

## PUBLIC NOTICE

Public Notice is hereby given that, pursuant to the provisions contained in Title 10 of the Municipal Code of the Village of Lake Bluff, being the Zoning Regulations of the Village of Lake Bluff, and the Statutes of the State of Illinois, the Joint Plan Commission and Zoning Board of Appeals of the Village of Lake Bluff will conduct a public hearing on Wednesday, December 19, 2018 at 7:00 p.m. in the Board Room of the Village Hall, 40 E. Center Avenue, Lake Bluff, Illinois to consider the following amendments to the text of the Zoning Regulations that would:

- (i) Establish a new Recreational, Institutional, and Open Space (“RIO”) zoning district to address the unique considerations of public, community, and governmental functions;
- (ii) Adopt regulations for the “RIO” district that would govern signs, bulk and setback, permitted and special uses, and minimum parking requirements; as well as grandfathering exceptions thereto for existing development;
- (iii) Create a “RIO Development Plan” process that will be mandatory for many proposed new uses and developments within the “RIO” district, subject to certain exemptions;
- (iv) Authorize deviations from the Zoning Regulations in conjunction with a RIO Development Plan where a development creates public amenities that benefit the Village, including the proposed uses in and of themselves; and,
- (v) Consider any other modifications desirable or necessary to effectuate the above amendments, including without limitation adjustments to definitions within the Zoning Regulations or to permitted or special uses in districts other than the “RIO” District.

At the same time and place and pursuant to the same legal authorities, the Plan Commission and Zoning Board of Appeals will conduct a public hearing to consider rezoning the following described property into the newly created Recreational, Institutional, and Open Space district. (Headings indicate the owner of the subsequent properties, and catchlines indicate the property’s common name or use.)

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### CENTRAL LAKE COUNTY JOINT ACTION WATER AGENCY

**Raw Water Facility:** The property lying at the northeast corner of East Blodgett Avenue and Bluff Road legally described as:

THAT PART OF LOT 8 IN SCHOOL TRUSTEE’S SUBDIVISION OF SECTION 16, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 16, THENCE NORTH 90 DEGREES 0 MINUTES AND 0 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 16, 1080 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES, 0 MINUTES, 0 SECONDS EAST 160.0 FEET; THENCE NORTH 90 DEGREES, 0 MINUTES, 0 SECONDS EAST 150.0 FEET; THENCE SOUTH 45 DEGREES, 0 MINUTES, 0 SECONDS EAST 77.78 FEET; THENCE SOUTH 0 DEGREES, 0 MINUTES, 0 SECONDS EAST 105.0 FEET TO THE SOUTH LINE OF SAID SECTION 16; THENCE NORTH 90 DEGREES 0 MINUTES, 0 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 16, 205.0 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PORTION THEREOF TAKEN FOR ROAD RIGHT OF WAY PURPOSES BY DOCUMENT RECORDED JUNE 6, 1963 AS DOCUMENT NUMBER 1188038 AND DOCUMENT RECORDED DECEMBER 3, 1963 AS DOCUMENT NUMBER 1209123), IN LAKE COUNTY, ILLINOIS.

**Water Treatment Plant:** The property addressed as 200 Rockland Road and bearing PINs 1220100007, 1220100012, and 1220107021.

### LAKE BLUFF PARK DISTRICT

**Artesian Park:** The property addressed as 10 E. Sheridan Place and bearing PIN 1221100005.

**Blair Park, Recreation Center, and Golf Course:** The property addressed as 7 Eva Terrace, 355 West Washington Avenue, 365 West Washington Avenue, 119 Rockland Road, and 121 Rockland Road. It bears PINs 1217300022, 1217301001, 1218400009, 1220101009, 1220101081, 1220101098, 1220102001, 1220105001, 1220105002, 1220105007, 1220206005, 1220206014, 1220211001, 1220211002, 1220211012, and 1220212001.

