

VILLAGE OF LAKE BLUFF

Memorandum

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

FROM: Brandon Stanick, Asst. to the Village Administrator

DATE: June 10, 2016

SUBJECT: **Agenda Item #3:** Public Hearing to Consider a Text Amendment Establishing Planned Mixed-Use Development Regulations and a Proposal to Redevelop the Property Located at 120 E. Scranton Avenue (former PNC Bank property)

Summary and Background Information

In May 2016 the Village received a zoning petition from The Roanoke Group (Petitioner) seeking:

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

A public hearing for the PCZBA to consider the proposed draft PMD ordinance and the Development is scheduled for June 15, 2016 at 7:00 p.m. (Village Hall Board Room).

Conceptual Development Plan

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

Planned Mixed-Use Development Regulations

Attached to this memorandum is a proposed draft ordinance amending the Village's Zoning Code establishing a process and related regulations for the approval of PMDs prepared by Village legal counsel. Consistent with existing planned development regulations in the Village's Zoning Code, the draft PMD regulations include:

- General Provisions
- Procedure
- Standards and Conditions
- Authority to Modify Regulations
- Adjustments and Amendments to Approved Final Plans
- Application Requirements.

In summary, the draft PMD regulations include a two-phase review process with a required site plan review by the Architectural Board of Review following Final Plan approval considered by the PCZBA. As the PCZBA is aware, traditional use, bulk, space and yard regulations may be relaxed to achieve Village objectives including, but not limited to, creative approaches to mixed-use development of land through the planned development process.

Recommendation

Should the PCZBA want to further consider the Development, it is recommended they consider the Petitioner’s responses to the Text Amendment Guiding Principles (to consider the draft PMD regulations), as well as the following Standards and Conditions (Section 10-15-3) outlined in the draft PMD regulations (to consider conceptual development plan approval):

1. Consistency with the Comprehensive Plan
2. Public Welfare
3. Land Uses
4. Impact on Other Property
5. Impact on Public Facilities and Resources
6. Archaeological, Historical or Cultural Impact
7. Parking and Traffic
8. Landscaping, Open Space and Buffering
9. Signage
10. Ownership/Control Area
11. Compliance with Subdivision Regulations and Plat Act
12. Covenants and Restrictions to be Enforced by the Village
13. Security and Site Control
14. Integrated Design
15. Beneficial Common Open Space
16. Functional and Mechanical Features
17. Vehicle Drives, Parking and Circulation
18. Pedestrian and Bicycle Access and Circulation
19. Lighting
20. Surface Water Drainage
21. Compliance with Tree Regulations
22. Compliance with Watershed Development Ordinance
23. Water and Sewer Service

Attachments

- Petitioner’s Application Materials;
- Draft PMD Regulations;
- Memorandum Dated June 8, 2016 from Village Engineer Jeff Hansen Concerning Traffic and Stormwater;

- Zoning Analysis of the Proposed Block Three Redevelopment; and
- Public Comment Regarding the Proposed Block Three Redevelopment and Future Downtown Redevelopment.

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

PROPOSED BLOCK THREE REDEVELOPMENT: 120 SCRANTON DEVELOPMENT ZONING ANALYSIS

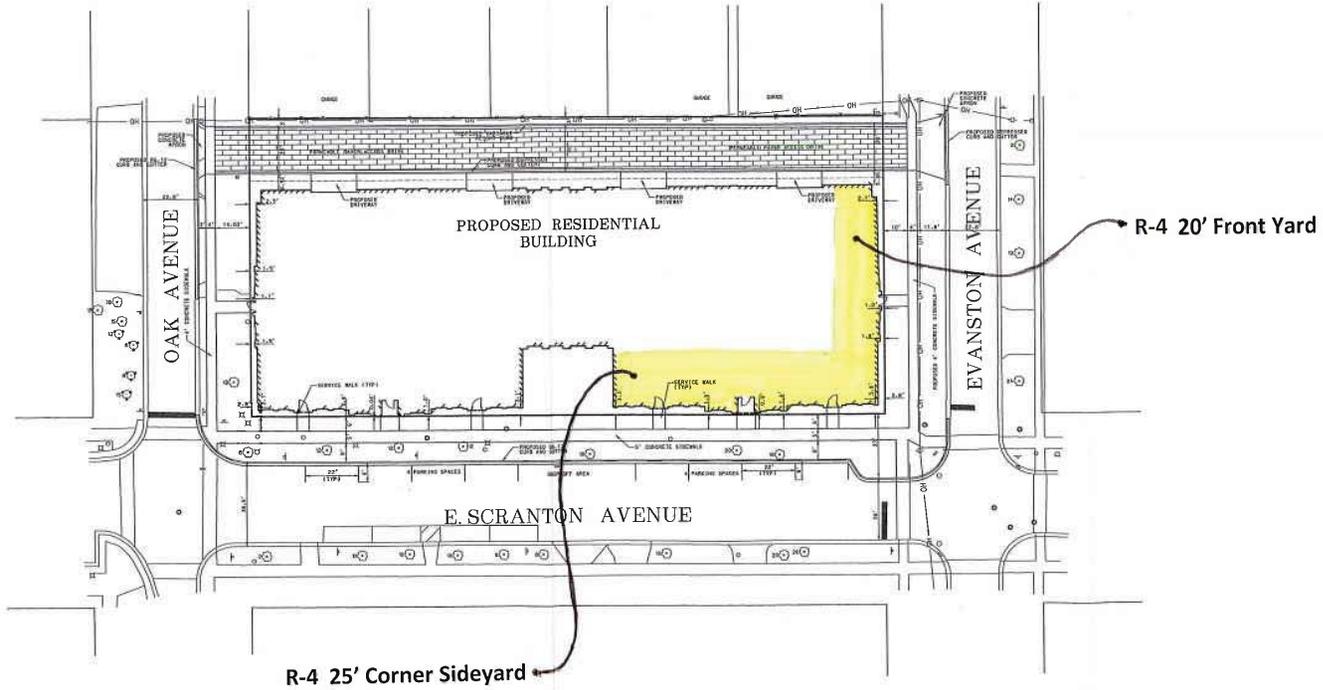
	REGULATION	PROPOSED	DIFFERENCE	DRAFT Downtown Design Guidelines for Multi-Family Residential Buildings**
Height	CBD: Max. height of 30' and 2 stories R-4: Max. height of 34'	Height: 35' and 3 stories	CBD: +5' and +1 story (non-compliant) R-4: +1' (non-compliant)	- Max. Bldg Height: 3 stories with third story daylight plane restriction. - Match or transition bldg. proportions between existing adjacent bldgs.
Setbacks	<u>CBD Min. Setbacks:</u> - Scranton: 0' - Oak (front yard): 0' - North lot line (interior side yard): 18** <u>R-4 Min. Setbacks:</u> - Front (Evanston): 20' - Interior Side (north lot line): 12.5' - Corner Side (Scranton): 25'	<u>Central Business District Setbacks:</u> - Scranton: 0.04' - Oak (front yard): 1.1' - North lot line (side yard): 29.88' <u>R-4 Single Family Setbacks:</u> - Front (Evanston): 1' - Interior Side (north lot line): 29.88' - Corner Side (Scranton): 0.8'	+0.04' (Complies) +1.1' (Complies) +11.88' (Complies) -19' (non-compliant) +17.38 (Complies) -24.2 (non-compliant)	- Min. Setback from Commercial Street: 8'. - Min. Setback from Residential Street: 15'. - Upper floor setbacks are encouraged to create architectural articulation and interest, thereby minimizing potential monotony of expansive facades.
Unit Count	<u>CBD Max. Units:</u> 18 units (1 unit / 1,000 sq. ft. based on CBD lot size of 18,750 sq. ft.) <u>R-4 Max Units and Floor Area:</u> - Max. Units: 1 SF house - Max. Floor Area: 4,650 sq. ft.	Units: 16 units / 33,000 sq. ft. Floor Area: non-compliant.	Units: -2 Floor Area: (non-compliant)	
Coverage	<u>CBD Max. Coverage:</u> - Max. Building Coverage: 60% or 11,250 sq. ft. <u>R-4 Max. Coverage:</u> - Max. Building Coverage: 30% or 4,275 sq. ft. - Max. Impervious Coverage: 60% or 8,550 sq. ft. - Max. FY Impervious Cov (Evanston): 35% of FY or 875 sq. ft.	- CBD Bldg Cov Approx: 13,000 sq. ft. - R-4 Bldg Cov Approx: 10,200 sq. ft. - R-4 Impervious Cov Approx: 12,500 sq. ft. - R-4 Front Yard Impervious Cov Approx: 2,300 sq. ft.	- CBD Bldg Cov Approx: +1,780 sq. ft. (non-compliant) - R-4 Bldg Cov Approx: +5,925 sq. ft. (non-compliant) - R-4 Impervious Cov Approx: +3,950 sq. ft. (non-compliant) - R-4 Front Yard Impervious Cov Approx: +1,425 sq. ft. (non-compliant)	
Parking	<u>Min. Residential Parking in CBD:</u> - 1.5 spaces / unit on first floor - 1 space / unit for other floors Min. Parking for Residence Dists: 2 spaces	Proposed spaces: 2/unit or 32 spaces	Exceeds required minimum number of parking spaces (Complies).	- Parking areas discouraged between buildings and public streets. - Parking areas encouraged behind buildings, shared parking lots, and/or underground.

