether or not like businesses should exist in downtown. As the petitioner mentioned, we have multiple restaurants and drycleaners in town. The market appears to support competition in these areas. There is no reason Lake Bluff cannot support two coffee shops as well. It seems inappropriate for the PCZBA to reject this special use permit request because there is a similar business in town.

The PCZBA raised the issue of parking as the main reason for denying the petition last month. Given the reality of downtown traffic (or lack thereof), Hansa's business will not create parking issues during its peak hours in the morning. If we don't have the vision to encourage businesses that will attract people to the Central Business District we put the long term future of the downtown at risk.

View the pluses that this business use will generate: increased business in Lake Bluff, and vote to approve the special use permit.

Sincerely,

Pam Russell

From: Lynn Gerber Lynn.Gerber@astelias.com
Subject: Support of Hansa in Lake Bluff
Date: Today at 7:00 AM
To: Sue Douglass suedouglass@mac.com

Hi Sue,

I have followed online the controversy related to the proposed entry of Hansa in Lake Bluff. What is the best way to voice my opinion to the Village of Lake Bluff? In my opinion, Hansa completely fits the Lake Bluff life style and charm. There are so many times my family would love to walk to the village (summer and winter alike) to get coffee and read the newspaper but there are limited establishments to do so, and no options on a Sunday. On Sundays we end up walking to Lake Forest instead. L Let's keep the business local to our lovely little Lake Bluff! I can't imagine parking being an issue as most of the client base will walk and coffee shops may be high traffic but low duration of stay. Please – I hope this goes through. My family has been so excited about it.

L. Gerber

From: Lynn lynnfenicchia@hotmail.com
Subject: Note of support - Hansa
Date: Today at 5:38 PM
To: Sue Douglass suedouglass@mac.com

Greetings,

I am writing to support Hansa opening in Lake Bluff. My family would love to be able to walk to the village and frequent an indoor coffee shop to sit, relax, and enjoy a cup of coffee. A sit-in coffee shop would strongly align to the quaint vibe of our wonderful little community. Please allow it to proceed!

Lynn Fenicchia
Lake Bluff resident

From: Gretchen Bellino gbbell@comcast.net
Subject: Support for Hansa Coffee
Date: Yesterday at 9:37 PM
To: Sue Douglass suedouglass@mac.com

I have read through the information regarding the opening of Hansa Coffee in Lake Bluff. I am in full support of the store opening and I am perplexed as to why there is a controversy. Lake Bluff is in need of this type of establishment for families, businesses and friends to gather. In addition to the LF/LB community, I also see many Navy recruits/students and their families walking around our charming village. Yes, Prairie sells fine coffee and I support them as well, but there is no indoor seating, they close at 3pm and are also closed on Sunday. I often wondered if they were actually going to get enough business, especially due to weather. I read Prairie has expanded their business and hopefully will meet success with this new venture. Also, Bluffingtons closes at 3pm and is closed on Sunday. Yes, there is a slight overlap of coffee, but I see each of these businesses as having other things to offer too. Currently, there are no other establishments specifically for families to gather, especially in the late afternoon or evening. Inovasi and Maevery House are very nice, but more costly for families. Lake Bluff Brewery and Wisma obviously have a different niche.

I will support both businesses. Hope to see Hansa in our Lake Bluff neighborhood soon!

Sincerely,
Gretchen Bellino
Lake Bluff

From: Daria Andrews dandrews@koenigrubloff.com
Subject: Hansa Coffee Support
Date: Today at 4:10 PM
To: Sue Douglass suedouglass@mac.com

Dear Zoning Board,

I am a 26 year resident of Lake Bluff and a local real estate agent since 1998. I wouldn't have raised my children anywhere else in the Chicagoland area. At almost 21 and 25 years of age, they have frequently commented on how Lake Bluff was the best place to grow up and they wish they could do it again as it was so much fun. I have enjoyed my adult life in Lake Bluff and been very involved in the community, the PTO, the 4th of July Parade Committee, The Alliance For Excellence etc.

As a real estate agent I am consistently acting as the biggest cheerleader for Lake Bluff. Convincing out of towners why they must live in our idyllic, charming community, although our taxes are painfully high as compared to neighboring Lake Forest- our biggest housing competition. I sell the houses, but more importantly I sell the life style, which is second to none on the North Shore.

Over my 26 years here I have experienced that some Lake Bluffers can be very resistant to change. But look at how wonderful our downtown has become and how thriving a community we live in. Hansa Coffee would be a welcomed and needed addition to our town. What are people so afraid of? A coffee shop?

The addition of a local coffee shop that would welcome the community, and surrounding communities is exactly what we need. Bluffingtons is an absolutely perfect breakfast and lunch shop but they close at 3pm. There is nowhere else that people can congregate and have a cup of delicious coffee or a snack in the late afternoons or evenings that doesn't serve alcohol. The other choices are wonderful in town, but they are bars and restaurants that serve alcohol. I personally would love a coffee shop that I could meet clients in, and catch up with friends. People of all ages could congregate . It would be a great place for the college, high school and middle schoolers. A wonderful place for families to frequent, as well as business people, and local residents.

We would be very fortunate to have Hansa Coffee in downtown Lake Bluff.

Thank you for your consideration.

From: vflannery@gmail.com
Subject: Hansa coffee
Date: Today at 5:04 PM
To: Sue Douglass suedouglass@mac.com

Hi, am not sure I am writing to the correct recipient, if incorrect I apologize.

I am a resident of lake bluff (in Moffett and the ravine), and am very hopeful we can, as a village, approve and advance the expansion of business in our downtown area. I am huge supporter of Hansa coffee opening in LB (I am in no way affiliated with the company), and would like to know if there is anything I can or should do to further having government interfere with free enterprise.

Best regards,

Vince Flannery.

Sent from my iPhone, please enjoy typos

Sue Douglass

Subject: FW: hanse coffee

Anonymous Supporter:

When I learned Hansa Coffee Roasters was coming to Lake Bluff, I was really excited because I often meet people for work in coffee shops. My first thought was: "Now I don't have to meet people in Starbucks!" ... Hansa's new coffee shop will compete with other sit-down coffee shops in the area like Starbucks and the new Dunkin Donuts in downtown Lake Forest. It will bring people to downtown Lake Bluff who otherwise would be going to chain businesses.

I don't consider Hansa as competition to Prairie Espresso, which is a take-out coffee shop nine months of the year and is extremely weather-dependent for seating the rest of the year.

Sue Douglass

Subject: FW: Hansa in Lake Bluff

From: Jamie Sawicz <jsawicz@gwmail.gwu.edu>

Subject: Hansa in Lake Bluff

Date: March 2, 2016 at 2:50:11 PM CST

To: Sue Douglass <suedouglass@icloud.com>

To Whom It May Concern,

This is the first time that I'm writing to the Village in support of any business or any matter in Lake Bluff. But with all the reactions coming from the opening of Hansa in Lake Bluff, I am appalled by some of the behavior I have heard about and the questions asked at the last meeting regarding the SUP.

Hansa is a great establishment. Not only is it great coffee, but the business is owned by someone with tight connections with the North Shore community. We are a town all about local businesses and fostering them. Hansa is not a chain. They one other location in Libertyville which is not far from us.

I am a college student and am only home for breaks, but plan to move back to the Lake Bluff area after graduation. When I'm home, I take the drive to Libertyville for coffee as I'm mostly home during the colder months, right now. Prairie Espresso is good, but by only offering outside seating, it's very limiting.

I'm a political science major at college and have taken a few economic courses. The free market is a vital source of the United States economy and encourages business to get better and have a higher standard with the existence of competition. I love the small town feel of Lake Bluff, but there already exists competition in our small town with multiple restaurants and gift stores. The existence of a competition between coffee shops should be no different.

The amount of discussion and harsh comments on this new business coming to our town is deplorable. I've also be proud to come from a small town like Lake Bluff. We should be supporting one another and not them tearing down.

Regards,
Jamie Sawicz

Sue Douglass

Subject: FW: Hansa, yes, yes, yes!

From: Deborah Flanagan <fergusone@ameritech.net>

Subject: Hansa, yes, yes, yes!

Date: March 3, 2016 at 11:20:33 AM CST

To: suedouglass@mac.com

Hansa, yes, yes, yes!