**Mawman Park:** The property lying between Mawman Avenue and the Lake Subdivision railroad, addressed in the 0-400 block of Mawman Avenue, bearing PINs 1220215003 and 1220404001. The Village of Lake Bluff owns PIN 1220215001, which lies to the north of Mawman Park and is addressed in the 500 block of Mawman Avenue.

**Ravine Park:** The property addressed in the 0-400 blocks of Sylvan Avenue and the 500-600 blocks of Ravine Avenue. It bears PINs 1221123004, 1221124016, and 1221222015.

**Sanctuary Park:** The property addressed at 12839 and 12734 West Atkinson Avenue bearing PINs 1218101074 and 1218101080.

**Sunrise Beach:** The property addressed at 503 Sunrise Avenue and bearing PINs 1221200010, 1221217001, and 1221217002. The Village of Lake Bluff owns PINs 1221200008 and 1221217003 which bear the same address, said parcels being part of the Sunrise Beach property.

**Sheridan Road Greenstrip:** The property lying east of Sheridan Road between East Sheridan Place and East Sheridan Road, addressed in the 0-500 blocks of Sheridan Road, and bearing PINs 1221300002, 1221300008, 1221301001, 1221301006, 1221304001, 1221304027, 1221304048, 1221304050, and 1221304078.

**Carolyn Goetz Wetlands Preserve and Wimbledon Court Pond.** The property lying between Wimbledon Road and the Kenosha Subdivision railroad legally described as:

OUTLOT E OF WIMBLEDON COURT, BEING A SUBDIVISION IN THE EAST HALF OF SECTION 20 AND THE WEST HALF OF SECTION 21, ALL IN TOWNSHIP 44, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN.

ALSO

THAT PART OF LOT 23 IN BATH AND TENNIS CLUB GROUNDS, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 20 AND OF THE WEST HALF OF SECTION 21, ALL IN TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED ON APRIL 23, 1963 AS DOCUMENT NO. 1183332; ALL THAT PART OF LOT 23-F IN WIMBLEDON TURF SUBDIVISION, BEING A SUBDIVISION OF SAID HALF SECTIONS, ACCORDING TO THE PLAT THEREOF RECORDED ON OCTOBER 20, 1988 AS DOCUMENT NO. 2732512, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 23-F; THENCE SOUTH 87 DEGREES 50 MINUTES 25 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LOT 23-F, FOR A DISTANCE OF 135.16 FEET; THENCE CONTINUING ALONG THE NORTH LINE OF SAID LOT 23-F, HAVING A BEARING OF SOUTH 83 DEGREES 4 MINUTES 55 SECONDS WEST, FOR A DISTANCE OF 93.13 FEET; THENCE SOUTH 57 DEGREES 30 MINUTES 4 SECONDS EAST, FOR A DISTANCE OF 21.91 FEET; THENCE SOUTH 87 DEGREES 36 MINUTES 38 SECONDS EAST, FOR A DISTANCE OF 218.02 FEET, TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF SAID LOT 23-F; THENCE NORTH 13 DEGREES 18 MINUTES 35 SECONDS WEST, FOR A DISTANCE OF 38.0 FEET, TO THE POINT OF BEGINNING; ALL IN LAKE COUNTY, ILLINOIS.

#### **LAKE BLUFF OPEN LANDS ASSOCIATION**

**Moffett Woods:** The property addressed in the 500 block of Lakeland Drive and bearing PINs 1221402068 and 1221402069.

**Skokie Land and Water Reserve (LBOLA Parcels):** The property bearing PINs 1220106004, 1220301010, 1220301008, 1220304009, and 1220306009 and legally described as:

LOT 8 IN BLOCK 24; LOTS 25 AND 27 ALL IN BLOCK 26; LOT 7 IN BLOCK 27; LOT 13 IN BLOCK 28; ALL IN "THE TERRACE", BEING H.O. STONE AND COMPANY'S SUBDIVISION OF PART OF SECTION 20, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 1925 AS DOCUMENT 265877, IN BOOK "O" OF PLATS, PAGES 62, 63, AND 64, IN LAKE COUNTY, ILLINOIS.