NOTES:

*Section 10-6A-5C(3)(b): Any building on any lot in CBD block three that abuts the rear lot line of a lot zoned in a residential district shall have a building setback from said rear lot line of not less than 18'.

**Downtown Design Guidelines have not been finalized and are provided for information and reference purposes.

Setback Non-compliance per Existing Zoning Requirements



Setback illustration by Village of Lake Bluff



Mackie Consultants, LLC
 5075 W. Higgins Road, Suite 509
 Rosemont, IL 60018
 (847)595-1400
 www.mackieconsultants.com

CLIENT: **THE ROANOKE GROUP**
 22 EAST SCRANTON AVENUE
 LAKE BLUFF, ILLINOIS 60044
 PHONE: 847-431-0287

NO.	DATE	REVISION
1	05/16/2018	DESIGNED
2	05/16/2018	DRAWN
3	05/16/2018	APPROVED
4	05/16/2018	REVISED PER CLIENT COMMENTS
5	05/16/2018	REVISED PER CLIENT COMMENTS
6	05/16/2018	REVISED PER CLIENT COMMENTS

DESIGNED	TKB
DRAWN	DWP
APPROVED	TKB
TAB	DATE 05/16/2018
TAB	SCALE 1" = 20'
BY	

OVERALL SITE PLAN
SCRANTON RESIDENTIAL PROPERTY
LAKE BLUFF, ILLINOIS

SHEET
1 OF **1**
 PROJECT NUMBER: 1881
 BY: MACKIE CONSULTANTS, LLC, TKB
 ILLINOIS PEW LICENSE: 04-200455



120 Scranton Ave | Submittal Package



THE ROANOKE GROUP

120 Scranton Ave: Table of Contents

"New"

Tab	Item	Description	Status	Date
1	Application for Zoning Variation, Special Use Permit, Rezoning, or PRD			
	Subject Property		Filed	5/16/2016
	Applicant		Filed	5/16/2016
	Owner		Filed	5/16/2016
	Action Requested		Filed	5/16/2016
	Applicable Section (s) of Zoning Ord.		Filed	5/16/2016
	Narrative description of request		Filed	5/16/2016
2	Standards for Special Use Permit			
	1. General Standard	Describe how the proposed use will not adversely impact adjacent properties	Filed	5/16/2016
	2. No Interference with Surrounding Development	Describe how the proposed use will not hinder or interfere with the development or use of surrounding properties	Filed	5/16/2016
	3. Adequate Public Facilities	Describe how the proposed use will be served by streets, public utilities, police and fire, drainage, refuse disposal, parks, libraries and other public services.	Filed	5/16/2016
	4. No Traffic Congestion	Describe how the proposed use will not cause undue traffic and traffic congestion.	Filed	5/16/2016
	5. No Destruction of Significant Features	Describe how the proposed use will not destroy or damage natural, scenic or historic features	Filed	5/16/2016
3	Text Amendment Guiding Principles			
	1. The consistency of the proposed amendment with the purposes of this title		Filed	5/16/2016
	2. The community need for the proposed amendment and any uses or development it would allow		Filed	5/16/2016
	3. The conformity of the proposed amendment with the village's comprehensive plan and zoning map, or the reasons justifying its lack of conformity		Filed	5/16/2016
4	Application Materials			
4.01	Legal Description		Filed	5/16/2016
4.02	Plat of Survey, Existing Conditions & Tentative Plat		Filed	5/16/2016
4.03	Evidence of Title to Property		Filed	5/16/2016
4.04	Scale site plan showing building locations and dimensions		Filed	5/16/2016
4.05	Scaled Elevations		Filed	6/3/2016
	Other:			5/16/2016
4.06	Traffic Study		Filed	5/16/2016
4.07	Preliminary Engineering & Stormwater Report		Filed	5/16/2016
4.08	Construction Sequence & Information		Filed	5/16/2016
4.09	Governance Structure		Filed	5/16/2016
5	Supplemental Materials: Staff Requests, PCZBA Requests, Village Board Requests, Response to Public Comments & Developer Material			
5.01	Landscape Plan	Staff Request	In Progress	
5.02	Fiscal Impact Analysis	Staff Request	Filed	6/8/2016
5.03	Characteristics Narrative	Staff Request	In Progress	
5.04	Height Exhibit	Staff Request	In Progress	
	TBD			

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: 120 E. Scranton Avenue Zoning District: CBD; R-4
(Property address for which application is submitted)

Current Use: Vacant bank building; unused parking lots
(Residential, Commercial, Industrial, Vacant, Etc.)

PIN Number: 12-21-111-006, 007, 008, 009, 010

APPLICANT

Applicant: The Roanoke Group, LLC

Address: 22 E. Scranton Ave., Lake Bluff, IL 60044
(Address if different than subject property)

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

Home Telephone: _____ Business Telephone: 847-457-1297

OWNER

Owner - Title Holder	If Joint Ownership
Name: <u>Pendulum Lake Bluff II, LLC</u>	Joint Owner: _____
Address: <u>705 Rockland Road</u>	Address: _____
<u>Lake Bluff, IL 60044</u>	_____
Daytime Phone: <u>847-910-1225</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: Limited liability company

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: Plat of Consolidation

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

Narrative description of request: (See Attachment)

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.

(See Attachment)

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

(See Attachment)

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.