Sue Douglass

Subject: FW: Hansa Lake Bluff location

From: Kyle King <kylemft@gmail.com>

Subject: Hansa Lake Bluff location

Date: March 3, 2016 at 12:00:05 PM CST

To: suedouglass@mac.com

To whom it may concern:

I own a home in Lake Bluff, as well as a private therapy practice also located in Lake Bluff. I am highly in favor of Hansa opening a location in Lake Bluff. My partner and I are "coffee snobs" and Hansa serves our favorite coffees - currently we make the drive 2-3 times a week to the Libertyville location to get it. We also home-brew beans purchased retail at Hansa. A drawback to the Libertyville location for us is that it's so (deservedly) popular that there's frequently no open seating! This is because Hansa does a great job providing a hip, inviting atmosphere for people of all ages. I see student study groups, working professionals, couples and friends all hanging out there. The music is always on point as well. I believe that Hansa in Lake Bluff would provide that cool, slightly alternative yet still upscale location and would be a welcome addition to the small walkable downtown. I do not see a shortage of coffee drinkers or people searching for a good place to spend time with friends in our city. Please bring Hansa to Lake Bluff!!

Sincerely,
Kyle S. King

Sent from my iPhone

Andrew Dewar
andrewvdewar@gmail.com
I am a Lake Bluff resident

I really enjoy the libertyville location and think that this could bring a lot to lake bluff, a place for people to get together and enjoy some of the best coffee I have ever had as well as a friendly relaxing environment that is very open and welcoming.

Patty Abrams
Patty@corp-imaging.com
I am a Lake Bluff resident

While I love Lake Bluff, I never go into town because there aren't any shops that draw me there on a daily basis. A sit-down coffee shop would do it for me - I could walk to town for my daily cup o' Joe, and sit inside to enjoy it. It seems like there must be more to the resistance than the average person knows, and it seems unfair.

Hansa fits the character of Lake Bluff, and the foot traffic would benefit surrounding businesses. Most important, the coffee is top-notch! I have actually driven to the Libertyville Hansa to meet Lake Bluff friends for coffee.

Please welcome Hansa to Lake Bluff. Everyone deserves a chance!

Ryan Tilot
rtilot@gmail.com
I am a Lake Bluff resident

I strongly urge you to approve Hansa Coffee's request to the PCZBA Committee. Hansa Coffee would be an excellent addition to the Lake Bluff community. Lake Bluff need a safe establishment where community members can work, and children and students can study in an alcoholic-free environment. At the moment, Bluffington's is the only option in downtown Lake Bluff, and it is closed by 3:00 PM. My wife and I moved to Lake Bluff so that our child can live, study and grow in a safe environment, and Hansa Coffee provides that opportunity.

I am reluctant to note that your primary concern with Hansa Coffee - parking - is merely pretext for protecting an existing establishment (Prairie Espresso). I understand and appreciate your efforts to protect Lake Bluff and its businesses. However, Prairie Espresso does not fulfill the needs that Hansa Coffee can provide. After all, Prairie Espresso is not open from 6:00 am to 10 pm, it does not offer indoor seating, and it serves alcohol.

As such, I once again strongly encourage that you and your fellow board members approve Hansa Coffee's request. Thank you for your time and consideration.

Mark Rickmeier
Mrickmeier@gmail.com
I am a Lake Bluff resident

Dr Mr Kraus,

I feel Hansa would bring a huge benefit to the community in that we need a community location that offers year round seating and longer hours. We have lost so many small businesses that to have a successful small business join our town may bring consumer confidence back. Hansa has done wonderful things for the libertyville community- it brings people together. I would be sad if my family was denied that option in town and I was forced to leave lake bluff frequently during the week to find that community setting. Please reconsider your previous decision. You will look back and thank yourself for bringing them into the LB fold one day

Jennifer Sontag
Jenny931@aol.com
I am a Lake Bluff resident

My family and friends have been saying for a long time that this town needs a coffee shop! We have bars, we have restaurants.. But there are many people who would need and deserve a place to meet up with friends, sit and enjoy a more quiet atmosphere than a bar or don't want to sit and eat amidst the bustle of a restaurant. I would love the option to go to place where the mood isn't about alcohol (it's true, our town puts a lot of emphasis on adult gathering spots revolving around alcohol) I would love an option in the evening instead of meeting up with a friend for a glass of wine at Wisma or the brewery to sit and enjoy the atmosphere of a coffee shop. This town is starting to feel to me and my family like it serves a certain part of the community in the business sector and not the community as a whole.. A coffee shop would promote so much as far as a community gathering spot, and give many people of any age a reason to leave their house and venture over to town. Not everyone has a friend to meet and have a drink with. A coffee house will give people a place to sit, meet more members of the community, walk around town, talk, engage.. The list goes on and on. I am tired of driving away from my community to get the community vibe a coffee house brings to the table!!! Hansa in libertyville nails that for me and when I am in there I observe many of libertyvilles local moms hanging out, I see business men on their laptops, I see intimate conversation.. I honestly get jealous that we do not offer that in our town! I envision how much it would add for people that don't have an outlet like that as an option. The whole parking issue I've heard grumblings about doesn't make sense to me. No one seems to complain they can't find a spot the nights the Brewery or invovassi are busy when I meet friends there! I might hear "sorry I'm running a little late took a little longer to get a spot" I never have much of a problem so if I have to drive the streets a few rounds to find a spot is not a big deal!! We also have many residences that are in easy walking distance. I am not too close but I would certainly ride my bike to enjoy a place like Hansa! A coffee house adds charm, community building, an option outside of drinking, (which sends a good message to our teens and young adults) I do not understand at all why this is seen as something other than a positive addition for our town. I have a lot more I would like to say/share.. If you would like more feedback please let me know.

Peter Nash
Nash.pete@gmail.com
I am a Lake Bluff resident

Lake bluff needs a gathering place like this. Great for all types of people, students, friends Etc. We don't have a true coffee shop in East LB and we need it. I vote for it.

Kaila Thomas
kailathomas26@gmail.com
I am a Lake Bluff resident

Hands is the highest quality coffee around here, and Lake Bluff would be wise to give its residents easy access to such delicious drinks.

Mike Devora
mld72@comcast.net
I am a Lake Bluff resident

To whom it may concern. I am a resident in Lake Bluff and an employee of a large landscape firm located in Lake Bluff. The owners of Hansa coffee and there employees are some of the kindest people you will meet. They provide both a great service and atmosphere. It's a place my family and I drive out of our way to during the week and throughout the weekend. It's the kind of place that the town needs. I truly believe it will be beneficial to the other businesses as well.

Regards,

Mike Devora

April Thomas
april.h.thomas@comcast.net
I am a Lake Bluff resident

Our community could use a nice coffee shop like Hansa. We are losing business to other communities since we do not have a morning coffee/food shop other than Bluffington's in the village.

Andrew Walther
awaltherhome@comcast.net
I am a Lake Bluff resident

This location would be an absolutely fantastic addition to the Lake Bluff Village. I also think that with all of the central focus that Lake Forest and Lake Bluff community has on shopping local, I believe that this would be a big anchor for the lake Bluff community to have in its business district. Currently there aren't many hangout spots in Lake Bluff for teens and young adults to go to. This would also benefit from college students in Lake Forest. Hansel gives off a very fun and hip vibe with this in mind it would attract a new group of people to the lake Bluff community in which all surrounding stores including the other door would benefit from. This would also create jobs for teens at the high school to apply for which is always great! This is especially good because the Lake Forest Starbucks is now serving alcohol and this eliminates jobs for teens.

Charles Potter

I am a Lake Bluff resident

I see no reason to not allow Hansa Coffee into Lake Bluff. They are only a coffee shop, they have a great following, and they make great coffee. I support Prairie Coffee as well and will continue to go there as they have unique other coffees that Hansa does not sell, plus they have a great outdoor setting. More places to hang out in Lake Bluff will help all of the businesses flourish. When new restaurants come to town and want to serve burgers, should we limit them and say no as Inovasi and Maevery also sell burgers? That makes no sense. Time for more culture in our little town and I really look forward to visit all of them.

Karen Kortsch
Kmkortsch@gmail.com
I am a Lake Bluff resident

I love Hansa Coffee and think we need a new coffee shop downtown.

Stephanie Rickmeier
Smpunke@gmail.com
I am a Lake Bluff resident

I feel like since we lost Lulu's, there's been nowhere in town for people (particularly the under21 set) to come to hang out, without drinking. Hansa coffee shop could be a place like that, year-round.

