

**VILLAGE OF LAKE BLUFF
ARCHITECTURAL BOARD OF REVIEW**

Tuesday, September 5, 2017 – 7:00 P.M.

**VILLAGE HALL BOARD ROOM
40 E. CENTER AVENUE, LAKE BLUFF, ILLINOIS**

AGENDA

- 1. Call to Order and Roll Call**
- 2. Consideration of the August 1, 2017 Architectural Board of Review Meeting Minutes**
- 3. Non-Agenda Items and Visitors (Public Comment Time)**
The Architectural Board of Review Chair and Board Members allocate fifteen (15) minutes during this item for those individuals who would like the opportunity to address the Board on any matter not listed on the agenda. Each person addressing the Architectural Board of Review is asked to limit their comments to a maximum of three (3) minutes.
- 4. Consideration of a Sign Permit Application and a Request for an Exemption from the Requirements of the Sign Code for Whitehead Studios Located at 36 E Center Avenue**
- 5. Discussion of Proposed Material Standards for New Single Family Homes**
- 6. Staff Report**
 - **Next Regular Meeting – October 3, 2017 (1st Tuesday)**
- 7. Adjournment**

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

**VILLAGE OF LAKE BLUFF
ARCHITECTURAL BOARD OF REVIEW
REGULAR MEETING
AUGUST 1, 2017**

DRAFT MINUTES

1. Call to Order and Roll Call

The meeting of the Architectural Board of Review (ABR) of the Village of Lake Bluff was called to order on August 1, 2017 at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue) and the following were present.

Present: Neil Dahlmann
Edward Deegan
Matthew Kerouac
Carol Russ
Bob Hunter, Chair

Absent: John Sorenson
Julie Wehmeyer

Also Present: Mike Croak, Building Codes Supervisor (BCS)

Chair Hunter announced that Member Sorenson has resigned from the ABR and thanked him for his service.

2. Consideration of the July 11, 2017 ABR Regular Meeting Minutes

Member Russ moved to approve the minutes of the July 11, 2017 ABR meeting as presented. Member Kerouac seconded the motion. The motion passed on a unanimous voice vote.

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

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

There were no requests to address the ABR.

4. A Public Hearing to Review Additional Equipment to be Added to the Cell Tower at 45 E. Center Avenue

BCS Croak said this item was withdrawn because the equipment was approved at a previous ABR meeting.

5. Consideration of a Sign Permit for ADM at 927 North Shore Drive.

Chair Hunter introduced the agenda item and asked for comments from the commissioners.

Member Russ said the proposed sign meets all the requirements, it has the business logo, name, address and will be placed front center on the lot, and it looks good to her.

In response to a question from Member Dahlmann, Chair Hunter said the sign will be parallel to the street.

As there were no further comments, Member Kerouac moved to approve the sign permit for ADM as submitted. Member Russ seconded the motion. The motion passed on the following roll call vote:

Ayes: Russ, Deegan, Dahlmann, Kerouac and Chair Hunter
Nays: None
Absent: Sorenson and Wehmeyer

- 6. Continuation of a Discussion of Proposed Material Standards for New Single Family Homes**
BCS Croak said the draft ordinance, amending sections 9-13-3 and 9-13-9 of the Lake Bluff Municipal Code regarding architectural review procedures and standards for single family homes, is combined with the similar/dissimilar ordinance. Should the ABR recommend the Village Board adopt the ordinance, he recommends it be incorporated in the Building Code but not inside the similar/dissimilar section.

Chair Hunter lead the discussion regarding the draft ordinance.

In response to a comment from Chair Hunter, Member Russ said the aspiration she expressed was about having material standards as a way of having some kind of architectural review that is not overly prescriptive.

In response to a question from Member Kerouac regarding the process, BCS Croak said there would be an in-house review by Staff. Staff would approve it if it met the criteria or refer it to the ABR for review if it didn't meet the criteria or if it is uncertain whether it meets them.

