

**VILLAGE OF LAKE BLUFF
JOINT PLAN COMMISSION & ZONING BOARD
OF APPEALS (PCZBA) REGULAR MEETING**

May 21, 2025 - 7:00 P.M.

Members of the public may view and participate in the meeting via:

- In person at the Village Hall Board Room, 40 E. Center Ave.
- Online: lakebluff.org/VirtualPCZBA
- Dial-in: [\(312\) 626-6799](tel:3126266799). Enter meeting ID [851 1676 1132](tel:85116761132). Press # when prompted for a Participant ID.
- The meeting will be live-streamed at lakebluff.org/Channel19

A G E N D A

1. Call to Order and Roll Call

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

The Joint Plan Commission & Zoning Board of Appeals allocates 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 Joint Plan Commission & Zoning Board of Appeals is asked to limit their comments to a maximum of three (3) minutes.

3. Consideration of the April 16, 2025 Meeting Minutes.

4. Continued Public Hearing: Residential Variations (1800 Shore Acres Drive)

In order to alter and rebuild an existing nonconforming swimming pool, spa tub, terrace, and deck, contractor Jeff Tondola, on behalf of property owner Manny Hegwer, seeks variations from Section 10-12-3 (Setback Requirements), 10-12-4 (Building and Structures), and 10-12-5 (Construction Activity in Bluff and Ravine Protection Areas). The PCZBA may also consider any additional relief necessary to accomplish the Petitioner's plans.

5. Public Hearing: Zoning Text Amendment (Outdoor Storage in L-1 District)

Douglas & Co. has applied for a text amendment to the L-1, Light Industry District Zoning Regulations (north of State Route 176 and east of U.S. Route 41) in order to: 1) establish a procedure to allow outdoor storage; and 2) allow loading or unloading outside of a wholly enclosed building provided that the vehicle does not extend into the right-of-way while being loaded or unloaded. This may result in amendments to Section 10-7A-6. The PCZBA may also consider any additional relief necessary to accomplish the Petitioner's plans.

6. Informal Review: 511 Lansdowne Lane Fence

Property owner Jonathan Baksht is seeking an informal review of his potential project to install a 6' fence on his property.

7. Informal Review: 206 E. Prospect Avenue Garage

Property owner Graham Hallen is seeking an informal review of his potential project to replace his detached garage.

8. Workshop: Comprehensive Plan Action Items

Following the PCZBA's recommendation on the draft Comprehensive Plan last month, staff is seeking feedback regarding priority action items.

9. Staff Report

10. Commissioner's Report

11. Adjournment

The Village of Lake Bluff is subject to the requirements of the Americans with Disabilities Act. Individuals with who require accommodations in order to allow them to observe and/or participate in this meeting, may contact Clara Gable, Assistant to the Village Administrator, at (847) 283-6889 or TDD number (847) 234-2153 in advance to allow the Village of Lake Bluff to make reasonable accommodations.

**JOINT PLAN COMMISSION & ZONING BOARD OF APPEALS
REGULAR MEETING**

April 16, 2025

DRAFT MINUTES

1. Call to Order & Roll Call

Chair Peters called to order the meeting of the Joint Plan Commission and Zoning Board of Appeals (PCZBA) of the Village of Lake Bluff on Wednesday, April 16, 2025 at 6:02 p.m.

The following members were present:

Members: Jill Danly
 Deborah Fischer
 Elliot Miller
 George Russell
 Anne Sorensen (Virtual)
 Gary Peters (Chair)
 Aaron Towle

Absent:

Also Present: Drew Irvin, Village Administrator
 Clara Gable, Assistant to the Village Administrator
 Courtney Willits, Village Attorney
 Aidan Burling, Planning and Administrative Intern

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

There were no public comments.

3. Consideration of the March 19, 2025 Regular Meeting Minutes

Member Russell stated he would give his revisions to AVA Gable. Chair Peters noted changing a reference from one audience member to another, and a change to language regarding resolution of an issue.

Member Miller made a motion was made and seconded by Member Fischer to approve the March 19, 2025 regular meeting minutes as amended. The motion passed with a unanimous voice vote. Member Towle abstained as he was absent from the meeting.

4. Continued Public Hearing: Variations (1800 Shore Acres Drive)

AVA Gable stated the applicant has requested be continued to the May 21, 2025 PCZBA meeting, and noted that a motion was needed to do so.

Member Fischer made a motion to approve the continuation of the public hearing to May 21, 2025 PCZBA meeting. Member Miller seconded the motion The motion passed with a unanimous roll call vote.