I just want to see more offerings in Lake Bluff that are not kitschy stores, or service businesses that draw no one to town. (Don't even get me started on the personal training studio that replaced the ice cream store. What a blow to the community.). Maybe if there were more downtown patrons and traffic, we could have sustained Lulu's, or another store like it. I feel like we're near a tipping point in Lake Bluff - one more cafe/casual eating/dessert spot and downtown becomes a destination. One less, and we become a dying downtown with only services and spice stores that are never open.

Casey Sawicz

cmsawicz@icloud.com

I am a Lake Bluff resident

Something that Lake Bluff has been lacking is a place to meet up with friends and sit down. The restaurants are great, but we are in college and can't always afford to eat out. Having a place to catch up with friends on school breaks would be amazing. To sit down with a cup of coffee and catch up. I want a place where I can do homework in town and I want a place in town where I can spend time. I think Hansa can offer this space.

Kathleen Reidy
kathleenmreidy@gmail.com
I am a Lake Bluff resident

I have always thought that a coffee house would be a great addition to our Village. It seemed like the one thing we were missing. A traditional coffee house is such a good fit for our community. There are Starbucks in other areas which serve LF and the unincorporated areas of the area (including the medical school) but nothing for our own Village. It would serve as a wonderful gathering place in town and would bring more traffic into the downtown shops. It's a win-win!

Liz Nesbit
Liznesbit661@gmail.com
I am a Lake Bluff resident

I've been to Libertyville location and it is a gathering spot for locals, lake bluff supports that atmosphere so why not support this shop?

Jenny Simpson
bizsimpson@juno.com
I am a Lake Bluff resident

We need to support business in Lake Bluff and we need to keep our town thriving. We have been doing so well. Lets keep up the momentum.Lake Bluff needs a place where people can hang out (indoors), have coffee, study or socialize.

Jackie Sawicz
jackiesawicz@icloud.com
I am a Lake Bluff resident

I feel Hansa would be a good addition because so many students love the coffee shop atmosphere when working on homework, papers, or studying. Hansa would be able to supply that in Lake Bluff and it would bring customers to the other local businesses as people would see what our small town has to offer. Also, when people are studying they will go to Bluffington's for lunch or Inovasi or the Other Door. The welcoming attitude in the Libertyville location is something that would be carried over to the Lake Bluff location, this would only increase the small town welcoming vibe that Lake Bluff has.

Mary Beth Kercher
I am a Lake Bluff Resident
mbkercher3@att.net

Lake Bluff needs a coffee/tea place where they can meet others, study or relax without others drinking wine or beer. I think Hansa will be a great fit for our town.

Victoria Carton
vcarton@atproperties.com
I am not a Lake Bluff resident

As local Lake County Realtors, we look forward to having a coffee shop where we can sit down with clients for a few minutes, to take a break from viewing homes, review a contract, etc while grabbing a cup of coffee. We have stopped in Libertyville Hansa often for such occasions and would enjoy this type of venue in Lake Bluff as well. Thank you for your consideration. Patrick & Victoria Carton

Amanda Lepich
Aalepich@gmail.com
I am not a Lake Bluff resident

The Libertyville location is small, funky and inviting. The coffee is awesome. A large variety of folks come in; which adds to the appeal. A second location in Lake Bluff would only enhance your community. We have three coffee shops in our town and everyone is prospering. I love Hansa and definitely would visit The new location and explore Lake Bluff more.

Melissa Norton
melissanorton3@gmail.com
I am not a Lake Bluff resident

I am the owner of Holcomb Hollow, a local bakery that supplies Hansa Coffee with gluten free & dairy free food items. Every summer we sell our popular products at the Lake Bluff Farmers Market to many local residents who suffer from celiac or other food allergies and intolerances. They often ask if I could find a place where they could purchase year round because these type of gluten free products are not available anywhere else in the vicinity. Hansa Coffee will be an important addition to the downtown area for this reason and many more.

Thank you for your time.

Sincerely,
Melissa Norton
Owner, Holcomb Hollow

Gail Eisenberg
Gailsbrownies@gmail.com
I am not a Lake Bluff resident

Hansa is a great place to meet for coffee. It is a perfect spot for local residents to get a delicious cup of coffee. It is very important to support local businesses with nice and ethical owners who care about the community.

Andrea Vena
Richter0661@gmail.com
I am not a Lake Bluff resident

I work in Lake Bluff and could use a good coffee spot. Lake Bluff does not currently have this and I need some good coffee in my life!

Anup Manchanda
anupm25@gmail.com
I am not a Lake Bluff resident

Hansa in Libertyville has created a place for me to meet with friends and potential clients in a very business and social friendly environment. It would have the same impact in Lake Bluff

Joan Zietlow
joan@vibranthealthandhealing.com
I am not a Lake Bluff resident

I am a member of the LFLB Chamber of Commerce. I am a register nurse, board certified health coach, hold an MBA and a small business owner. We have a national health crisis in our country that I am dedicated to helping; 75% of the disease we have in our country stems from our inability to manage stress so it manages us. Having a quality place where you can meet a friend, co-worker or business associate that is alcohol free is a huge resource to building community, communication and stress reduction. Hansa Coffee is a safe place that provides a quality product and excellent service.

What do people do at a coffee shop? They talk; they spend time with each other as opposed to texting and zoning out in front of a TV. I have personally enjoyed many hours at Hansa coffee because it's a safe and welcoming place for a single woman to go. It's a great place for a business meeting and catching time with a friend.

I have also been the receiver of the generosity of the owners of Hansa coffee to use their space to present free health awareness information for the community. Honestly I was saddened, frustrated and in total disbelief that there was negative push back instead of welcoming gratitude for a small business that wants to invest and pull business into the Lake Bluff community. You have got to be kidding me keeps going through my mind, especially when the research on the parking issue clearly supports a business that has parking needs during the non busy times in the town. I joined the local Chamber because I felt this community was a place that I wanted to help and honestly this situation of negative support for a small business owner has got me thinking twice about what the values of this community really are. Please make me proud to be a member of your business community and Welcome Hansa Coffee to the Lake Bluff community.

Sincerely,
Joan Zietlow BSN, RN, CHHC, AADP, MBA

Donna Codell
anglequeen1@aol.com
I am not a Lake Bluff resident

The owners are very charitable and also give back to the community

Ryan Bulava
Poshnoggin@gmail.com
I am not a Lake Bluff resident

I am a small business owner in Libertyville and Hansa has been good for my business. Our business, Noggin Salon, opened in July of 2015. We have served (and sold) Hansa coffee since day one.

The shop caught my attention when I saw a Facebook friend's check-In. Upon stopping in, I immediately loved the atmosphere and genuinely fabulous customer service. The coffee is high quality and the signature drinks are inventive (& so delicious).

I once asked Tom a question about a difference between roasts. He answered not as a condescending "expert", but as a passionate, knowledgeable consumer. It's was refreshing to hear someone talking about his craft with excitement.

My business partner and myself may not have survived our buildout without their coffee. Daily we would chat about construction and our upcoming opening with the staff of Hansa. By the time we opened, they were very eager to help promote our new business.

Tom and his staff have been there anytime we have hosted shop local events or any special promotions. They have helped send business our way and encourage a culture of support amongst the local business community.

I have worked in Lake Bluff. I know many residents of the town and Lake Bluff is a community in the truest sense of the word. The existing businesses have grown through support and referrals. People who live in the community are frequently hosting neighbors in block parties and other events. They believe in supporting their businesses and each other. Hansa already operates with this spirit. I believe it would offer not only added business stimulus to the area. They provide a refreshing environment to gather, study, type and ultimately enjoy an amazing cup of coffee.

Thank you for your time and consideration.

Ryan Bulava
Noggin Salon
847-281-7177

Suzanne Baumruk
suzanne.baumruk@gmail.com
I am not a Lake Bluff resident

I live and Libertyville but frequent downtown Lake Bluff. Hansa in Libertyville has become a favorite place for myself and my family. My high school children find it a wonderful place to gather with friends and study. It has been a wonderful addition to our community as I know it would be to Lake Bluff.

Jan Emery
janemery@comcast.net
I am not a Lake Bluff resident

As a Libertyville resident, I can attest that the addition of Hansa coffee to our community has provided a welcome alternative to chain establishments such as Starbucks. The unique, hip atmosphere is a refreshing break from more traditional coffee shops. In addition, their employees are truly engaged with their jobs and connect with the customers.