In response to a question from Member Deegan, Chair Hunter said the standards and guidelines would apply to new construction single family homes and additions to existing single family homes.

Member Dahlmann said he likes #1 – Elevations, but not number #2 – Materials, #3 – Chimneys, #4 – Front Porches, #5 – Windows, #6 – Building Height, #7 – Style and Design, #8 – Corner Lots and #9 – Simplicity of Parts.

Member Deegan asked if the point of the standards were to establish a template that will give Staff the ability to wave a flag if they see something that is not acceptable. He asked if there was a way to require a preliminary review of the drawings before the final drawings are submitted. A discussion followed.

Following its discussion the ABR directed Staff to present a revised draft ordinance at its next meeting reflecting the following proposed changes:

- The standards and guidelines contained in this Section should be applied to all elevations of the proposed building;
- Construction materials should be used consistently on all facades unless the change has a logical relationship to the design;
- Exterior chimneys shall be of masonry construction preferred;
- In most cases front porches should have a minimum useable depth of six feet;
- Windows should be of high quality materials;

- Residential designs should not be duplicated within the Village;
- Corner lots should emphasize both street elevations;
- Architectural stylistic integrity is encouraged and should be consistent throughout all the sides of the structure;
- Construction materials such as T1-11 Siding, Vinyl Windows and Dryvit should be disallowed;

7. **Staff Report**

BCS Croak reported the next regular meeting will be on September 5, 2017.

8. **Adjournment**

There being no further business to consider and upon a motion duly made and seconded, the meeting adjourned at 8:33 PM.

Respectfully submitted,

Mike Croak, CBO, CBCO
Building Codes Supervisor

VILLAGE OF LAKE BLUFF

Memorandum

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

FROM: Mike Croak, Building Codes Supervisor

DATE: September 1, 2017

SUBJECT: **Agenda Item #4 - Consideration of a Sign Permit Application and a Request for an Exemption from the Requirements of the Sign Code for Whitehead Studios Located at 36 E Center Avenue**

Whitehead Studios is opening in the space that had been occupied by Katie Hall Liz Mazur Photography. They are proposing to recover the existing awning. The proposed awning shown in the attachment is black with white letters; however, the applicant has said they may submit a revised design for an apricot colored awning before the meeting.

The sign code requirement for an awning sign in the CBD reads, “the size of letters on an awning sign shall be no less than five inches and no greater than seven inches in height and shall be placed on the descending skirt only.” Since there is no “descending skirt” on the existing awning, the petitioner is requesting an exemption in order to have the lettering on the main portion of the awning. This exemption has been granted previously for tenants in this space and the adjacent florist shop.

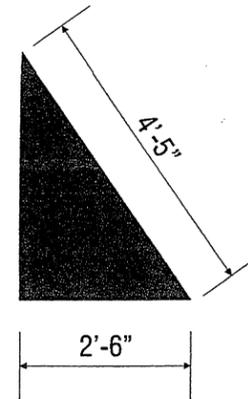
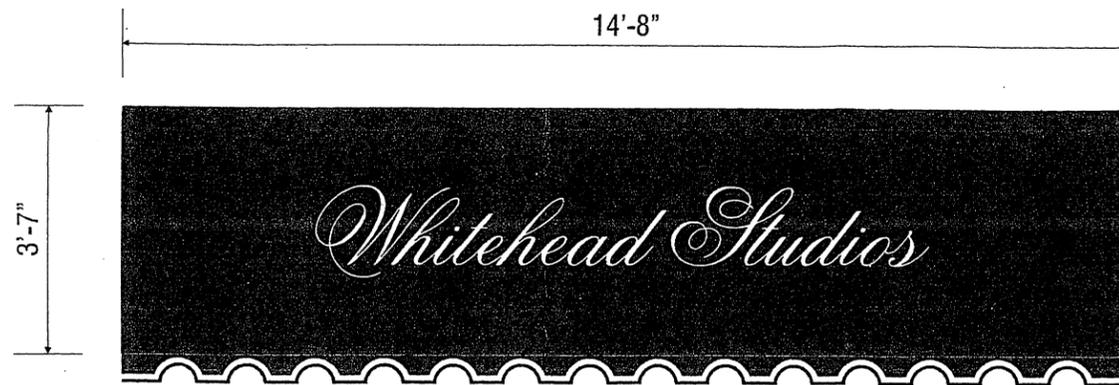
The following is a chart summarizing the measurements of the proposed signs:

Sign Code CBD	Proposed Signage
1.) One awning sign permitted per business	Complies
2.) Letters on the awning are to be between 5” & 7” tall	Exemption Requested to be 12” tall
3.) Awning lettering shall be on descending skirt only	Exemption requested

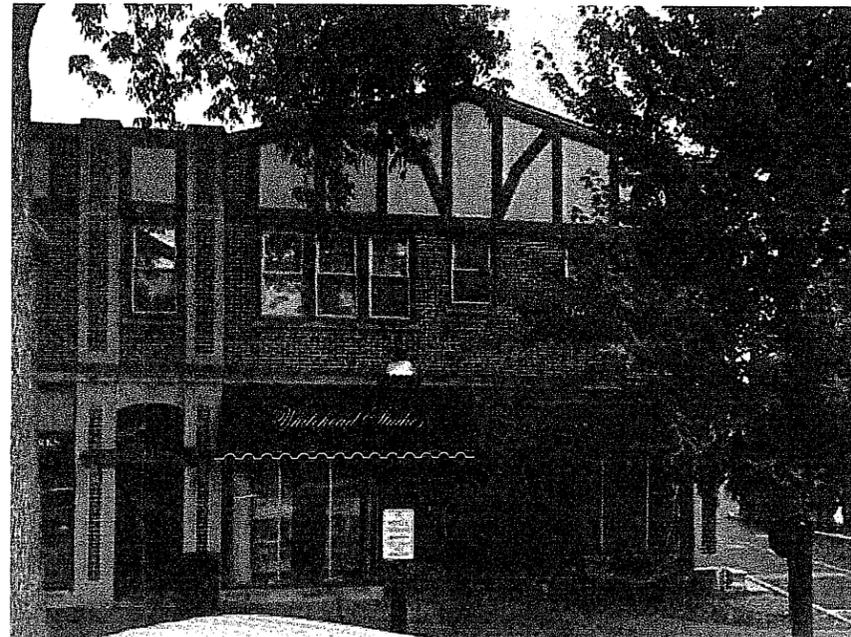
The ABR has the authority to:

- Recommend the Village Board grant or deny an exemption from the Sign Code regulations for the signage as presented;
- Approve a sign permit (with conditions) that complies with all Code regulations; or
- Deny the sign permit.

Julie Whitehead Holdsworth 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.



(1) ENTRANCE CANOPY



APPROVED: _____ DATE: _____

M-K SIGNS
CHICAGO
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CHICAGO, IL 60630
773-545-4444 / FAX 773-545-9275
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WHITEHEAD STUDIOS
36 E. CENTER AVE. LAKE BLUFF, IL

Colors represented in this drawing are for presentation purposes only. They will not match your finished product exactly. Actual color samples can be obtained from your sales representative.

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DATE	REVISION	SCALE	DATE
7-25-17		3/8" = 1'-0"	7-20-17
		DESIGNER LP	SALES TC
		FILE Whitehead Studios	DRAWING NUMBER 2599

VILLAGE OF LAKE BLUFF

Memorandum

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

FROM: Mike Croak, Building Codes Supervisor

DATE: August 31, 2017

SUBJECT: **Agenda Item #5 – Discussion of Proposed Design and Material Standards for Single Family Homes**

The ABR most recently discussed the proposed Design and Material Standards for Single Family Homes at their August 1 meeting. The attached draft ordinance has been revised per that discussion.