(See Attachment)

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

(See Attachment)

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

(See Attachment)

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:

(See Attachment)

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

(See Attachment)

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

(See Attachment)

APPLICATION MATERIALS

LEGAL DESCRIPTION - MUST BE PROVIDED

(See Attachment)

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: SEE SUBMITTAL

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: [Signature] Date: 05-16-16

Print Name: JASON SMITH

Applicant Signature: [Signature] Date: 5-16-16
(if other than owner)

Print Name: Peter Kyle

GENERAL INFORMATION

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

The Zoning Board of Appeals

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

Public Hearing Process

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

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

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

Successive Applications

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

Limitations on Variations

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

Escrow Account

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

Tab 1

Applicable Section(s) of the Zoning Ordinance:

The Applicant has requested a text amendment to provide for a Planned Mixed Development (PMD) as a special use in the CBD District and the R-4 District. If the text amendment is approved, the PMD text amendment will be the applicable section of the Zoning Ordinance.

Narrative description of request:

The 0.759-acre subject property consists of five lots, bounded by Scranton Avenue on the south, Oak Avenue on the west, Evanston Avenue on the east and four single family homes on the north. The westerly three lots are located in the CBD District, and the easterly two lots are located in the R-4 District. The southwest portion of the property is currently improved with a one-story vacant bank building with an area of 3,910 square feet. The remainder of the property was used for parking. The existing building will be razed if the Applicant's development proposal is approved.

Under current zoning, the R-4 portion of the property could be improved with a large single-family residence of almost 5,000 square feet. The portion of the property in the CBD District could be improved with a two-story 22,500 square foot building with retail and service uses on the first floor and 10 apartments on the second floor.

The Applicant proposes to develop a three-story condominium building with 16 units, ranging in size from 1,880 to 3,050 square feet. Each unit will have two indoor parking spaces.

Tab 2

Standards for Special Use Permits:

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

The project will be constructed with the high quality materials recommended by Teska Associates Inc. in the 1998 CBD Planning Study. The architecture of the proposed building was inspired by Stanley Anderson, who designed many historic homes in Lake Forest and Lake Bluff. The influence of Anderson's style on the architecture of the proposed building will provide a tasteful transition between the single-family homes to the north and east of the subject property and the retail and institutional uses to the south and west.

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

The subject property is located in one of the two underdeveloped lots in the CBD. The proposed development will provide a redevelopment of a vacant site with a use that will add vitality to the Village's downtown. In addition, the third floor of the proposed building will be set back on all sides to minimize its visual impact on surrounding properties. Finally, the short construction schedule for the project will minimize inconvenience of neighboring residents. (See the Construction Schedule)

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.

There are adequate public utilities in proximity to the subject property to provide necessary service. Access to the site will be over a private alley that will be maintained by the owners' association; each unit will have two indoor parking spaces. Trash receptacles will be stored inside the garage. There will be minimal impact on schools as the development will generate only 3.6 elementary school students and one high school student, based on the formula in the Village Code. The formula also projects there will be 29.4 adults generated by the development, which means there will be minimal impact on the park district. Because of the development will have only 16 dwelling units, there will be minimal impact on other public services.

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

The proposed development will generate 70% less traffic than the previous bank use. The traffic study estimates that the development will generate 12 trips in the morning peak hour and 13 trips in the evening peak hour. After the project is fully occupied, the nearest intersection will continue to operate at the highest level of service (A) during peak hours. The project is expected to attract transitional buyers who want to live on a

single floor with walkable access to restaurants and retail. All parking for residents of the building will be accessed over a private alley that will be maintained by the owners' association.

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

There are no significant features on the subject property. The existing, vacant bank building is not architecturally significant. The shuttered bank building and the related drive through facility and unsightly parking lot will be replaced with a high quality, brick building inspired by the architecture of Stanley Anderson. The third story of the building will set back on all four sides to minimize the visual appearance from adjoining streets and properties. Finally, the landscaping proposed for the project will enhance adjoining sidewalks and parkways. The landscaping at the northwest corner of Scranton and Evanston will be enhanced to provide a buffer, which will include the planting of a "specimen" tree.

Tab 3

Text Amendment Guiding Principles:

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

The purpose of Title 10 of the Village Code (Zoning Regulations) is the promotion of the public safety, health, convenience, comfort, morals, prosperity and general welfare. The text amendment will allow the Applicant to construct a condominium development that is not permitted under the current Zoning Ordinance. The proposed development will satisfy the purpose of the Zoning Ordinance in that it will provide a housing option that is not otherwise available in this part of the downtown area. The condominium units will have pedestrian access to the restaurants and other downtown businesses as well as the Metra station. The quality of the architecture and building materials will be in keeping with the Village's upscale character. The proposed use will provide a transition from single-family residential uses north and east of the subject property to the business and civic uses located south and west within the downtown area.

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

There are limited options for condominium living in the Village's Central Business District. The proposed development will provide 16 units for new residents looking for this type of housing as well as for existing residents who would like to downsize and be close to restaurants, shopping and public transportation.

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

More than one-half of the subject property is located in the CBD District, which is where housing density should be located in order to support local businesses. In fact, one of the policies (H3-2) of the 1997 Comprehensive Plan is to "Encourage the development of multi-family housing options within the Central Business District." As recommended in the Comprehensive Plan, the Village commissioned a study of the Central Business District. The Study identified "Apartments/Condos free standing" as one of the "most appropriate" uses in the CBD.

Tab 4

4.01 Legal Description

Legal Description:

Lots 1, 2, 3, 4 and 5 in Block 44 in North Addition to Lake Bluff in the North Fractional Section 21, Township 44 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded May 6, 1886, as Document 33760 in Book "A" of Plats, page 57, in Lake County, Illinois.

Permanent Index Nos.:

12-21-111-006-0000
12-21-111-007-0000
12-21-111-008-0000
12-21-111-009-0000
12-21-111-010-0000

Property Address: 120 E. Scranton Road, Lake Bluff, Illinois 60044

Vesting Deed: Special Warranty Deed from The Northern Trust Company to PNC Bank, National Association dated October 27, 2009, and recorded October 29, 2009 in the Lake County, Illinois Recorder's Office as Imagine #045431740004, File #6536708.

4.02 Plat of Survey, Existing Conditions and Tentative Plat

Legend

- Power Pole
- Light Pole
- Transformer
- Utility Pedestal
- Gas Valve
- Water Valve
- B-Box
- Manhole
- Catch Basin
- Fire Hydrant
- Electric Meter
- Gas Meter
- Ground Light
- Air Condition
- Traffic Signal
- Sign
- Flag Pole
- ST-Storm Sewer
- Stockade Fence
- Chain Link Fence
- Guard Rail
- Auto Sprinkler
- Flored End Section
- Found Iron Rod
- Found Iron Pipe
- Monitoring Well
- Parking Stop
- Bollard
- Soil Boring Location
- Concrete
- Buried Utilities
- Telephone
- Gas
- Electric
- OHW Overhead Wires
- SAN-Sanitary Sewer
- N. North
- S. South
- E. East
- W. West
- Degrees
- Feet or Minutes
- Inches or Seconds
- Sq. Square
- Ft. Feet
- Vol. Volume
- Pg. Page
- Calc. Calculated
- Rec. Record
- Meas. Measured
- ROW Right of Way
- CL Centerline
- P.U.E Public Utility Easement
- (S) Survey Bearing

Zoning Information

PER THE VILLAGE OF LAKE BLUFF ZONING MAP, LOTS 1-3 ARE ZONED CENTRAL BUSINESS DISTRICT, LOTS 4-5 ARE ZONED R-4.