#### **LAKE BLUFF PUBLIC LIBRARY BOARD**

**Lake Bluff Public Library:** The property addressed as 123 E. Scranton Ave. and bearing PINs 1221116001, 1221116002, and 1221116003.

#### **LAKE BLUFF SCHOOL DISTRICT 65**

**Lake Bluff Elementary School:** The property addressed as 350 W. Washington Ave., and bearing PINs 1217308001, 1220201006, and 1220201007.

**Lake Bluff Middle School and Administrative Offices:** The property addressed as 121 E. Sheridan Pl. and bearing PINs 1221300003 and 1221301035.

#### **VILLAGE OF LAKE BLUFF**

**West Metra Parking Lot:** The property addressed in the 0-100 block of West Scranton Avenue and bearing PINs 1220205033, 1220205043, 1220205046, 1220205048, 1220205053, 1220205064, and 1220205069.

**Mogul Family Conservation Area:** The property lying north of Illinois Route 176 between the Milwaukee Subdivision railroad and Green Bay Road legally described as:

LOTS 67 TO 80, BOTH INCLUSIVE, IN GOLDMAN'S GREEN BAY ROAD HIGHLANDS, BEING A SUBDIVISION OF PART OF THE NORTH ½ OF SECTION 20, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 1925 AS DOCUMENT 261628, IN BOOK "O" OF PLATS, PAGES 28 AND 29, IN LAKE COUNTY, ILLINOIS.

ALSO

ALL OF LOTS 196 TO 203, BOTH INCLUSIVE, THE WEST 1/2 OF LOT 206, LOTS 207 TO 224, BOTH INCLUSIVE, AND LOTS 365 AND 366 IN GOLDMAN'S SUBDIVISION OF LOTS 81 AND 82 IN GOLDMAN'S GREEN BAY ROAD HIGHLANDS, A SUBDIVISION IN THE NORTH ½ OF SECTION 20, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 20, 1925 AS DOCUMENT 263517 IN BOOK "O" OF PLATS, PAGES 46 AND 47, IN LAKE COUNTY, ILLINOIS.

**Open Space – Bluff Road:** The property addressed in the 700 block of Bluff Road and bearing PIN 1221203013. Said property is the public park dedicated to the Village of Lake Bluff by the plat of Edgecliff Place, a subdivision of part of the northeast 1/4 of Section 21, Township 44 North, Range 12, east of the Third Principal Meridian, according to the plat thereof recorded June 26, 1962 as document 1153346 in book 38 of plats, page 45, in Lake County, Illinois.

**Open Space – W. Blodgett Ave:** The property addressed in the 0-240 block of W. Blodgett Ave. and bearing PIN 1220223001.

**Open Space – Sheridan Road (North of E. Blodgett Ave):** The property addressed in the 801-975 block of Sheridan Road and bearing PIN 1216300005.

**Open Space – Sheridan Road (South of E. Blodgett Ave):** The property addressed in the 754-799 block of Sheridan Road and bearing PINs 1221101001, 1221101002, and 1221101010.

**Open Space – Sheridan Road (Between E. North Ave and E. Washington Ave):** The property addressed in the 619-699 block of Sheridan Road and bearing PINs 1221107001, 1221107017, and 1221107018.

**Open Space – E. Washington Avenue:** The property addressed in the 0-14 block of East Washington Avenue and bearing PIN 1221104010.

**Park Parcel – Mawman Park:** The property lying to the north of Mawman Park, addressed in the 500 block of Mawman Avenue, and bearing PIN 1220215001.

**Park Parcel – Sunrise Beach:** Property lying within Sunrise Beach, addressed at 503 Sunrise Avenue, and bearing PINs 1221200008 and 1221217003.