Per the draft ordinance, these design and material standards are applicable to new houses and additions. The ABR may want to consider a size threshold for additions, so as not to subject small projects to the new standards. The ABR may want to consider using the same threshold that is currently used for the fire sprinkler requirement, which is when the addition plus remodeled floor area exceeds 75% of the completed project.

Recommendation:

It is recommended the ABR discuss the proposed material and design standards, entertain public comments and questions, and consider whether they are ready to make a recommendation to the Village Board.

Please know that the Village Board may refer any recommendation to the Residential Building Ad Hoc Committee. For your information, the Residential Building Ad Hoc Committee was established to provide advice to Village leadership on ways to maintain and improve the residential built environment of the Village through an examination of (i) existing Village regulations, (ii) other Illinois local government regulations, and (iii) best industry practices regarding historic preservation, residential bulk regulations, subdivision codes, and residential design management.

Documents Attached:

- Draft Ordinance

ORDINANCE NO. 2017-__

**AN ORDINANCE AMENDING TITLE NINE, CHAPTER 13 OF
THE LAKE BLUFF MUNICIPAL CODE REGARDING ARCHITECTURAL REVIEW
PROCEDURES AND STANDARDS FOR SINGLE FAMILY HOMES**

Passed by the Board of Trustees, _____, 2017

Printed and Published, _____, 2017

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. 2017-__

**AN ORDINANCE AMENDING TITLE NINE, CHAPTER 13 OF
THE LAKE BLUFF MUNICIPAL CODE REGARDING ARCHITECTURAL REVIEW
PROCEDURES AND STANDARDS FOR SINGLE FAMILY HOMES**

WHEREAS, the Village of Lake Bluff is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs; and

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, excessive similarity, or dissimilarity, in design and appearance of buildings and other structures in relation to the prevailing design and appearance of property, and poor quality materials and architecture design, among other things, adversely affects the desirability of neighborhoods, impairs the stability and taxable value of land, and prevents the most appropriate use of real estate and development; and

WHEREAS, Title 9, Chapter 13 ("**Architectural Review Regulations**"), of the Lake Bluff Municipal Code ("**Village Code**") governs architectural design in the Village by implementing architectural design standards and a review process whereby the Village evaluates proposed construction pursuant to such standards; and

WHEREAS, the Village's Architectural Review Board has recommended changes to the Architectural Review Regulations to refine the standards and review procedures that apply to construction of new single family homes and additions to single family homes (collectively, "**Proposed Amendments**"); and

WHEREAS, the Board of Trustees has determined that adoption of the Proposed Amendments as set forth in this Ordinance is in the best interests of 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 findings and determinations of the Board of Trustees.

Section 2. Amendments to Section 9-13-1 of the Village Code.

Section 9-13-1, entitled "Finding and Purpose," of Chapter 13, entitled "Architectural Design," of Title 9, entitled "Building Regulations," of the Lake Bluff Municipal Code, is hereby amended in the following respects [additions are **bold and double-underlined**; ~~deletions are struck through~~]:

- “A. The village board of trustees hereby finds that excessive similarity, or dissimilarity, in design and appearance of buildings and other structures, in relation to the prevailing design and appearance of property in the vicinity thereof, and poor quality materials and architectural design:
1. Adversely affects the desirability of immediate and neighboring areas and impairs the benefits of occupancy of existing property in such areas;
 2. Impairs the stability and taxable value of land and buildings in such areas;
 3. Prevents the most appropriate use of real estate and the most appropriate development of such areas;
 4. Produces degeneration of property in such areas with attendant deterioration of conditions affecting the public health, safety, comfort, morals and well being of the citizens thereof;
 5. Deprives the village of tax revenue which it otherwise could receive; and/or
 6. Destroys a proper balance in relationship between the taxable value of real property in such areas and the cost of the municipal services provided therefor.
- B. In order to protect the village of Lake Bluff's natural and architectural environment, to enhance property values, and to promote the health, safety, and welfare of the village and its residents, the board of trustees has established these architectural review procedures and regulations.”