EXISTING PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	37
HANDICAP	1
TOTAL	38

ALTA/ACSM Land Title Survey

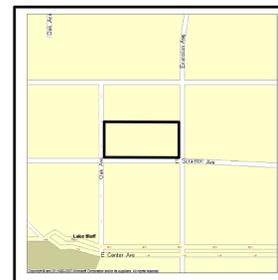
Utility Notes

(UN1) The location of Utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans to determine the location of any subterranean uses.

Significant Observations

NO SIGNIFICANT OBSERVATIONS TO REPORT.

Vicinity Map



(NOT TO SCALE)

Record Description

LOTS 1, 2, 3, 4 AND 5 IN BLOCK 44 IN NORTH ADDITION TO LAKE BLUFF IN THE NORTH FRACTIONAL SECTION 21, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 6, 1888, AS DOCUMENT 33760 IN BOOK "A" OF PLATS, PAGE 57, IN LAKE COUNTY, ILLINOIS.

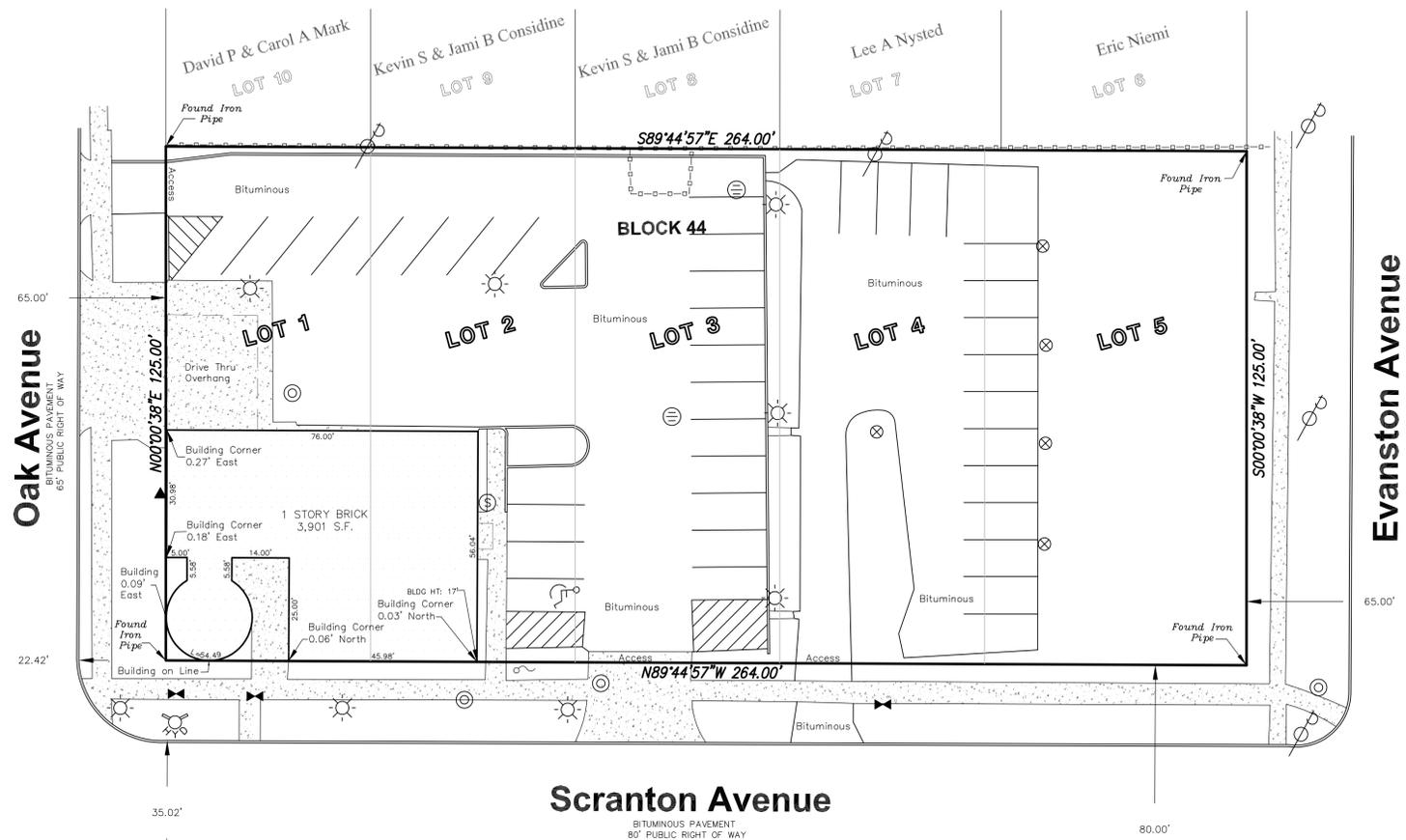
ABOVE LEGAL DESCRIPTION IS THE PROPERTY DESCRIPTION IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 15012984WF, BEARING AN EFFECTIVE DATE OF NOVEMBER 23, 2015.

Schedule B

THERE ARE NO SURVEY RELATED ITEMS TO REFERENCE.

Miscellaneous Notes

- (MN1) ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS.
- (MN2) ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED.
- (MN3) ASSUMED BEARING: THE NORTH RIGHT OF WAY LINE OF SCRANTON AVENUE TO BE NORTH 89 DEGREES 44 MINUTES 57 SECONDS WEST.
- (MN4) AT THE TIME OF THIS SURVEY THERE IS NO VISIBLE EVIDENCE OF A CEMETERY.
- (MN5) AT THE TIME OF THIS SURVEY, THE ADDRESS WAS POSTED AS 120 SCRANTON AVENUE.
- (MN6) THE SUBJECT PROPERTY HAS ACCESS TO AND FROM SCRANTON AVENUE AND OAK AVENUE WHICH ARE GOVERNED BY THE VILLAGE OF LAKE BLUFF.
- (MN7) IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- (MN8) IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY(S) EITHER COMPLETED OR PROPOSED.
- (MN9) IN REGARDS TO TABLE "A" ITEM 18, AT THE TIME OF THE SURVEY, THERE WERE NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.



AREA: 33,000.29 SF± OR 0.76 ACRES±

FLOOD NOTE:

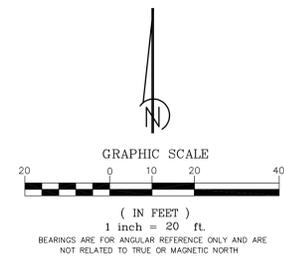
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 1709700130K, WHICH BEARS AN EFFECTIVE DATE OF 9/18/2013 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED 12/11/2015 TO THE NATIONAL FLOOD INSURANCE PROGRAM <http://www.fema.gov/>. WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

Surveyor's Certificate

To: Pendulum Lake Bluff II, LLC, Lake Forest Bank & Trust Co., and its successors and/or assigns and Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 7a, 7b1, 7c, 8, 9, 11a, 13, 16, 17 and 18 of Table A thereof. The field work was completed on December 12, 2015.