**Skokie Land and Water Reserve (Village Parcels):** The property legally described as:

LOTS 3 TO 21 INCLUSIVE ALL IN BLOCK 17; LOTS 2 TO 8, 12 TO 18 INCLUSIVE, ALL IN BLOCK 18; LOTS 1 TO 9 INCLUSIVE IN BLOCK 19; LOTS 1 TO 4 INCLUSIVE, 16 AND 18, ALL IN BLOCK 23; LOTS 7, 9 TO 14 INCLUSIVE ALL IN BLOCK 24; LOTS 7 TO 12 INCLUSIVE ALL IN BLOCK 25; LOTS 3 TO 24 INCLUSIVE, 26, 28 TO 33 INCLUSIVE ALL IN BLOCK 26; LOTS 3 TO 6 INCLUSIVE, 8, 10 TO 18 INCLUSIVE, 20 TO 25 INCLUSIVE, 27 TO 36 INCLUSIVE, ALL IN BLOCK 27; AND LOT 3 TO 12 INCLUSIVE, 14 TO 36 INCLUSIVE IN BLOCK 28  
ALL IN “THE TERRACE”, BEING H.O. STONE AND COMPANY’S SUBDIVISION OF PART OF SECTION 20, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 1925 AS DOCUMENT 265877, IN BOOK “O” OF PLATS, PAGES 62, 63, AND 64, IN LAKE COUNTY, ILLINOIS.

**Village Hall, Village Green, and Public Safety Building:** The property addressed as 40 and 45 E. Center Ave. and bearing PINs 1221100003, 1221114001, 1221115005, 1221119001, and 1221119007.

**Village Public Works:** The property addressed as 640 Rockland Road, and bearing PINs 1218400032, 1219200006, 1220101100, and 1219200015.

#### **OTHER OWNERSHIP**

**ComEd Right Of Way East of Milwaukee Subdivision:** The property lying immediately east of the Milwaukee Subdivision railroad owned by ComEd. North of Illinois Route 176, the property is addressed as 12002 Rockland Road and bears PINs 1218400008, 1219200005, and 1219200017. South of Illinois Route 176, the property is addressed as 675 Rockland Road and bears PINs 1219200020, 1220100003, 1220300001, and 1220300005.

**ComEd Substation:** The property addressed as 585 Green Bay Road and bearing PIN 1220200005.

**Forest Bluff School:** The property addressed as 8 W. Scranton Ave. and 15 Railroad Ave. and bearing PINs 1220205049 and 1220205065.

**Grace United Methodist Church:** The property addressed as 244 E. Scranton Ave and bearing PINs 1221117010, 1221117011, 1221117012, 1221117021, and 1221117022.

**IDOT Former Railroad Right Of Way:** The property owned by the Illinois Department of Transportation, consisting of former right of way of the Chicago, North Shore, and Milwaukee Railroad, addressed in the 0-100 block of West Scranton Avenue, and bearing PIN 1220205055.

**Oriole Grove Forest Preserve:** The property addressed in the 502-999 block of W. Witchwood Ave. and bearing PIN 1220300007.

**Union Church of Lake Bluff:** The property addressed as 525 E. Prospect Ave. and bearing PIN 1221223073.

**Skokie Land and Water Reserve (Various Private Owners):** The property bearing PINs 1220304003, 1220304008, and 1220304015 and legally described as:

LOT 27 IN BLOCK 26; LOTS 7, 9, 19, AND 26 ALL IN BLOCK 27; LOT 13 IN BLOCK 28; ALL IN “THE TERRACE”, BEING H.O. STONE AND COMPANY’S SUBDIVISION OF PART OF SECTION 20, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 1925 AS DOCUMENT 265877, IN BOOK “O” OF PLATS, PAGES 62, 63, AND 64, IN LAKE COUNTY, ILLINOIS.