Ayes: (7) Danly, Fischer, Miller, Russell, Sorensen, Towle, Chair Peters
Nays: (0)
Absent: (0)

5. Public Hearing: Minor Residential Setback Variation (555 Moffett Road)

AVA Gable introduced Kathleen Yarrington, a resident at 555 Moffett Road who applied for a minor variation from Section 10-5-3 “Yards” to construct a screen porch which would encroach 2.78 feet or 13.9% into the required setback and is zoned as R-4 residential. She noted the PCZBA has decision making authority on the manner.

Kathleen Yarrington stepped up to the podium and was sworn in by Chair Peters. She began describing the project and noted that the west side of her home does not meet the current setback requirement, but does on Center Avenue. She noted this porch was to designed to create a three-season room to enhance the livability of the home. She stated the architecture will be designed to complement the home and preserve the mature oak trees on her property.

Member Fischer shared that she thinks the design of the porch is lovely, that other structures on Center Avenue protrude further than the proposed porch, and that she is supportive of the proposal. Other members agreed with her statement and supported the proposal.

Member Towle made a motion to approve the requested relief. Member Russell seconded the motion. The motion passed with a unanimous roll call vote.

Ayes: (7) Danly, Fischer, Miller, Russell, Sorensen, Towle, Chair Peters
Nays: (0)
Absent: (0)

6. Public Hearing: Text Amendment, Variations, and Special Use/Planned Mixed-Use Development Concept Plan (With Modifications) (570 Evanston Avenue)

AVA Gable introduced Tom Dobbins of Block Three, LLC at 570 Evanston Avenue who seeks to construct a planned mixed-use development (“PMD”) by special use permit for a property zoned R-4 residential that is contiguous with the Central Business District (“CBD”) at the northwest corner of Scranton and Evanston Avenue. Block Three, LLC is also seeking a variance from certain PMD regulations and a variance that allows a building that exceeds 30 feet and two stories. Gable noted the PMD tool is meant to allow for flexibility in and around the CBD. She noted that the PCZBA is a recommending body on the matter.

Architect Tom Dobbins stepped up to the podium and was sworn in by Chair Peters and began presenting the proposal for a multi-family home at 570 Evanston Avenue. He stated that he is a resident of the Village. He noted that he was not seeking to restate his last presentation and noted that the PCZBA was favorably impressed at the last meeting. He noted there were certain design changes to the structure since the last meeting. He restated that he is presenting to the PCZBA

because the Village is supportive of multifamily housing on Block Three, and that he would not be there without Village support. He noted that the property owners agree that the highest and best use for the property is multifamily housing. He noted that the property owners are not developers and are seeking to maintain their property value.

Mr. Dobbins began outlining the variances requested, and including lot size requirements, setbacks, and fence height, at the request of a neighbor of the property. He also noted that height and story variances are requested. He restated that he returned to the PCZBA since they were supportive at the last meeting. He noted that they are attempting to integrate this project with the multifamily housing development that the PCZBA approved at the bank property on the west end of Block Three. He noted that the adjacent neighbors and community members are overwhelmingly supportive of the project. He noted that the neighbors that will be most impacted are supportive. He stated that the type of housing this development will provide is very sought after.

Mr. Dobbins then began presenting existing conditions and noted that a fence would be replaced by an 8-foot tall fence rather than the existing 6-foot fence. He noted they are attempting to preserve as many trees as possible. Member Miller asked how high the fence would be on the other Block Three development. AVA Gable responded it will be 6 feet tall. Member Miller stated the 8-foot may look silly. Mr. Dobbins stated he is requesting 8 feet at the request of the northern neighbor of the property. He noted that the other development on Block Three sets a precedent for multifamily housing, and that this project is consistent with the Village's Comprehensive Plan. He outlined how this project aligns with PCZBA informal reviews, comprehensive plan, market analysis, neighborhood & community support, design development, and collaboration.

Mr. Dobbins noted that floor plans have been designed, and that the building is designed to integrate the project as a transitional development and maintains the same massing between the two multi-family proposals on Block Three. He noted that his proposal is less boxy than the other development on Block Three. He noted that they have been communicating with the other developer and ComEd for utility easements.

Mr. Dobbins noted that each unit in his development will have a small elevator. He also discussed the design of the units and the building. He noted that the building does not conform to residential daylight plane regulations, but they are trying to be sensitive. He noted that PMDs do not have a daylight plane requirement, but they are attempting to be sensitive to neighbors. He also noted that much of the ramp to the underground parking is behind the garage door. He noted that the masonry for the proposal has changed from limestone to brick. He also noted they reduced the proposed size of the chimneys. He maintained that he is attempting to use the bank property as a reference for setbacks. He began discussing a proposed covered porch which protrudes 10 feet into a setback. He noted that if he were building a single-family house, it could be 34 feet tall.