James L. Harpole
Illinois Professional Land Surveyor No. 3190
In the State of Illinois, Expires 11-30-2015



DATE	BY	REVISIONS

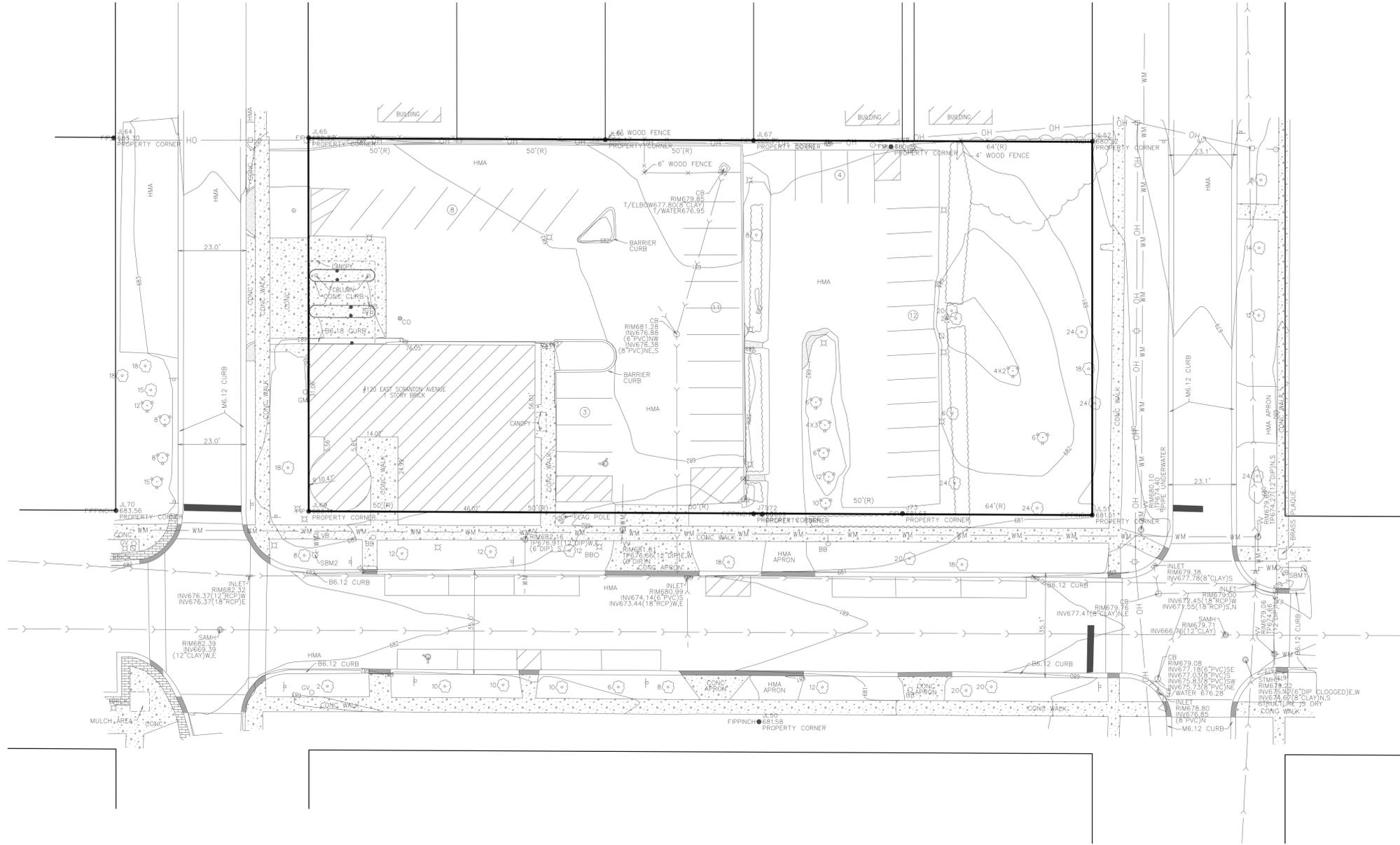
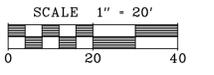
120 E. SCRANTON AVENUE
LAKE BLUFF, ILLINOIS
PENDULUM

PROJ. MGR: J.L.H.
DRAWN BY: J.L.H.
CHECKED BY: J.L.H.
DATE: 12/11/15
SCALE: 1"=20'

SHEET
1 OF 1
15-531-105

LEGEND:

- BOUNDARY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE (BSL)
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- UNDERLYING LOT LINE
- SECTION LINE
- SANITARY SEWER
- STORM SEWER
- COMBINED SEWER
- WM WATER MAIN
- FM FORCE MAIN
- CATV CABLE TV LINE
- E ELECTRIC LINE
- FO FIBER OPTIC LINE
- G GAS LINE
- T TELEPHONE LINE
- OH OVERHEAD WIRE
- X FENCE
- GUARDRAIL
- BUSH LINE
- TREE LINE
- RAILROAD
- EDGE OF WATER
- WETLANDS
- MANHOLE (STMH/SAMH)
- CATCH BASIN (CB)
- INLET (INL)
- FLARED END SECTION (FES)
- VALVE VAULT (VV)
- VALVE BOX (VB)
- BUFFALO BOX (BB)
- FIRE HYDRANT (FH)
- AUXILIARY VALVE (AV)
- CLEANOUT (CO)
- BOLLARD (BOL)
- GAS VALVE (GV)
- ELECTRIC MANHOLE (EMH)
- TELEPHONE MANHOLE (TMH)
- HANDHOLE (HH)
- TRAFFIC SIGNAL BOX (TSB)
- TRAFFIC SIGNAL (TS)
- LIGHT (LHT)
- GROUND LIGHT (GLHT)
- POWER POLE (PP)
- GUY WIRE (GW)
- CABLE PEDESTAL (PEDC)
- ELECTRIC PEDESTAL (PEDE)
- TELEPHONE PEDESTAL (PEDT)
- TRANSFORMER
- SIGN
- SOIL BORING
- MAILBOX (MB)
- DECIDUOUS TREE (SIZE IN INCHES)
- CONIFEROUS TREE (SIZE IN INCHES)
- BUSH
- CONTOUR LINE
- SPOT ELEVATION
- PAYMENT ELEVATION
- TOP OF CURB ELEVATION
- TOP OF DEPRESSED CURB ELEVATION
- WALK ELEVATION
- ACU AIR CONDITIONER UNIT
- B/WALL BOTTOM OF WALL
- CH= CHORD BEARING
- CL= CHORD LENGTH
- CF= CHAIN LINK FENCE
- (D) DEED
- DIP DUCTILE IRON PIPE
- EM ELECTRIC METER
- FF FINISHED FLOOR
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- GAR/F GARAGE FLOOR
- GF GRADE AT FOUNDATION
- GM GAS METER
- INV INVERT
- L= ARC LENGTH
- (M) MEASURED
- PVC POLYVINYL CHLORIDE PIPE
- R= RADIUS
- (R) RECORD
- RCP REINFORCED CONCRETE PIPE
- RW RETAINING WALL
- SAN SANITARY
- SBM SITE BENCHMARK
- SIP SET IRON PIPE
- SIR SET IRON ROD
- SMN SET MAG NAIL
- ST STORM
- STR STRUCTURE
- T/F TOP OF FOUNDATION
- T/P TOP OF PIPE
- T/WALL TOP OF WALL
- TRANS TRANSFORMER
- CONC CONCRETE (CONC)
- GRAVEL GRAVEL
- HMA HOT MIX ASPHALT (HMA)
- BUILDING BUILDING
- DEPRESSED CURB DEPRESSED CURB