I would also add that I would frequent the Lake Bluff establishment when I wanted to linger over my beverage (versus to-go) because of the restrictions on seating found in the Libertyville venue. In other words, I would drive to your community and pass an hour or two both in Hansa, and walking around your village center streets and shops.

Sincerely,

Jan Emery

Brittany Lehmann
Brittanylehmann@yahoo.com
I am not a Lake Bluff resident

I am from Lake Forest and I work in Lake Bluff at Lindemann Chimney. I think that Hansa coffee is just what the town of Lake Bluff needs. We also need to be in support of amazing and exceptional local businesses. I want Hansa coffee in Lake Bluff to be my go to place in the future.

Jayne Hettinger
Liam2000mom@yahoo.com
I am not a Lake Bluff resident

I love the Hansa coffee in Libertyville. The sense of community that is created in that space is something that was sorely lacking and I thoroughly enjoy meeting my friends there for a drink in the fun, relaxing environment. I think it's a shame if you deprive your residents of such a place. Thank you for your time.

Joan Sauers
joan_sauers@yahoo.com
I am not a Lake Bluff resident

I visit Hansa in Libertyville at least 4 days a week - it is a 10 minute drive from my house. I work out in Lake Forest and go 15 minutes out of my way to go there after my classes. It is also a great spot for afternoon latte. The people who work at Hansa are delightful, friendly, welcoming, and kind. They made an effort to learn my name and know my drink order. The environment they created is welcoming and laid back. People enjoy going in for their coffee or tea - and to visit with the other customers. It is a great meeting spot for small school, church, and business meetings. I frequent the restaurants and the farmers market in Lake Bluff and believe Hansa would be an awesome addition to the town. I would absolutely make that my after class stop - hopefully some of the amazing baristas from Libertyville will be there as well!

Allison Fink
allison_fink@yahoo.com
I am not a Lake Bluff resident

There are no coffee shops present in LB. I'm a teacher at the MS & would LOVE a place to get coffee & treats close to school in a timely fashion!!

Joy DesLauriers
Joydeslauriers@gmail.com
I am not a Lake Bluff resident

Hansa Coffee Roaster would be an asset to Lake Bluff. They would provide a place for all generations to meet, socialize and enjoy a great cup of coffee. They have been an example of how local businesses can give back to their community. I personally have been greatly impacted by Hansa Coffee Roasters in Libertyville, both by Kevin, Tom and their incredibly friendly and knowledgeable staff. They are my go to place to meet friends, co-workers, pta associates as well as a welcoming place for my teenager son to meet his friends. Hansa Coffee Roasters is the heart of our town! They are our go to coffee house! I strongly support an Hansa in Lake Bluff.

Joy DesLauriers

Karen Fato
karenmfato@gmail.com
I am not a Lake Bluff resident

I began going to Hansa in September 2014. A month later my father had a stroke. I was spending every day going back and forth from my home in Gurnee to Condell Hospital, to my parents' home in Libertyville to get my mom, and back home.

Before heading home I would stop at Hansa to get a cup of coffee or espresso drink, fall into one of the comfortable seats in the cozy reading nook in the front of the cafe and turn everything off.

The music playing in the background, the genuinely friendly staff, Tom and Kevin, the diverse clientele, Lon and Gander and the genuine feeling of family all provided, and continue to provide me with the respite I needed to get away from the extreme stress of my family's situation.

You don't feel a division between staff and patrons. Kevin and Tom not only walk through the shop, they give you a genuine hello accompanied with your name, and even stop and chat for a while. Yesterday, Tom was stocking the fridge with cold brew coffee. They will plop down next to you in the front area to relax and have a conversation.

It's my "home-away-from-home."

Thank you for your time,

Karen Fato

Adrienne Olmstead
addiesimon@gmail.com
I am not a Lake Bluff resident

As a teacher at Lake Bluff Middle School it would be a great place to collaborate with my fellow teachers and to be present in the school community.

Bill Braman
billbraman@yahoo.com
I am not a Lake Bluff resident

Hansa Coffee in Libertyville has been an outstanding addition to the downtown's main street, Milwaukee Avenue. The clientele is quiet and well-mannered. The coffee and espresso drinks are absolutely bursting with smooth, delicious flavor. The service and attention to the detail of every beverage is impeccable. This is the type of business that gives a community and a business district not just "a good name," but a superior "name" while creating a welcoming ambiance to the surrounding neighborhood, as well.

Whether you drink coffee or not, Hansa would be a seriously delightful addition to Lake Bluff. Having a quality establishment where residents can come together to create community in a serene setting amidst the soothing aroma of fresh-pulled espresso would be just another reason Lake Bluff is known as one of "Chicago's Best Places To Live."

Vote YES for Hansa.

Alison Parsons
Alisonparsons12@gmail.com
I am not a Lake Bluff resident

I visit the Libertyville location frequently and I am satisfied every time. I go there to meet friends, or stop in whenever I am passing by Libertyville. Every time I go, it is consistently busy, but the employees treat everyone as their friend. Hansa coffee is great, they just started serving it at a location in my hometown (Mundelein) and as soon as I found out, I became a frequent customer there as well. A Lake Bluff location would be beneficial to the community and appreciated by everyone who enjoys coffee. I would specifically go to Hansa if I was in the area, and would recommend it to anyone. Hansa is managed by genuine people who care about sustainability and improving the local area they are a part of. Hansa would absolutely be a positive addition to the Lake Bluff community.

Molly Norton
Mollyjanee95@gmail.com
I am not a Lake Bluff resident

Hansa Coffee is an amazing coffee shop with a great atmosphere and even better coffee. It's simply a must to bring it to lake bluff. They're passionate about what they do and that's what you need in a coffee shop. It's a perfect place for good coffee and meeting up with people.

I live in Mundelein and I've been supporting Hansa since they opened, and they've never let me down. Thank you for your time.

Sandra Stuck
Samds4@gmail.com
I am not a Lake Bluff resident

My daughter has recently moved home and is a first year medical student at Rosalind Franklin University. She and her fellow students are in great need of a nearby 24 hour coffee shop for studying and meeting to work on projects and committees.

We were very excited about the prospect of such a location in Lake Bluff!

Terry Levin

tttbne@aol.com

I am not a Lake Bluff resident

Hansa is a fantastic addition to any neighborhood. It is a great meeting place for local business meetings, donates to many charities and to local chamber of commerces and networking groups. I haven't even mentioned the great coffee and people. I can not think of one single reason why they would not be a great asset to any community, and not welcoming them would be a huge mistake.

Nancy Stolbom
jstolbom@aol.com
I am not a Lake Bluff resident

Hansa has brought new life to have a place to convene in Libertyville. I think it would do the same for the residents of Lake Bluff as well. I also do not feel that Hansa would do anything to deter from any other business who claims to sell coffee in Lake Bluff. Where Hansa is located in Libertyville is literally right across the street from another independently owned coffee shop. She is still in business and is doing well. Also, there is a Starbucks a block South and they still get their share of clients. There are enough people in the area who will choose their coffee shops as they choose their restaurants. By what they like to eat and drink and the environment that is presented to them. The other businesses of Lake Bluff should be proud and excited that Hansa is able to bring a different flair to the downtown area.

Maureen Szostak
maureen.szostak@gmail.com
I am not a Lake Bluff resident

Hansa coffee is delicious! It's so nice to have a place to go for a good cup of coffee. I work in Lake Bluff and would be a regular client of Hansa if they were to open. Hansa has a wonderful atmosphere in their store and is a great place to catch up with a friend or have a meeting. Anyone who appreciates access to a "real" cappuccino will love Hansa! It seems to me that the feeling of Hansa is very much in line with the community feel of Lake Bluff.

Rachel Cope
rachel.a.cope@gmail.com
I am not a Lake Bluff resident

Hansa coffee serves good, quality coffee. This is reason enough to give them a permit. Go to Nashville, you'll find coffee shops like this on every corner. But here in the suburbs, the only thing you'll find is Starbucks. We need more businesses like Hansa that really care about providing customers with a high-quality product. They are an independent business that has made a name for themselves in downtown Libertyville... customers can go to Starbucks down the street or that other coffee shop across the train tracks, but instead they go to Hansa because the second they tasted their coffee, they knew it was different. They knew it was good. I've survived living in the suburbs for the past almost 4 years (eek) because of Hansa. Every employee knows me by name. Every employee knows my favorite drink. I'd even consider some those employees my friends. You don't find too many businesses in the suburbs or elsewhere that you can say that about... Hansa is a special place. Let them grow and expand. Trust me. When you try their coffee, you'll understand.