Section 3. Amendments to Section 9-13-3 of the Village Code.

Section 9-13-3, entitled "Review of Building Permit Applications," of Chapter 13, entitled "Architectural Design," of Title 9, entitled "Building Regulations," of the Lake Bluff Municipal Code, is hereby amended in the following respects [additions are **bold and double-underlined**; deletions are struck through]:

“9-13-3: REVIEW OF BUILDING PERMIT APPLICATIONS:

- A. All applications for building permits for construction within a residential district shall be reviewed by the building commissioner for purposes of determining whether such construction will produce any of the harmful effects listed in this chapter.
- B. Within thirty (30) days after the date on which the applicant first submitted the full and complete building permit application to the village, the building commissioner shall ~~either~~:

1. ~~Issue the building permit, if the building commissioner determines that none evaluate the building permit application and determine if any of the harmful effects listed in this chapter will be produced by the proposed construction; If the building commissioner determines that no such harmful effects will be produced, the building commissioner shall proceed to process the building permit application provided, however, that no building permit shall be issued unless all other applicable village code provisions are satisfied; ~~or, If the building commissioner determines that, or is unable to determine if, such harmful effects will be produced by the proposed construction, the building commissioner shall either:~~
 21. Give written direction to the village administrator to refer the building permit application to the architectural board of review for a formal review pursuant to Section 9-13-5.A and/or Section 9-13-5.B this chapter, as may be applicable, if the building commissioner determines that the proposed construction may produce any of the harmful effects listed in this chapter; or
 32. Seek input from the board of trustees, in which case if any three (3), but not less than three (3), members of the board of trustees determines that the proposed construction may produce any of the harmful effects listed in this chapter, such three (3) members shall give written direction to the village administrator to refer the building permit application to the architectural board of review for a formal review pursuant to Section 9-13-5.A and/or Section 9-13-5.B this chapter, as may be applicable."~~

Section 4. Amendments to Section 9-13-5 of the Village Code.

Section 9-13-5, entitled "Architectural Review Hearing," of Chapter 13, entitled "Architectural Design," of Title 9, entitled "Building Regulations," of the Lake Bluff Municipal Code, is hereby amended in the following respects [additions are **bold and double-underlined**; deletions are struck through]:

“9-13-5: ARCHITECTURAL REVIEW HEARING PROCEDURE:

A. If a building permit application is referred to the architectural board of review pursuant to Section 9-13-3 of this chapter because the building commissioner or the village board of trustees has determined or is concerned that there may be excessive similarity or dissimilarity of design and appearance between the property subject of the building permit application and any other existing building or structure, or a building or structure for which a permit has been

issued, within a distance of 300 feet of the subject property, or in design and appearance generally prevailing in the area, of the subject property, the architectural board of review shall conduct a public hearing in accordance with the following:

If an architectural review hearing is required pursuant to any section of this chapter, the following shall occur:

- A1.** The applicant shall submit to the village administrator at the village hall during regular business hours the following hearing application materials:
 - 1a.** A nonrefundable application fee as provided in the village comprehensive fee schedule contained in section 1-12-3 of this code 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 chapter;
 - 2b.** Ten (10) copies of a site plan showing all relevant zoning information and all improvements on the subject property (existing and proposed), including driveways, walkways, and fencing;
 - 3c.** Ten (10) copies of elevation drawings of the proposed construction;
 - 4d.** Ten (10) copies of a description of the type, color, and texture of the exterior building materials; and
 - 5e.** Ten (10) copies of a vicinity map showing the approximate locations and dimensions of all buildings, structures, and significant natural or topographical features of the subject property and all adjoining properties.
- B2.** The village administrator shall notify the chairperson of the architectural board of review, who shall set a date for the hearing. Such hearing date shall be held as soon as possible, but in no event later than forty five (45) days after the filing of the hearing application materials, unless the applicant waives or extends the forty five (45) day period in writing.
- C3.** After a hearing date has been established, the village administrator shall notify, in writing, the applicant either in person or by certified or registered mail, return receipt requested, not more than thirty (30), nor less than fifteen (15), days before the hearing. The notice shall state the time, place, and purpose of the hearing and shall state that the applicant will have an opportunity to be heard and to present evidence to the architectural board of review.