SOURCE BENCHMARK: NGS MONUMENT NG0172, ABOUT 0.85 MILES SOUTH ALONG THE CHICAGO AND NORTH WESTERN RAILWAY FROM THE CROSSING OF DEERPATH AVENUE AT LAKE FOREST, AT THE CROSSING OF RYAN PLACE, 25 FEET EAST OF THE EAST RAIL OF THE EAST TRUCK, 81 FEET SOUTH OF THE CENTERLINE OF RYAN PLACE, 24.6 FEET SOUTH OF THE SOUTHWEST CORNER OF A 4 FOOT SQUARE CONCRETE BATTERY BOX, 2 FEET SOUTH OF A TELEPHONE POLE, ABOUT HALF A FOOT BELOW THE LEVEL OF THE TRASK AND IS A DISK ON TOP OF A COPPER COATED STEEL ROD FLUSH WITH THE GROUND AND PROTECTED BY A 6 INCH IRON PIPE WHICH IS FLUSH WITH THE GROUND. THE ROD WAS DRIVEN TO REFUSAL AT A SEPTH OF 47.5 FEET, ALSO ABOUT HALF A FOOT NORTH OF A METAL WITNESS POST.
ELEVATION = 701.33 (NAVD 88)

SITE BENCHMARK #1: SET "X" CUT ON TOP OF THE NORTHWEST BONNET BOLT OF THE FIRE HYDRANT AT THE NORTHEAST CORNER OF EVENSTON AVENUE AND SCRANTON AVENUE.
ELEVATION = 680.77

SITE BENCHMARK #2: FOUND "X" CUT ON TOP OF THE NORTHWEST BONNET BOLT OF THE FIRE HYDRANT AT THE NORTHEAST CORNER OF SCRANTON AVENUE AND OAK AVENUE.
ELEVATION = 684.73

5/15/2016 1:20:45 PM M:\12881\Engineering\12881\12881-Existing Conditions.dwg

Mackie Consultants, LLC
 9575 W. Higgins Road, Suite 500
 Rosemont, IL 60018
 (847)696-1400
 www.mackieconsult.com

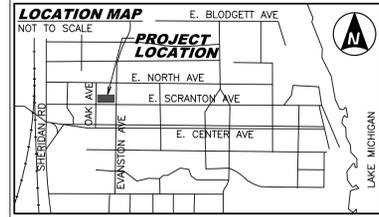
CLIENT:
THE ROANOKE GROUP
 22 EAST SCRANTON AVENUE
 LAKE BLUFF, ILLINOIS 60044
 PHONE: 847-457-1297

DATE	DESCRIPTION OF REVISION	BY

EXISTING CONDITIONS
SCRANTON RESIDENTIAL PROPERTY
LAKE BLUFF, ILLINOIS

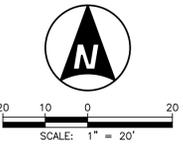
SHEET
1 OF 1
 PROJECT NUMBER: 2981
 © MACKIE CONSULTANTS LLC, 2016
 ILLINOIS FIRM LICENSE 184-002694

DESIGNED	TKB
DRAWN	DWP
APPROVED	TKB
DATE	05/13/2016
SCALE	1" = 20'



TENTATIVE PLAT OF 120 SCRANTON AVENUE

OF LOTS 1, 2, 3, 4, AND 5 IN BLOCK 44 IN NORTH ADDITION TO LAKE BLUFF IN THE NORTH FRACTIONAL SECTION 21, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 6TH, 1886 AS DOCUMENT 33760 IN BOOK "A" OF PLATS, PAGE 57, IN LAKE COUNTY, ILLINOIS.



AREA:
PROPERTY CONTAINS
33,022 SQUARE FEET
OR 0.758 ACRES
MORE OR LESS

P.I.N.:
12-21-111-006
12-21-111-007
12-21-111-008
12-21-111-009
12-21-111-010

THIS IS A TENTATIVE PLAT, OF NO LEGAL EFFECT AND IS NOT TO BE RECORDED

LEGEND:

- BOUNDARY LINE
- - - EASEMENT LINE
- - - EXISTING RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- - - UNDERLYING LOT LINE
- - - SANITARY SEWER
- - - STORM SEWER
- - - WATER MAIN
- - - ELECTRIC LINE
- - - GAS LINE
- - - OVERHEAD WIRE
- - - FENCE
- - - BUSH LINE
- - - TREE LINE
- MANHOLE (STMH/SMH)
- CATCH BASIN (CB)
- INLET (INL)
- VALVE VAULT (VV)
- VALVE BOX (VB)
- BUFFALO BOX (BB)
- FIRE HYDRANT (FH)
- CLEANOUT (CO)
- BOLLARD (BOL)
- GAS VALVE (GV)
- HANDHOLE (HH)
- LIGHT (LHT)
- POWER POLE (PP)
- CUT WIRE (CW)
- SIGN
- DECIDUOUS TREE (SIZE IN INCHES)
- CONIFEROUS TREE (SIZE IN INCHES)
- BUSH
- CONTOUR LINE
- DIP DUCTILE IRON PIPE
- EM ELECTRIC METER
- FIR FOUND IRON ROD
- FPP FOUND PINCH PIPE
- FIP FOUND IRON PIPE
- GM GAS METER
- INV INVERT
- PVC POLYVINYL CHLORIDE PIPE
- R RADIUS
- RE RECORD
- RCP REINFORCED CONCRETE PIPE
- SBM SITE BENCHMARK
- T/P TOP OF PIPE
- CONCRETE (CONC)
- GRAVEL
- HOT MIX ASPHALT (HMA)
- BUILDING
- DEPRESSED CURB

ENGINEER:

MACKIE CONSULTANTS, LLC
9575 WEST HIGGINS ROAD
SUITE 500
ROSEMONT, ILLINOIS 60018
PHONE: (847) 696-1400
FAX: (847) 696-1410

SURVEYOR:

MACKIE CONSULTANTS, LLC
9575 WEST HIGGINS ROAD
SUITE 500
ROSEMONT, ILLINOIS 60018
PHONE: (847) 696-1400
FAX: (847) 696-1410

OWNER:

PENDULUM LAKE BLUFF II, LLC
705 ROCKLAND ROAD
LAKE BLUFF, ILLINOIS 60044

DEVELOPER:

THE ROANOKE GROUP
22 EAST SCRANTON AVENUE
LAKE BLUFF, ILLINOIS 60044
PHONE: (847) 457-1363
FAX: (847) 457-4948

BENCHMARKS:

SOURCE BENCHMARK: NGS MONUMENT N00172, ABOUT 0.85 MILES SOUTH ALONG THE CHICAGO AND NORTH WESTERN RAILWAY FROM THE CROSSING OF DEERPATH AVENUE AT LAKE FOREST, AT THE CROSSING OF RYAN PLACE, 25 FEET EAST OF THE EAST RAIL OF THE EAST TRACK, 81 FEET SOUTH OF THE CENTERLINE OF RYAN PLACE, 24.6 FEET SOUTH OF THE SOUTHWEST CORNER OF A 4 FOOT SQUARE CONCRETE BATTERY BOX, 2 FEET SOUTH OF A TELEPHONE POLE ABOUT HALF A FOOT BELOW THE LEVEL OF THE TRACKS AND IS A DISK ON TOP OF A COPPER COATED STEEL ROD FLUSH WITH THE GROUND AND PROTECTED BY A 4 INCH IRON PIPE WHICH IS FLUSH WITH THE GROUND. THE ROD WAS DRIVEN TO REFUSAL AT A DEPTH OF 47.5 FEET. ALSO ABOUT HALF A FOOT NORTH OF A METAL WITNESS POST.
ELEVATION = 701.33 (NAD 88)

SITE BENCHMARK #1: SET "X" CUT ON TOP OF THE NORTHWEST BONNET BOLT OF THE FIRE HYDRANT AT THE NORTHEAST CORNER OF SCRANTON AVENUE AND OAK AVENUE.
ELEVATION = 680.77