Eileen Campbell
ech27@cornell.edu
I am not a Lake Bluff resident

I am a Realtor who shows in Lake Forest, Lake Bluff, and Libertyville (where I live), among others. When I bring transferees to look at these towns, they "get" Lake Forest and they like a lot about Lake Bluff, but they often mention the need for another true coffee shop. In Libertyville, I take the transferees and other buyers to Hansa, which they all love. Having Hansa in Lake Bluff would solidify the unique charm of this village, and increase home sales as transferees choose Lake Bluff.

Tom Parsons
Tcparsonslf@yahoo.com
I am not a Lake Bluff resident

I'm a LF resident and currently drive to Libertyville to get my coffee beans. Hansa is a coffee roaster, whereas Prairie to my knowledge is not. I will also continue to patronize Prairie as a member of a cycling club that uses Activator as its hub and frequents Prairie in the evenings and after Saturday AM club rides.

Maria Kyle
Maria.kyle@students.loy.org
I am not a Lake Bluff resident

I believe Hansa Coffee would be a great addition to the Lake Bluff community. I currently live in Gurnee, but make the trek down to the Libertyville location because of the amazing atmosphere, and of course, the coffee. I am a senior in high school and find Hansa the perfect place to work on school stuff, hang with friends, or just stop in for a drink to go. I am a swimmer that practices out of Lake Forest High School and am in the Lake Bluff/Lake Forest area at least 5 times a week. The addition of Hansa would be amazing for myself and my fellow teammates that live in the area. I actually found out Hansa was coming to Lake Bluff through a teammate that lives in Lake Bluff. She was so excited that there would be another shop within walking distance to her house. Please please please add Hansa to Lake Bluff!! Residents will no longer have to venture way out of their backyard in order to find a place to get work done, hang with friends, or simply grab a cup to go.

Moses Viveros
mviveros9335@yahoo.com
I am a Lake Bluff resident

Lake Bluff is in need of a place where I can meet up with colleagues, friends, and family. I frequent the Hansa Libertyville location because the shop provides an amazing sense of community and great coffee. Hansa would be a welcome addition to the Lake Bluff community.

Patrick Held
Patrickheld@outlook.com
I am not a Lake Bluff resident

I no longer live in libertyville but when I did, Hansa was the BEST coffee shop and gathering place in town! The staff is great and the quality of product top notch. I have a hard time understanding why lake bluff would not want a thriving and successful new business, if Hansa opened up in my town I would be there quite regularly.

Isaac Shur
isaacj96@comcast.net
I am not a Lake Bluff resident

The Hansa Coffee Roasters in Libertyville has been a place where my friends and I have felt at home since its opening. For as long as I have been a patron of Hansa, I've known each employee I've encountered by name. I've made countless friendships and have had numerous meaningful interactions with people that I would have never known if not for the authentic environment that is Hansa Coffee Roasters. Hansa has provided a place where people of all demographics share a common ground. This common ground has fostered and furthered a sense of community in Libertyville and the surrounding area, and I would be happy to know that the same kind of environment will be formed in Lake Bluff. More conversations, more community, more coffee. That's what Hansa is and has always been about.

Jonathan Richards
Jonnynash33@gmail.com
I am not a Lake Bluff resident

Hansa would be a great addition and a complimentary addition to the wonderful dining establishments already in Lake Bluff. It would also provide a good casual meeting place and a source of great coffee in an area currently void of both and would increase awareness of the surrounding businesses.

Tara Banick
tarabanick@yahoo.com
I am not a Lake Bluff resident

As a Libertyville resident who eagerly awaited the addition of Hansa to my community a couple of years ago, and who has seen the way Hansa has brought so many members of our village together in beautiful and intangible ways, I urge you to welcome Hansa #2 into Lake Bluff. Unlike soulless coffee chain stores that bring nothing remarkable to a neighborhood, Hansa has created a completely unique aura of warm-hearted togetherness, where people of all ages gather and enjoy coffee of a caliber rarely found in suburban America. I myself have played live music at Hansa as part of a local acoustic trio, and I have a deep appreciation for how its owners have encouraged the arts. They have also supported other local small businesses in our village (where several area chef-driven restaurants have chosen to serve Hansa coffee), and have given back to the community with in-kind donations to local charities. People come to Hansa from surrounding communities as well, thanks to the quality of their coffee and tea products, and this has fostered a greater awareness of other Libertyville stores -- something the small businesses of Lake Bluff's downtown district would certainly appreciate as well.

A coffee shop like Hansa that is open late into the evenings provides a wonderful place for people to hang out before or after a meal in town, a place for local high schoolers to study, a place for local professionals to transact business, and a place for residents of all kinds to bond in a family-friendly, peaceful environment. I have met a local pen and ink artist there who enjoys coming in nearly every weekend for inspiration from the setting. I have become friends with several of the expert baristas, who knew me by name after just a couple of visits, and who now are part of a comforting ritual of coffee and conversation in my life. Surely a village as lovely as Lake Bluff, with businesses that I myself have regularly frequented for years, would relish the opportunity to fill an available downtown retail space with a business that fosters the same kind of small-town, high-quality goals shared by its other shops. I know I myself would be inclined to come over to downtown Lake Bluff even more often if Hansa was there as a place for me to get my daily coffee fix while I did other shopping and eating.

I know you want the best for your community, just as I and many other Libertyville residents who cherish Hansa do for our village. I am positive you will not regret welcoming Hansa into your downtown district, and I look forward one day to sitting down to a cortado as I look out onto the streets of lovely Lake Bluff!

Sincerely,
Tara Banick

Jeanne Silver
jeannecarstar@gmail.com
I am not a Lake Bluff resident

Hansa Coffee would make a great addition to the Lake Bluff community. They have a wonderful product, and are well regarded in Libertyville. In this day of dying downtowns, I cannot imagine a village rejecting a small business that wants to establish itself in the community. It's just a poor decision based on misinformation, and seems somewhat prejudicial. Lake Bluff does not want to be known as a community that is small business unfriendly. Let Hansa in, I would travel to get there.

Lana Sorensen
Lsoren@comcast.net
I am not a Lake Bluff resident

My family is considering purchasing a beach pass and dog beach pass this summer. We were concerned that there weren't enough places open on Saturdays and Sundays in Lake Bluff. It's such a nice town with so much potential for business. This would be the clincher for us to make the decision to join. We would love Hansa to have a location in Lake Bluff.

Elizabeth washburn
I am not a Lake Bluff resident
bettesboop@gmail.com

coffee shops are a great place for people to get together and meet where no alcohol is involved so open for all ages lb needs this for the community and people who travel thru and a lot of people travel thru please reconsider your decision and allow hansa coffee to join in your community.

Colleen von Ohlen
I am not a Lake Bluff resident

We live in Lake Forest, and my teenage son has many friends (and a girlfriend!) who live in Lake Bluff. He is 15, and it would be so nice for him to have a coffee house where he could meet friends to study that is safe and does not serve alcohol. A local coffee house would perfectly fit into the quaint Lake Bluff community. As we live in the northwest portion of Lake Forest, it would be nice to have another option where I could meet friends for coffee.

Joe Schultz
Jeschul6@gmail.com
I am not a Lake Bluff resident

Being an out of townner, I love visiting Lake Bluff. It is so unique and so fun to drive to, ride my bike to, walk around, etc. I love the lake, Wisma, The Other Door, Inovasi and Activator Cycles. I also feel that bringing in Hansa will only add to the fun of visiting Lake Bluff. It is just unique enough and I think it will fit in well. Furthermore, I feel Prairie Espresso is also unique enough to do well too. Late night coffee or wine and music... sounds like a cool downtown to me!

Meg Ramsland
meg.ramsland@gmail.com
I am not a Lake Bluff resident

I am a current student at Lake Forest College, and about once a week I drive 20 minutes to visit Hansa Coffee in Libertyville. I often bring friends, and in nice weather, we choose to walk around the area, often stopping to visit other stores.

Hansa Coffee would positively impact the economy of Lake Bluff, especially stores surrounding the new location. Lake Forest students would be eager to explore different dining and shopping options between studying or chatting over a cup of delicious coffee. I fail to see how more business to a city could be viewed as negative.

