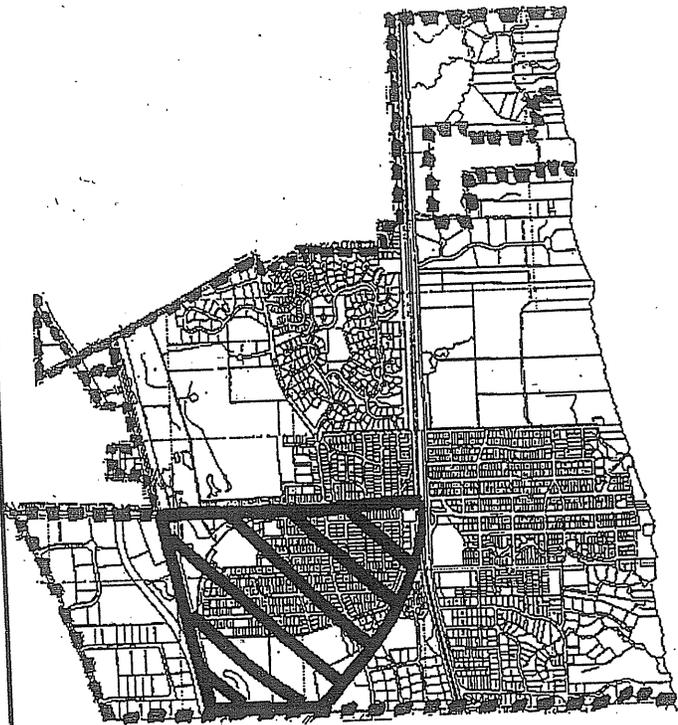


Objectives - Land Use Area 5

- LU5. A) Preserve the unique residential character of the area.
B) Encourage rehabilitation and control redevelopment in an orderly manner compatible with neighboring properties.
C) Designate a portion of Village owned property for park use in cooperation with the Lake Bluff Park District.



West and north of the Union Pacific freight line spur, south of Route 176 and east of the Union Pacific freight line.

Policies - Land Use Area 5

- LU5-1. Maintain the undeveloped property east of JAWA and south of Route 176, which is largely owned by the Village, as open space. Consider portions of the property for future development; first, for a park to service the areas west of Green Bay Road and south of Route 176 if an alternate park site to the south cannot be found, and second, for relatively low density, lower cost (as compared with the Armour Woods Development), multifamily housing if a sufficient number of such housing units cannot be located elsewhere in the Village. *See policy AD2-5.*
- LU5-2. Minimize the expansion of institutional uses (JAWA) to the extent practical, recognizing the importance of JAWA to the Village.
- LU5-3. When a change in use is proposed, consider redevelopment of the Harrison Conference Center and the private estate to the south in a manner that serves as a compatible transition between the R-2 area to the north, and the E-2 area to the south. Require the dedication of land for public access to the open space to the west.
- LU5-4. Consider the property south of Route 176, west of JAWA, east of the Union Pacific railroad as part of a Special Study Area. *See "Economic Development" for a map of the Special Study Area and see policies LU9-1, AD2-3, ED2-1, TR3-2, and PS5-6.*
- LU5-5. Improve public access to the area's open space.

LU5 Continued.

LU5-6. Implement fiscally responsible options, either in conjunction with the Lake Bluff Park District or independently, to gain site control or ownership of the Lake County Forest Preserve property west of the Harrison House Conference Center for open space or park use. *See policy PO1-3.*

LU5-7. Enhance pedestrian access to adjacent areas through the following:

- a) Pursue installation of a non-grade pedestrian crossing of Route 176 near Green Bay Road to provide improved safety for access to Blair Park. *See policy TR1-4.*
- b) Support the construction/installation of the pedestrian/bike path adjacent the Union Pacific freight line connecting the North Shore Bike Path adjacent Route 176 south to the City of Lake Forest. *See policy TR1-5.*

LU5-8. Study the use of an appropriately sized parcel south of JAWA and west of E. Sheridan Place for park use, to include ball fields. *See PO4-2.*

LU5-9. 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.

Objective - Development Areas

AD2. A) Promote development and redevelopment that enhances neighboring properties and benefits Village residents and businesses.

B) Examine proposed changes in use, density and appearance relative to the compatibility impact, capacity and potential of each proposal.

Policies - Development Areas

AD2-1. Parcels south of the Shore Acres Country Club and north of the Lakewood Estates Subdivision

Pursue redevelopment of the area as a Planned Residential Development in a manner compatible with neighboring residential uses. *See policy LUI-1.*

AD2-2. Crabtree Farm Properties

Promote the E-1 or C-E residential development (using the applicable underlying zoning) of those areas within the Crabtree Farm Properties that are not: 1) subject to a conservation easement, 2) located within the 4.8 acre Crabtree Farm Complex, or 3) part of the Village owned 2.4 acre parcel.

In the event that any of the conservation easements are terminated or extinguished, the land subject to such termination may be available for development. *See policies LUI-2, LUI-3 and PO1-1.*

AD2-3. Parcel east of Moffett Road north of Cambridge Road

Ensure that any development of the property occurs in a manner that is compatible with neighboring land uses, through:

- a) Restricting curb cuts to encourage cul-de-sac development.
- b) Encouraging natural buffers along Moffett Road *See policy LU3-2.*

AD2. Continued

AD2-4. Harrison House Conference Center and parcel south.

When a change in use is proposed, consider redevelopment of the Harrison Conference Center, and the private estate to the south, in a manner that serves as a compatible transition between the R-2 (12,000 sq. ft.) area to the north and the E-2 (43,560 sq. ft) area to the south and require the dedication of land for public access to the open space to the west.

AD2-5. Parcels east of the Water Filtration Plant

Maintain the undeveloped property east of JAWA and south of Route 176, which is largely owned by the Village, as open space. Consider portions of the property for future development; first, for a park to service the areas west of Green Bay Road and south of Route 176 if an alternate park site to the south cannot be found, and second, for relatively low density, lower cost (as compared with the Armour Woods Development), multifamily housing if a sufficient number of such housing units cannot be located elsewhere in the Village. *See policy LU5-1.*

AD2-6. Parcel north of the Lake Bluff Golf Course and south of Thorn Valley.

Consider redevelopment of the private property west of Green Bay Rd, east of the golf course, north of Central School and south of Thorn Valley as a higher density Planned Residential Development, evaluating the possibility for empty nester housing similar to Armour Woods. *See policy LU7-3.*

AD2. Continued

AD2-7. North of Thorn Valley south of Belle Foret

Develop the area in a manner that is consistent with the Belle Foret Subdivision. *See policy LU7-4.*

AD2-8. Route 41 Corridor

Consider the entire area as a Special Study Area. The Special Study should address maximizing retail/commercial land uses. Auto dealership/service uses are recommended for the parcels south of Route 176 and east and west of Route 41. *See "Economic Development" for a map of the Special Study Area and see policies LU9-1, ED2-1, TR3-2, and PS5-6.*

AD2-9. The Bath and Tennis Club

When a change in use is proposed, redevelop the Bath and Tennis Club property in a manner consistent with the neighboring residential uses.