SITE BENCHMARK #2: FOUND "X" CUT ON TOP OF THE NORTHWEST BONNET BOLT OF THE FIRE HYDRANT AT THE NORTHEAST CORNER OF SCRANTON AVENUE AND OAK AVENUE.
ELEVATION = 684.73

NOTES:

- THIS PLAT IS BASED IN PART ON INFORMATION CONTAINED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY ORDER NO. 15012984WF WITH AN EFFECTIVE DATE OF MAY 26, 2010 AND HAS BEEN USED FOR LEGAL DESCRIPTIONS AND APPLICABLE EXCEPTIONS TO TITLE.
- BEARINGS BASED ON ILLINOIS EAST STATE PLANE COORDINATE SYSTEM.
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
- UPON COMPLETION OF CONSTRUCTION, 5/8" REBAR SHALL BE PLACED AT ALL CORNERS OF THE EXTERIOR BOUNDARY, LOT CORNERS AND CRITICAL POINTS ALONG THE RIGHTS-OF-WAY, UNLESS NOTED OTHERWISE.
- ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED UNLESS SHOWN OTHERWISE.
- ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17097C0190K WITH A MAP REVISED DATE OF SEPTEMBER 18, 2013. SUBJECT TO MAP INTERPRETATION AND SCALING.
- FOR ADDITIONAL INFORMATION PERTAINING TO DEFINITIONS/USES OF EASEMENTS, SETBACKS AND OTHER MATTERS, SEE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED BY SEPARATE DOCUMENT.
- COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
- CONTACT JULIE AT 1-800-892-0123 FOR EXACT LOCATION OF BURIED UTILITIES PRIOR TO DIGGING.
- UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY THAT WERE OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELD WORK ARE SHOWN HEREON. NOTE TO THE CLIENT, INSURER AND LENDER, SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 8.5.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DETERMINED. IN ADDITION, IN SOME JURISDICTIONS, 911 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- PLAT IS BASED ON FIELD WORK COMPLETED ON 05-13-16.
- THE LAND IS LOCATED IS WITHIN THE TERRITORIAL BOUNDARIES OF THE NORTH SHORE SANITARY DISTRICT, WHICH HAS ENACTED AN ORDINANCE EFFECTIVE JANUARY 1, 1987, RECORDED NOVEMBER 6, 1986, AS DOCUMENT NUMBER 2501179, AS AMENDED BY INSTRUMENT RECORD FEBRUARY 14, 1991, AS DOCUMENT NUMBER 2989924, SAID ORDINANCE PROVIDES THAT NO TRANSFER OF REAL PROPERTY WITHIN THE CORPORATE LIMITS OF THE DISTRICT MAY BE COMPLETED UNLESS THE DISTRICT HAS BEEN NOTIFIED OF THE IMPENDING TRANSFER AND HAS GIVEN ITS STATEMENT OF FINAL FEES AND CHARGES FOR SANITARY SEWAGE TREATMENT SERVICE TO THE PROPERTY TO BE PAID AT THE TIME OF CLOSING, OR HAS GIVEN ITS WRITTEN STATEMENT THAT THERE ARE NO OUTSTANDING CHARGES RELATIVE TO THE SAID PROPERTY NORTH SHORE SANITARY DISTRICT PHONE (847) 623-6060, FAX (847) 623-3205.
- NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN HEREON.

ZONING:

ACCORDING TO THE VILLAGE OF LAKE BLUFF ZONING MAP DATED MAY 2012, LOTS 1, 2 AND 3 OF THE PROPERTY ARE ZONED CENTRAL BUSINESS DISTRICT (CBD), LOTS 4 AND 5 OF THE PROPERTY ARE ZONED B RESIDENCE DISTRICT (R4).

PLAN COMMISSION CERTIFICATE:

STATE OF ILLINOIS) S.S.
COUNTY OF LAKE)
TENTATIVE APPROVAL BY THE PLAN COMMISSION OF THE VILLAGE OF LAKE BLUFF IN LAKE COUNTY, ILLINOIS, THIS _____ DAY OF _____ 20__

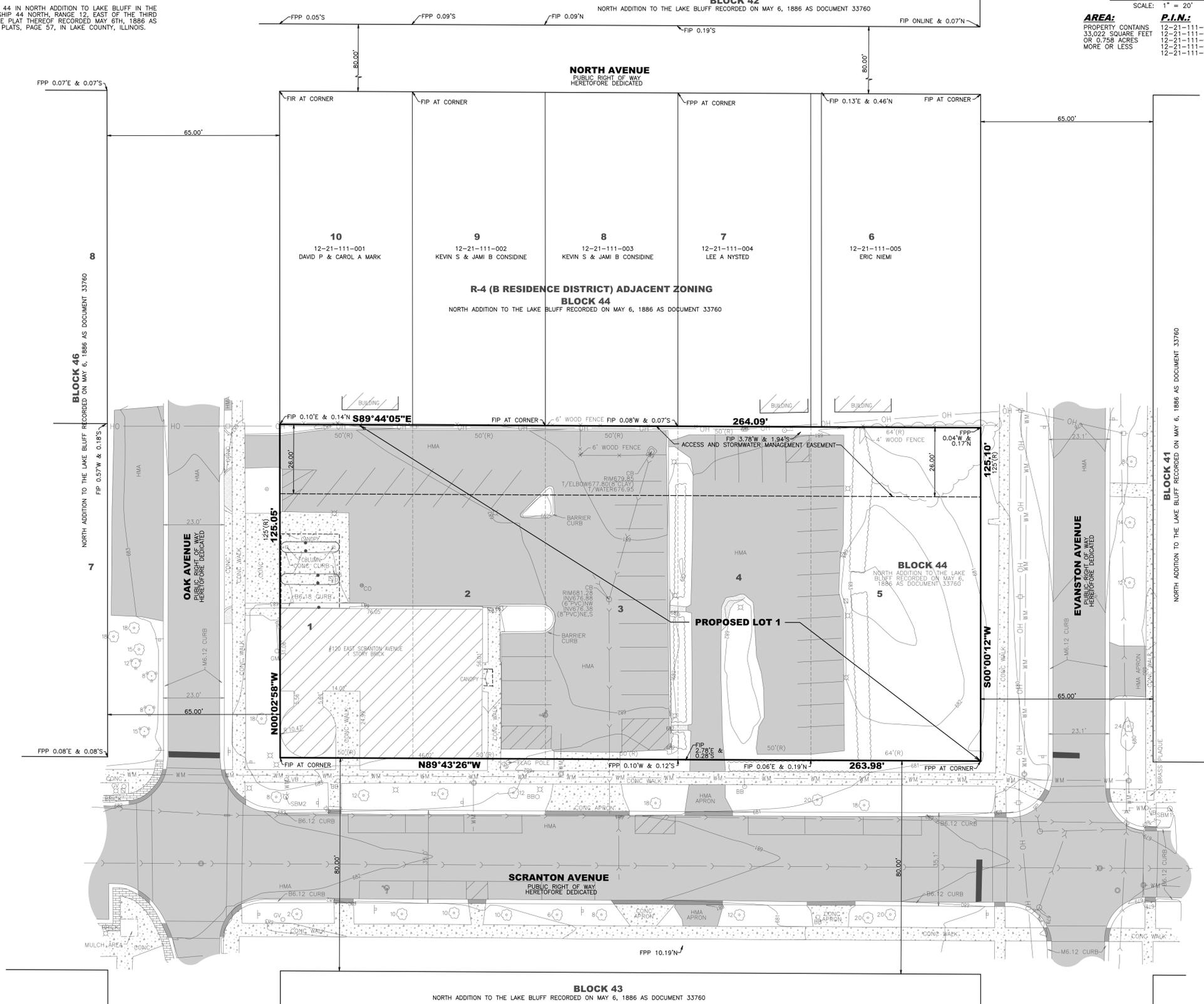
CHAIRMAN _____

VILLAGE BOARD CERTIFICATE:

STATE OF ILLINOIS) S.S.
COUNTY OF LAKE)
APPROVED AND ACCEPTED BY THE VILLAGE OF LAKE BLUFF, IN LAKE COUNTY, ILLINOIS, THIS _____ DAY OF _____ 20__

BY: _____ PRESIDENT

ATTEST: _____ VILLAGE CLERK



NORTH ADDITION TO THE LAKE BLUFF RECORDED ON MAY 6, 1886 AS DOCUMENT 33760

CLIENT:
THE ROANOKE GROUP
22 EAST SCRANTON AVENUE
LAKE BLUFF, ILLINOIS 60044
PH: 847-457-1297 FAX: 847-457-4948

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	TKB
DRAWN	SMP
APPROVED	RPO
DATE	05-15-16
SCALE	1" = 20'

**TENTATIVE PLAT OF
120 SCRANTON AVENUE
LAKE BLUFF, ILLINOIS**

SHEET
1 OF 1
PROJECT NUMBER: 2981
© MACKIE CONSULTANTS LLC, 2016
ILLINOIS FIRM LICENSE 184-002694



4.03 Evidence of Title to Property

(Special Warranty Deed)

1

SPECIAL WARRANTY DEED

**THIS INSTRUMENT WAS
PREPARED BY:**

Charles A. Semmelhack
Howard & Howard Attorneys PLLC
200 South Michigan Avenue
Suite 1100
Chicago, IL 60604

15018784WF LD Nully

THE GRANTOR(s), PNC BANK, NATIONAL ASSOCIATION, having an address of c/o PNC Realty Services Co., Two PNC Plaza, 19th Floor, 620 Liberty Avenue, Pittsburgh, PA 15222, for the consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, GRANTS and CONVEYS to **PENDULUM LAKE BLUFF II, LLC**, an Illinois limited liability company, **GRANTEE(s)**, having an address of 705 Rockland Road, Lake Bluff, IL 60044, its successors and assigns, all interest in the real estate situated in the Village of Lake Bluff, County of Lake, in the State of Illinois, legally described on Exhibit A (the "Premises") attached hereto and made a part hereof subject to those matters set forth on Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD SAID PREMISES FOREVER; and Grantor hereby binds itself and its successors and assigns to WARRANT AND FOREVER DEFEND the Premises unto Grantee, its successors and assigns, against every person lawfully claiming by, through, or under Grantor, but not otherwise; provided that this conveyance and the covenants and warranties of Grantor herein contained are subject to the items on Exhibit B attached hereto.

Grantee acknowledges and agrees with Grantor that from and after the date hereof and continuing thereafter for a period of five (5) years (the "Deed Restriction Period"), the Premises (including, but not limited to, any improvements thereon and thereto) shall not be used for the purpose of conducting or in connection with the business of a commercial bank, savings bank, savings and loan association, credit union or mortgage bank, or other financial services organization, including, without limitation, the installation and operation of an automated teller machine or machines (except that one (1) automated teller machine shall be permitted on the Premises so long as it (i) only dispenses cash and does not accept deposits or issue statements; (ii) is installed entirely inside a building on the Premises (i.e. is not a through-the-wall or kiosk type automated teller machine); (iii) is used in connection with a national retailer, convenience store or drug store use; and (iv) is operated solely for the convenience of such user's customers), and/or a night depository or safe deposit boxes (collectively, the "Deed Restriction"). Grantee also acknowledges and agrees with Grantor that the Deed Restriction: (i) is for the benefit of Grantor and Grantor's successors and assigns; (ii) shall run with the land, and shall be binding on all persons and parties subsequently acquiring any interest in and/or to the Premises but shall automatically expire at the end of Deed Restriction Period without further action on the part of either party; (iii) shall (in addition to any other rights and remedies available to Grantor at law or in equity) be enforceable by an action for specific performance and/or an injunction to enjoin any continuing breach or violation of the Deed Restriction; and (iv) shall be included in any future deeds or other documents conveying an interest in and/or to the Premises but only in those deeds or other documents issued during the Deed Restriction Period. Notwithstanding the foregoing, the Deed Restriction shall not be applicable to Grantor or its successors or assigns.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the Grantor(s) has/have executed this Special Warranty Deed as of this 17th day of December, 2015.

PNC BANK, NATIONAL ASSOCIATION

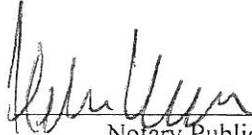
By: Kathleen A. Taylor
Kathleen A. Taylor, Vice President

COMMONWEALTH OF PENNSYLVANIA)
) SS
COUNTY OF ALLEGHENY)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Kathleen A. Taylor, Vice President of PNC Bank, National Association, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered the said instrument as her free and voluntary act, and as the free and voluntary act of such Bank for the uses and purposes therein set forth.

Given under my hand and official seal this 17th day of December, 2015.

Commission expires May 3rd, 2016



Notary Public

Return to After Recording:

~~Pendulum Lake Bluff II, LLC~~
~~705 Rockland Road~~
~~Lake Bluff, IL 60044~~

Finsel RESS LLC
CHRISTINE BERGER
2801 Lakeside Dr
Suite 207
Bannockburn IL
60015

Send Subsequent Tax Bills To:

Pendulum Lake Bluff II, LLC
705 Rockland Road
Lake Bluff, IL 60044

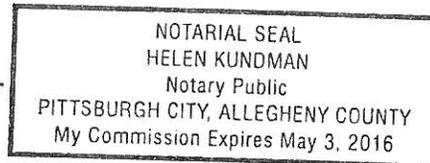


EXHIBIT A
Legal Description

ALL THOSE CERTAIN parcels of land, together with the improvements thereon, in the County of Lake, State of Illinois, and being more particularly described as follows:

Lots 1, 2, 3, 4 and 5 in Block 44 in North Addition to Lake Bluff in the North Fractional Section 21, Township 44 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded May 6, 1886, as Document 33760 in Book "A" of Plats, page 57, in Lake County, Illinois.

Permanent Index Nos.: 12-21-111-006-0000
 12-21-111-007-0000
 12-21-111-008-0000
 12-21-111-009-0000
 12-21-111-010-0000

Property Address: 120 E. Scranton Road, Lake Bluff, Illinois 60044

EXHIBIT B
Title Exceptions

1. General real estate taxes and assessments not yet due and payable.
2. Zoning and building laws, ordinances, and regulations.
3. Applicant's Unconditional Agreement and Consent recorded April 13, 2010 as document 6592818, to Village of Lake Bluff by PNC - National City Bank (Applicant) relating to Ordinance No. 2010-4 and the terms, provisions and conditions contained therein.
4. Applicant's Unconditional Agreement and Consent recorded October 4, 2010 as document 6652541 to Village of Lake Bluff from PNC Bank (Applicant) relating to Ordinance 2010-04 and Resolution No. 2010-32, and the terms, provisions and conditions therein contained.

4825-7875-5369, v. 1

4.04 Site Plan

(Showing building location and dimensions)