Hansa Coffee has maintained the highest standards both in coffee and customer service. Every time I go, I am greeted with a smile and asked how my day is going. The baristas make an effort to learn their customers' names and orders in order to best serve them and create community within their store. After only going three times, my barista was able to remember that I took my lattes with almond milk. I was astonished. As an avid coffee drinker, it was the first time that a store had made me feel that welcome.

Lake Forest students love Hansa. They've advertised in our school newspaper, and everyone knows that it is the best coffee they can get. Opening a Hansa in Lake Bluff would bring more students and consumers to the area, create more business, and foster a positive sense of community in the city of Lake Bluff. If you don't believe me, stop by the Libertyville location. I guarantee you'll leave smiling.

Sincerely,
Meg Ramsland
Junior at Lake Forest College

Lisa Strong
I am not a Lake Bluff resident
stinkfoot@comcast.net

Hansa Coffee Roasters is by far the best and only truly local option for great, site-roasted coffee in the area. An expansion into nearby Lake Bluff would only enhance the burgeoning entertainment/dining scene of LB. Hansa is a great place to work, meet friends, have REALLY GOOD coffee and enjoy art/music/culture that is just not found many places in Libertyville or on the entire North Shore at this time.

Ashley Versage
Ashleyversage@gmail.com
I am not a Lake Bluff resident

Hansa Coffee Roasters has not only provided excellent coffee, but a place for people to meet, study, or in my case edit photos. I value their small business as it is one of the only places near me to get coffee that ISN'T Starbucks or Dunkin Donuts. It's real. When the Lake Bluff location opens, I vow to be a regular. I also know that it will make a great addition to the community.

Sonja Kassebaum

I am not a Lake Bluff resident

I do not reside in Lake Bluff, but I own a business nearby, have a post office box at the Lake Bluff PO, and am in town several times a week. I would frequent the new Hansa coffee for beans as well as drinks, if it were in downtown Lake Bluff - that location would be very convenient for me, and I think they would be a nice addition to the area, especially for afternoons and evenings, when it is harder to find a place to meet friends, etc. and grab a cup of joe while out and about.

I visit the Libertyville location of Hansa Coffee often, and it's a great place to get a fantastic cup of coffee from a local company instead of a huge chain, as well as to catch up on work or meet a friend. It is very helpful that they are open extended hours, and have a welcoming environment that makes it a meeting place for everyone (kids/teens/families/seniors, as well as groups of adults). The owners are great, and we have partnered with them on events and such - I think they'd be a great addition to downtown Lake Bluff.

Elizabeth Ireland
erireland@brfinc.com
I am not a Lake Bluff resident

Friends in Lake Bluff feel it would be an important addition to their community as a meeting place that does not serve alcohol.

Tony Cambio
Cambio.tony@gmail.com
I am not a Lake Bluff resident

I met Tom and Kevin, the owners of Hansa, as they were building the Libertyville location. I anxiously awaited their opening, while wondering how one more coffee shop in Libertyville could thrive. They've proven their niche for extra-high quality coffee. All the coffee shops in Libertyville are doing well. I have become a Hansa convert, as I work across the street at George Garner's. In addition, their employees are some of the nicest people I've met, and I consider them friends. They know my taste in coffee, my order, my taste in sweets. There should be more of this. Lake Bluff seems like a natural place for another Hansa.

Stephanie Lawrence
Steph@crossfitfreedom.com
I am a Lake Bluff resident

As a small business owner in Libertyville- Our gym, CrossFit Freedom has had the opportunity to collaborate with Hansa Coffee Roasters on multiple fundraisers and local competitions over the last few years. From our experience, I can attest to their well intentions of branching out to a second location.

Despite this letter on Facebook trying to brand Hansa as some sort of wannabe coffee chain, I assure you this is not Starbucks. Hansa is a true coffee house and in a class of their own when it comes to providing quality specialty coffee. The atmosphere is unique. It has a welcoming energy and makes the simple concept of drinking coffee a personalized experience. The employees and owners are wonderful people who take pride in connecting to and building their community. I feel they are a perfect fit for Lake Bluff.

I've spent the last 20 years in Lake Bluff. If Hansa existed when I was a teenager in LB, it would have been such a welcomed space to meet up with friends, study and do homework not to mention a safe place to hang out at 9pm on a Friday that isn't the park or the beach. Today, I am a self proclaimed, 30-something sleep deprived Mom. You will find me looking for a caffeine boost!

Allison Grant
ason89@att.net
I am not a Lake Bluff resident

Dear Mr. Kraus,

My name is Allison Grant and I work at an ad agency just down the road from Lake Bluff in North Chicago. I've been a regular customer at Hansa since they opened in Libertyville and drive there from Grayslake every weekend because I won't get my coffee anywhere else. So you can imagine I was ecstatic to hear they are opening a location in Lake Bluff just minutes from my office.

Hansa would be an incredible addition to Lake Bluff. Not only is the coffee outstanding, but I have never met friendlier people than the owners and staff there. They all know every member in my family by name and make a point of striking up a conversation every time we come in. I'm sure the residents of Lake Bluff will fall in love with Hansa just like I did. I know I would make a lot more trips to Lake Bluff on my lunch break and patronize the restaurants there if Hansa was in town!

Sincerely,
Allison Grant

Tiffany Swift

I am not a Lake Bluff resident

Swift1784@gmail.com

I was once the store manager for Caribou Coffee in Libertyville back in 2010-2012. I was immersed in the community with amazing people and talented people that worked for me. The owners of the (now) Hansa were my customers at Caribou Coffee for years, so I saw firsthand how genuine they were in character and how well they treated my staff. Once Caribou coffee closed and I heard that Hansa would be opening, I knew that the community would have a wonderful safe, inviting place to get coffee and feel part of the community just based on the two men who would be owning and operating it. I've visited Hansa many times since they've been open, noticing that most of my former customers were happily now customers there. Not only did they hire ALL of my former staff members from the closed Caribou coffee, but they integrated themselves into the community in a healthy way. Any town/city would benefit from Hansa entering their area. My hope is that more towns will be inclusive of the small businesses, especially Hansa's owners who have been investing in the PEOPLE of the area.

David Robison
I am not a Lake Bluff resident
Palatinedave@aol.com
8473442422

The positive vibe not to mention the amazing coffee would help the community

Sue Douglass

Subject: FW: Hansa Coffee in Lake Bluff

From: Kip Stehling <Kip.Stehling@Hilton.com>
Subject: Hansa Coffee in Lake Bluff
Date: March 3, 2016 at 12:00:52 PM CST
To: "suedouglass@mac.com" <suedouglass@mac.com>

To local decision makers,

As a frequenter of a coffee shop that is a decent distance away from my home and place of work, I want to see Hansa successful in their efforts to open a new shop in Lake Bluff.

I live in Gurnee and drive to Hansa specifically to support my local business friend (Kevin Kane) that is a member of several community organizations of which I am also involved and support. Not to mention, their coffee reigns supreme! Kevin and Tom are genuinely good people that donate their product and time to support "local." As a US Marine Veteran, I applaud Kevin for organizing a community donation supporting the military in combat zones overseas (which our hotel donated \$250 towards the effort) to protect the freedoms that we so comfortably embrace in communities such as Lake Bluff.

As a Hotel Leader, I took my entire team to his coffee shop on the last day for one of my associates who was retiring and he said it was "...a memorable experience, and will be visiting there again!" The service is fantastic, the baristas are artists, and the product is the best I have ever had. Not to bring this shop into your community would be a disservice to "locally-minded" business owners who would be strong leaders in the Lake Bluff community and a genuine coffee shop experience.

Regards,

Kip Stehling *General Manager*
D (847) 970 6901 | F (847) 949 0117 | M (214) 600 4800

DoubleTree by Hilton Libertyville-Mundelein
510 East IL Route 83, Mundelein, IL 60060
Mundelein.DoubleTree.com | [Become a fan on Facebook](#)



Sue Douglass

Subject: FW: Hanna Coffee Shop

From: Joren Robles <jorenrobles@hotmail.com>

Subject: Hanna Coffee Shop

Date: March 3, 2016 at 10:33:24 AM CST

To: suedouglass@mac.com

I am a new resident to Lake Forest and would LOVE to have Hansa closer to home. I drive all the way to Libertyville for a latte and having them closer would be great for me.