Mr. Dobbins stated that the comprehensive plan is supportive of the proposal and that there is often more vocal opposition than vocal support of the proposal. He noted that virtually everyone working on the project is from Lake Bluff. He then displayed and discussed the roof plan, and the pitch of the structure. He noted that the partial third floor is 35 feet above grade. He continued discussing dimensions of the structure and minor changes since the previous presentation. He continued discussing his sensitivity to the daylight plane. He then began discussing changes to the garage and garage door. He stated that there will only be one curb cut and that the grade of the structure helps keep much of the ramp to the garage inside the structure. He then displayed the plat of survey.

Mr. Dobbins then began discussing the existing trees and stated that he will do everything possible

to protect them during construction. He then displayed the block plan and noted that he aligned the north and south facades with the development at the bank property. He displayed where the R-4 residential and CBD setbacks are on the block plan. He noted that the lot is 43% of the block, and does not appear so because the property is partly a vacant parking lot. He noted that the other development on Block Three is 57% of the block and that floor area ratio ("FAR") requirements do not apply to PMDs.

Mr. Dobbins then began discussing impervious surface coverage on the lot, and noted they will install whatever stormwater system is deemed necessary by engineers. He restated that he believes this structure is transitional. He then began discussing the grade of the structure, and noted that some excavation can't happen to protect the trees. He noted that he hoped to integrate stormwater management with the bank property development. He discussed the location of the potential storm drains and orientation of condominiums. He also proposed a paver walkway and benches for public use in front of the property. He continued by discussing the layout of the garage and noted that there are two parking spaces per unit, while only 1.5 is required. He also stated there will be no exterior garbage storage and that there will be outdoor roof decks for the second floor. He reiterated his comments about setbacks, building height, and daylight plane.

Mr. Dobbins began discussing the impact of the project, and noted that there are concerns about decline of neighboring property values. He stated that he doesn't believe that is the case and that it may in fact improve neighboring property values. He also noted that he believes this project is consistent with zoning from the perspective of height, does not impose on the neighbors, and will not impose on neighboring properties. He also noted that residents have expressed concerns about setting a precedent with this project but that he does not believe that will be the case. He concluded by restating that this project is consistent with the neighboring bank property development, is transitional, will have a minimal impact on neighbors, and has overwhelming support from the community. He noted that a landscape and drainage plan would be done if the project is approved.

Courtney Trombley stepped up to the podium and was sworn in by Chair Peters. She stated she is an investor in the property and has lived in Lake Bluff for 40 years. She thanked Mr. Dobbins for his help and outreach to neighbors. She noted that her mother is an intended user, and noted that this kind of housing is not currently available nearby and that she would like to be close to her grandchildren.

Member Towle stated that he liked some of the changes that were made, particularly the scaled down chimneys. He also noted the changed brick integrates with the other development on Block Three and the CBD. He also appreciated the sensitivity to the daylight plane. Member Towle noted that precedent is not set by this project, is a good use of the PMD, and expressed concerns about the 8-foot fence, tree preservation, and the proposed rear porch.

Member Russell stated that he agreed with almost all of Member Towle's points. He then began discussing that he didn't think an 8-foot fence was appropriate and did not want it to extend all the way to Evanston Avenue. He also stated that he wasn't sure whether the public benches on Scranton Avenue in front of the development were appropriate. He noted that he didn't expect these projects could include this many parking spaces, and noted the concerns about prior projects include parking concerns for the projects that didn't include underground parking. He recommended adding language about adding evergreens to the project should trees be knocked down as a result of the development. He noted that the height of the development is not an issue for him and he believes it is an excellent transitional structure, and was not excited about the covered porch, but noted that it would be mostly blocked by the neighboring garage. Mr. Dobbins clarified

the locations of the trees in the drawings presented.

Member Miller commended Mr. Dobbins for the look of a transitional house, and requested an agreement for tree replacement and a pedestrian knuckle at Evanston and Scranton. Member Fischer complimented Mr. Whitmer on the changes made to the building and asked questions about the rear covered porch and traffic from the garage. She noted concerns about pedestrian traffic near the garage. Mr. Dobbins noted that the grade of the ramp helps drivers see pedestrians when driving out of the garage.

Member Danly noted that even if this project was a single-family home it would be facing many of the same hardships including tree preservation. She commended Mr. Dobbins for his effort.

Member Sorenson agreed with Member Towle's point about not setting precedent, and that it is a good transitional development. She noted she would be supportive of a public space such as a bench in front of the development. She recommended using Dark Sky features for outdoor lighting.