- ~~D~~4. After a hearing date has been established, the village administrator shall notify, in writing, the owners, as evidenced by authentic tax records from Lake County, of all property within three hundred feet (300') (including the number of feet occupied by all public roads, streets, alleys, and other public ways) in each direction of the subject property not more than thirty (30), nor less than fifteen (15), days before the hearing. The notice shall be by certified or registered mail, return receipt requested, and state the time, place, and purpose of the hearing and that the property owner will have an opportunity to be heard and to present evidence to the architectural board of review.
- ~~E~~5. The chairperson shall open each hearing and determine whether a quorum of the architectural board of review is present. If less than a quorum is present at a hearing, the hearing shall be continued, provided that the continued hearing date is within the period established in this chapter for commencing such hearing.
- ~~F~~6. The chairperson shall preside over any architectural review hearing and shall permit the applicant and any interested party (including, without limitation, any resident of, or owner of property in, the village of Lake Bluff) to address the architectural board of review and present evidence. All proceedings of the architectural board of review shall be recorded. Nothing in this subsection shall prevent the chairperson from limiting the amount of time that a person may address the architectural board of review. After all the evidence has been presented and all interested parties have had an opportunity to be heard, the architectural board of review shall consider all the evidence presented at the hearing, including the application materials, and determine whether the proposed construction will cause any of the harmful effects listed in this chapter.
- ~~G~~7. At the conclusion of the hearing, the architectural board of review shall vote in public whether to approve or disapprove the proposed construction. Four (4) votes shall be required to disapprove any proposed construction; any other action can be taken by a concurrence of the majority of architectural board of review members in attendance at the hearing.
- ~~H~~8. The building commissioner shall notify, in writing, the applicant either in person or by certified or registered mail, return receipt requested, of the architectural board of review's decision. Such notice shall also state that the applicant has the right to appeal the decision to the board of trustees.
- ~~I~~9. If the proposed construction is approved, a building permit shall not be withheld on the basis of any provision of this chapter.

B. If a building permit application for the construction of a new single family home or addition to an existing single family home is referred to the architectural board of review pursuant to Section 9-13-3 of this chapter because the building commissioner or the village board of trustees has determined or is concerned that there may be harmful effects listed in this chapter because of poor quality materials and architectural design, the architectural board of review shall conduct a public meeting in accordance with the following:

1. The applicant shall submit to the village administrator at the village hall during regular business hours the following application materials:

a. A nonrefundable application fee as provided in the village comprehensive fee schedule contained in section 1-12-3 of this code 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 chapter;

b. Ten (10) copies of a site plan showing all relevant zoning information and all improvements on the subject property (existing and proposed), including driveways, walkways, and fencing;

c. Ten (10) copies of elevation drawings of the proposed construction;

d. Ten (10) copies of a description of the type, color, and texture of the exterior building materials; and

e. Ten (10) copies of a vicinity map showing the approximate locations and dimensions of all buildings, structures, and significant natural or topographical features of the subject property and all adjoining properties.

2. The village administrator shall notify the chairperson of the architectural board of review, who shall set a date for the meeting. Such meeting date shall be held as soon as possible, but in no event later than forty five (45) days after the filing of the application materials, unless the applicant waives or extends the forty five (45) day period in writing.