My daughter goes to Lake Forest High School and it would be so convenient for those that live closer to the Lake, to head there before or after school. It's also nice to have a

place open a little later to go grab a drink. My son goes to Lake Forest College and Hansa is totally a place he would love to go frequent, if it was a closer drive.

Thanks for reading this and have a great day!

~Joren Robles
171 W Everett Rd
Lake Forest, IL 60045
815-546-0802

Sue Douglass

Subject: FW: HANSA Coffee

From: Margaret Severance <margaret.severance@gmail.com>

Subject: HANSA Coffee

Date: March 3, 2016 at 10:46:05 AM CST

To: suedouglass@mac.com

I am writing you today in regards to the Grounds for Scrutiny blog post.

I am a student at the Rosalind Franklin campus and frequent Hansa's Libertyville location. I also grew up in the North Shore and my parents still live in Highland Park.

When I found out they were planning on opening a location near school, I was extremely excited, as there are NO local (good) coffee hangouts in our area.

I am appalled to think that a city like Lake Bluff would want to force out a wonderful small business that would bring more profit and exposure to the area. Would you really rather that we all went and supported a giant chain such as Dunkin Donuts in Lake Bluff instead? Why not give the business to someone whose profits go to paying for their child's soccer lessons or music lessons, versus a CEO purchasing a new boat....

It seems ridiculous that this much effort (and negativity) is being put into something that the community as a whole would benefit from. This is coffee. Not a nightclub. I hope the village comes to its senses and supports the wonderful people at Hansa and their vision of providing a community coffee shop.

I look forward to having my first cup there soon!

Margaret Severance

Sue Douglass

Subject: FW: Hansa

From: Maggie Massarelli <maggiem8@comcast.net>

Subject: Hansa

Date: March 3, 2016 at 2:41:22 PM CST

To: suedouglass@mac.com

What a wonderful coffee shop! What a bread addition to your community- why it's not being welcomed with open arms is beyond me. Go Hansa!

Maggie Massarelli.

Sent from my iPhone

From: Douglas Matiasek douglas.p.matiasek@gmail.com
Subject: Re: LB Hansa
Date: Today at 9:37 PM
To: Sue Douglass suedouglass@mac.com

Hello,

I would just like to shoot an email encouraging the expansion of the business into Lake Bluff. My serious girlfriend and I would definitely enjoy a quicker way of accessing your services!

**All the best,
Doug Matiasek**

From: Bethany Williams bethanyfischerwilliams@gmail.com
Subject: Hansa Coffee
Date: Today at 9:16 PM
To: Sue Douglass suedouglass@mac.com

To whom it may concern,

I'm writing to offer my support for the proposed Hansa Coffee shop in Lake Bluff. As a resident of Libertyville, I can't opine on what shops should or shouldn't be in your downtown, but I will say that Hansa has been a terrific addition to Libertyville. They have become a gathering place for friends and neighbors, and a good community partner. Given that your local espresso shop has turned into a wine/beer serving cafe, you would be lucky to have a true coffee shop in town. I hope you will consider the application to allow them to open their shop. Also, try their kaffeemonad next summer. Trust me. You won't regret it.

**Bethany Williams
Libertyville**

From: Shelley Snarf Lazarus snl@snarffoods.com
Subject: Hansa Coffee
Date: Yesterday at 11:47 PM
To: Sue Douglass suedouglass@mac.com

Just a short note to say I am very supportive of Hansa Coffee coming to Lake Bluff.

Hansa is a wonderful company that would be a great addition to any community. The people and products are of the highest quality. The kind of business that should not be discouraged by a small vocal minority with incorrect information.

I hope my small voice will will have some effect in the decision to allow Hansa to do business in Lake Bluff. By doing so it will be a win win for all involved.

Regards,

Shelley Lazarus
847-977-0507 (cell)

From: **Shelley Snarf Lazarus** snl@snarffoods.com
Subject: Hansa Coffee
Date: Yesterday at 11:47 PM
To: Sue Douglass suedouglass@mac.com

Just a short note to say I am very supportive of Hansa Coffee coming to Lake Bluff.

Hansa is a wonderful company that would be a great addition to any community. The people and products are of the highest quality. The kind of business that should not be discouraged by a small vocal minority with incorrect information.

I hope my small voice will will have some effect in the decision to allow Hansa to do business in Lake Bluff. By doing so it will be a win win for all involved.

Regard,

Shelley Lazarus
847-977-0507 (cell)

ANDREW F. SPILLANE

N53W16614 Prairie Dawn • Menomonee Falls, WI 53051 • (414) 531-1879 • spillaa@gmail.com

March 14, 2016

VIA U.S. MAIL

Village of Lake Bluff
Plan Commission and Zoning Board of Appeals
Village Hall Board Room
40 East Center Avenue
Lake Bluff, IL 60044

Re: Comment Letter in Support of the 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

To whom it may concern,

I am writing to provide comments to the Village of Lake Bluff's PCZBA regarding the captioned petition, specifically as it pertains to the proposed tenant at the address listed above: Hansa Coffee Roasters. Both of Hansa's proprietors—Tom Maegdlin and Kevin Kane—are close friends of mine for whom I have deep admiration and respect. Starting a successful small business, as they have, is no small feat. Starting a small business whose central feature is being an integral part of its community is a rarity. As such, I would urge the JPCZBA to grant the petition and allow Hansa to contribute to the Lake Bluff's residents.

At first blush, Hansa Coffee Roasters is just that, a coffee roaster. And so it was when Tom started his company, which originated as a mail-order website for specialty coffee. Tom had bigger aspirations for turning his company into a brick-and-mortar shop, and Hansa evolved into so much more.

From some, Hansa is a meeting place. As a Milwaukee-area resident who intermittently visits Lake county, I place myself in this category. Tom and Kevin often say that they strive to create a friendly atmosphere similar to Cheers, "where everyone knows your name." This is marked break from the more typical specialty coffee shops, which often exude a holier-than-thou superiority. Instead, Hansa's staff—from baristas just starting out all the way up to the ownership—make an effort to get to know their customers. It is not uncommon to hear questions like "What are you up to today" and "How are the kids" with a genuine interest in their answers. Their positive attitude is infectious: the shop's patrons have a way of finding common interests with other customers and getting to know each other. It doesn't take long until the patrons are asking themselves, "What are you up to today" and "How are the kids."

One night I spent at Hansa frames this dynamic in concrete terms. Tom happened to be in attendance, and made me a kaffelemnad: a Swedish-inspired drink that is one part lemonade and one part cold brew coffee. Very unique beverage, but what struck me about that night was that a circle of about six people were around me in the front of the shop, most of whom I had never met. For someone who normally is quite introverted, this could have been intimidating, but Tom, his wife Alex, Kevin, and the others made me feel right at home. Hours passed with us talking about what seemed like everything under the sun, and before long, the others sitting around me felt like long-time neighbors. Lake county, across the border from my home state, felt like my neighborhood.

For others, Hansa has been a partner in giving back. Understanding its role as a community gathering place, Hansa has a bulletin board where people can promote upcoming events and lent its space to community groups to set up tables to raise money for their causes. Their history of supporting local charities goes all the way back to their shop's opening in 2013. They partnered with Lon Hodge and his service dog, a labradoodle named Gander, to support trauma and post-traumatic stress disorder recovery for war veterans through sales

of a special blend called Gander's Choice. This long-standing partnership grew to include a promotion through which Hansa would donate bags of coffee to servicemembers in Afghanistan.

Hansa not only has provided a location for the local community to interact, but they are keenly aware of their social responsibility to serve their communities and give back. In business ethics, Milton Friedman is famous for saying that the only social responsibility of business is to make profit for its owners. The counterpoint comes from R. Edward Freeman, that in fact businesses have a duty to serve various stakeholders: customers, employees, vendors, suppliers, and their communities. Hansa has a proven track record of going above and beyond this responsibility to becoming an integral part of its community. They wish to inject this magic into the community of Lake Bluff, and if their last two and half years of retail operations are any indicator, Tom, Kevin, and their team are more than capable of doing it again.

Accordingly, I urge the Village of Lake Bluff's PCZBA to grant the special use permit, and thus allow the creation of a successful, inclusive, socially conscious gathering place. I have enjoyed what has become of Libertyville's decision to permit Hansa to open its location there; I sincerely hope that a new Hansa will become a starting point for me to visit and to become just as at home in your community.

Thank you for your attention to this comment letter.

Regards,

A handwritten signature in cursive script, appearing to read "Andrew F. Spillane".

Andrew F. Spillane

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

Agenda Item: 16

Subject: A RESOLUTION APPROVING A SIGN EXEMPTION REQUEST
FOR 600 WALNUT AVENUE

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

Originated By: LAKE EFFECT HOLDINGS, LLC (Petitioner)

Referred To: ARCHITECTURAL BOARD OF REVIEW

Summary of Background and Reason For Request:

The signage requested for Hansa Coffee includes three awning signs, one facing each direction (north, south, and east) on the descending skirt and two window signs. Placing an awning sign on each side of the awning allows the business name to be visible people approaching from any direction. The three awning signs require an exemption from Section 10-10-14B of the Village Sign Code which limits each business to one awning sign.

The Architectural Board of Review (“ABR”) reviewed the proposed signs at its February 2, 2016 meeting and recommended the Village Board approve an exemption from the Sign Code to allow them.

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

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

Reports and Documents Attached:

1. A copy of a Resolution Approving a Sign Exemption Request for 600 Walnut Avenue;
2. Drawings of the Proposed Signs and Building Changes; and
3. A copy of the February 2, 2016 ABR Staff Report (without Attachments).

ABR’s Recommendation: Adoption of the Resolution.

Village Administrator’s Recommendation: Adoption of the Resolution.

Date Referred to Village Board: 4/11/2016

RESOLUTION NO. 2016-

**A RESOLUTION APPROVING A SIGN EXEMPTION REQUEST
FOR 600 WALNUT AVENUE
(Hansa Coffee)**

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

WHEREAS, Lake Effect Holdings, LLC ("**Applicant**") is the owner of the property located at 600 Walnut Avenue, Lake Bluff, Illinois ("**Property**") within the portion of the Village's CBD Central Business District known as CBD Block One; and,

WHEREAS, the Applicant has proposed that the Restaurant Space will be occupied by Hansa Coffee Roasters, Ltd.; and,

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

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

WHEREAS, pursuant to Section 10-10-19B of the Municipal Code, the Architectural Board of Review considered the Exemption Request at its public meeting on February 2, 2016, on which date the Architectural Board of Review recommended that the Village Board approve the Exemption Request; and,

WHEREAS, on or before March 31, 2016 the Village Administrator caused notice to be given to the owners of all property contiguous to or directly across the public right-of-way from the Property of the nature of the Exemption Request and the address of the Property; and,

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

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

Section 1. Recitals.

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

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

Pursuant to Section 10-10-19B of the Municipal Code of the Village of Lake Bluff, and subject to and contingent upon satisfaction of the conditions set forth in Section 3 of this Resolution, the Village President and Board of Trustees hereby approve the Exemption Request to permit the Applicant to install three awning signs on the Property in strict compliance with the plans submitted to the Village by the Applicant on January 11, 2016, which plans are attached to and incorporated in this Resolution as **Exhibit A ("Plans")**.

Section 3. Conditions on Sign Exemption Approval.

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

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

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

Section 4. Effective Date.

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

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

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

[SIGNATURE PAGE FOLLOWS]

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

AYES: ()

NAYS: ()

ABSTAIN: ()

ABSENT: ()

APPROVED this ___ day of _____, 2016.

Village President

ATTEST:

Village Clerk

#39922819_v1

Exhibit A
Plans

Exhibit B
Applicant's Unconditional Agreement and Consent

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

WHEREAS, WHEREAS, Lake Effect Holdings, LLC ("**Applicant**") is the owner of the property located at 600 Walnut Avenue, Lake Bluff, Illinois ("**Property**") within the portion of the Village's CBD Central Business District known as CBD Block One; and,

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

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

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

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

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

1. The Applicant hereby unconditionally agrees to accept, consent to, and abide by all of the terms, conditions, restrictions, and provisions of the Resolution.

2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Resolution, has considered the possibility of the revocation provided for in the Resolution, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Applicant acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's issuance of any permits for the use of the Property, and that the Village's issuance of any such permits does not, and will not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time.

4. The Applicant agrees to and does hereby hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Sign or the Village's adoption of the Resolution granting the Exemption Request.

[SIGNATURE PAGE FOLLOWS]

Dated: _____, 2016.

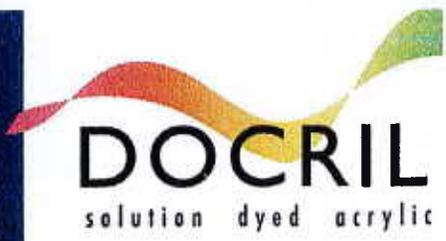
LAKE EFFECT HOLDINGS, LLC

By: _____

By: _____

Its: _____

Its: _____



Mark of Excellence
2014-2017 SELECTION

DOCRIL WATER REPELLENT
100% solution dyed acrylic 60" width



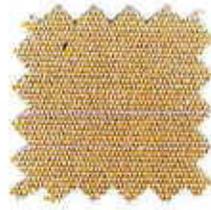
Dove White
DL-681



Persian Taupe
DL-061



Honey Wheat
DL-086



Sesame Beige
DL-068



Walnut Brown
DL-079



Autumn Brick
DL-074



Toffee Tweed
DL-113



Charcoal Tweed
DL-494



Expresso Brown
DL-005



Banana Yellow
DL-916



Passion Red
DL-040



Logo Red New
DL-683



Pomegranate Red
DL-035



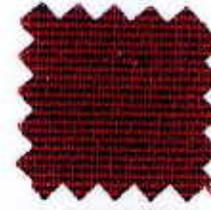
Red Wine
DL-060



Crimson Red Tweed
DL-109



Purple Tweed
DL-490



Ruby Red Tweed
DL-678



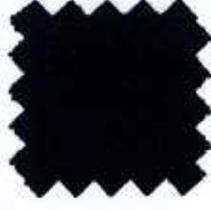
Pacific Blue New
DL-682



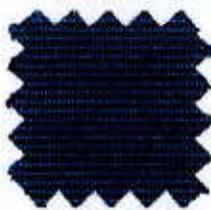
Captain Blue
DL-007



Royal Blue
DL-077



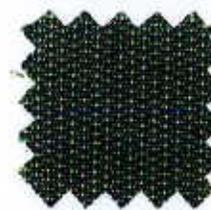
Dark Blue
DL-084



Captain Blue Tweed
DL-679



Forest Green
DL-072



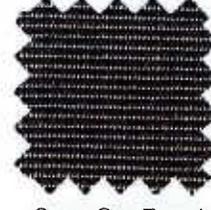
Emerald Green Tweed
DL-111



Manhattan Mist Grey
DL-041



Stone Grey
DL-067



Goose Grey Tweed
DL-677



Jet Black
DL-680

Handwritten: Purple DL-528

VILLAGE OF LAKE BLUFF

Memorandum

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

FROM: Mike Croak, Building Codes Supervisor

DATE: February 2, 2016

SUBJECT: Agenda Item #4 - A Public Hearing to Consider a Site Plan to Review Changes to the Exterior of the Building and Signage for Hansa Coffee Roasters at 600 Walnut Avenue

Hansa Coffee Roasters is the proposed new tenant of Lake Effect Holdings, LLC, the owner of the building at 600 Walnut Avenue. Since this use is a special use, they have applied for a special use permit and that request will be considered by the PC/ZBA and Village Board.

They propose to add four sets of shutters, an awning with three valence signs, and two window signs to the east elevation of the building.

They are proposing a sign on the east valance of the awning reading, "Hansa Coffee Roasters," and signs on the north and south valances reading, "Hansa Coffee." The Sign Code only allows one awning sign per business (even in a corner building where two wall signs are permitted) so these three signs will require an exemption from this requirement.

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

Sign Code CBD	Proposed Signage
1.) One awning sign permitted per business	Exemption Requested to allow 3 awning signs
2.) Letters on the awning are to be between 5" & 7" tall	Complies
3.) Awning lettering shall be on descending skirt only	Complies
4.) Window Signage allowed up to 15% of window area	Complies—13.36% proposed

Recommendation:

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

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

At the conclusion of the public hearing, it is recommended that the ABR take one of the following actions with respect to the signage plan:

- Recommend the Village Board grant or deny an exemption from the Sign Code regulations for the signage as presented;

- Approve the sign permit (with conditions) that complies with all Code regulations; or
- Deny the sign permit.

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