3. The chairperson shall open the meeting and determine whether a quorum of the architectural board of review is present. If less than a quorum is present, the meeting shall be continued, provided that the continued meeting date is within

the period established in this chapter for commencing such meeting.

4. At the conclusion of the architectural board of review's consideration of the application, the architectural board of review shall vote in public whether to approve or disapprove the proposed construction. Four (4) votes shall be required to disapprove any proposed construction; any other action can be taken by a concurrence of the majority of architectural board of review members in attendance at the meeting.
5. The building commissioner shall notify, in writing, the applicant either in person or by certified or registered mail, return receipt requested, of the architectural board of review's decision. Such notice shall also state that the applicant has the right to appeal the decision to the board of trustees.
6. If the proposed construction is approved, a building permit shall not be withheld on the basis of any provision of this chapter."

Section 5. Amendments to Section 9-13-9 of the Village Code.

Section 9-13-3, entitled "Standards of Review," of Chapter 13, entitled "Architectural Design," of Title 9, entitled "Building Regulations," of the Lake Bluff Municipal Code, is hereby amended in the following respects [additions are **bold and double-underlined**; deletions are struck through]:

"9-13-9: STANDARDS OF REVIEW:

- A.** In considering whether any proposed construction will produce any of the harmful effects set forth in this chapter **because of excessive similarity or dissimilarity of design and appearance between the property subject of the building permit application and any other existing building or structure, or a building or structure for which a permit has been issued, within a distance of 300 feet of the subject property, or in design and appearance generally prevailing in the area, of the subject property**, the building commissioner, the architectural board of review, and the board of trustees, as the case may be, shall consider whether there exists one or more of the following features:

Excessive similarity or dissimilarity of design and appearance in relation to any other existing building or structure, or a building or structure for which a permit has been issued, within a distance of three hundred feet (300') of the subject property, or in design and appearance generally prevailing in the area, of the subject property, in respect to one or more of the following features:

1. ~~A.~~ Facade;
2. ~~B.~~ Size and arrangement of either doors, windows, porticoes or other openings or breaks in the facade facing the street, including a reverse arrangement thereof;
3. ~~C.~~ Cubical contents;
4. ~~D.~~ Gross floor area;
5. ~~E.~~ Other significant design features, such as, without limitation, roof line, height of building, construction, material, or quality of architectural design; or
6. ~~F.~~ Location, orientation or elevation of building, parking, storage or refuse areas upon the subject property.

B. In considering whether any proposed construction of a new single family home or addition to an existing single family home will produce any of the harmful effects set forth in this chapter because of poor quality materials and architectural design, the building commissioner, the architectural board of review, and the board of trustees, as the case may be, shall consider the following design and material standards and guidelines:

1. Elevations: The standards and guidelines contained in this Section should be applied to all elevations of the proposed building;
2. Materials: Construction materials should be used consistently on all facades;
3. Chimneys: Exterior chimneys are recommended to be of masonry construction;
4. Front Porches: Front porches should have a minimum useable depth of six feet;
5. Windows: Windows should be of high quality materials and shall not be made of vinyl. The restriction on vinyl shall not apply to windows made of high quality materials but clad in vinyl;
6. Style and Design: Residential designs should not be duplicated within the Village;
7. Corner lots: Corner lots should emphasize both street elevations;
8. Simplicity: Simplicity of parts and architectural stylistic integrity is encouraged;

9. Low quality materials: Low quality materials, such as vinyl siding, aluminum siding, dryvit, and T1-11 shall be prohibited; and

10. Any practical difficulties that the applicant may make have in satisfying the above standards and guidelines.”

Section 6. Effective Date.

This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this ____ day of _____, 2017, by vote of the Board of Trustees of the Village of Lake Bluff, as follows:

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED this ____ day of _____, 2017.

Village President

ATTEST:

Village Clerk

FIRST READING: _____

SECOND READING: _____

PASSED: _____

APPROVED: _____

PUBLISHED IN PAMPHLET FORM: _____

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