Chair Peters echoed board members' statements about the professionalism of the presentation and development. He asked whether arborvitae would be an alternative to the fence, and Mr. Dobbins responded there would be landscaping around the building and the fence.

Jean Niemi-Mills stepped up to the podium and was sworn in by Chair Peters. She noted she is supportive of multifamily housing, but only within the allowed zoning. She noted that there has been lots of community opposition to three stories on Block Three, and asked why this proposal is being considered. She noted that the reason that Mr. Dobbins is requesting three stories is for one potential buyer that wants access to the roof. She expressed concerns about the new curb cut and driveway and asked why the driveway couldn't be integrated with the development on the bank property. Mr. Dobbins noted it is logistically impossible to do so and that Evanston Avenue is the best location for the curb cut. A discussion followed.

Becky Kluchka of 131 Scranton Avenue stepped up to the podium and was sworn in by Chair Peters. She discussed historical opposition to three story buildings on Block Three, and noted that approval has been given to the development on the bank property. She noted she liked the look of the building and that it's a nice transitional structure. She noted that Evanston Avenue is probably the safest place for a curb cut. She stated that she came to the PCZBA meeting to show support for the project. She stated she believes its possible that the trees will be preserved as there are good contractors available.

Member Miller asked if it's possible to put a warning light on the garage, and many members noted they were not supportive of doing so.

Robert Swee of 325 Wimbledon Court stepped up to the podium and was sworn in by Chair Peters and noted his support for the aesthetics of the project. He noted he would like the option to downsize in the future, but noted that these condominiums will be unaffordable for most residents. He asked the PCZBA to consider projects that address this need. Chair Peters noted that some sort of this development may happen at Stonebridge. A discussion followed.

Member Miller asked what kind of motion should be made, and VA Irvin noted there is consensus on a tree replacement plan and that the fence location could be included during the final plan. Member Russell replied that the fence should not extend all the way to Evanston Avenue. VA Irvin noted there isn't consensus about the porch and noted that staff did not recommend public space on

the property and that the only public improvement suggestion is burial of the utility lines. Member Towle stated he doesn't believe a public space is necessary or desired. He noted that while he is hesitant about a porch he wouldn't object to the project because of it. Member Russell agreed and noted the pedestrian knuckle isn't necessary. Member Towle noted the fence location should be on the final plan and agreed with Member Russell about the location.

VA Willits noted that the location of the fence needs to be included on the final plan and is legally binding. She noted that a tree replacement plan is appropriate at this stage and that the property will be bound to four units in the ordinance.

Mr. Dobbins asked whether the location of the fence is appropriate in the drawing he presented and Member Russell stated that he doesn't want it to go east of the garage to the north, which is approximately where it is located. VA Irvin noted that consolidating a garage with the bank property was nearly impossible from a legal stand point. A discussion followed regarding the tree replacement plan.

Chair Peters asked how tall the garage door will be, and Mr. Dobbins noted the clearance for the garage is 8 feet tall by 18 feet wide.

Member Miller made a motion to approve the plan with language including tree replacement.

Member Towle seconded the motion. The vote passed with a unanimous roll call vote.

Ayes: (7) Danly, Fischer, Miller, Russell, Sorensen, Towle, Chair Peters

Nayes: (0)

Absent: (0)

A five-minute recess occurred.

7. Public Hearing: Amendment to a Special Use Permit for a Planned Commercial Development, Amendment to a Final Development Plan, and Variation for Target (975 Rockland Road

AVA Gable introduced SMJ International "Tesla" and David Connell seek an amendment to the Planned Commercial Development ("PCD") governing L-2 Limited Light Industry and a variation to construct electric vehicle chargers on the southeast portion of the Target parking lot as approved by the Architectural Board of Review ("ABR"). She noted that the PCZBA is a recommending body on the matter.

David Connell, a consultant from SMJ, stepped up to the podium and was sworn in by Chair Peters and began discussing the proposed Tesla Superchargers in the Target parking lot. He noted that 16 charging stations are proposed. He noted one station is ADA compliant. He noted that ABR requested they move the chargers to an area with less traffic in the parking lot. He noted that many people traveling I-94 would use it and that other kinds of electric vehicles can use the chargers, not just Tesla's. He also stated that the two trees that will be removed will be replaced.

Member Sorenson asked about the security of the charging stations. Mr. Connell responded that the chargers will be in service 24/7 and that an additional lighting station will be installed. He noted the location will be well lit. He showed where the lights would be on the document he was presenting. She asked whether other types of electric vehicles will be able to use the chargers.

Ramadan Matariyeh, a representative from Tesla, stepped up to the podium and was sworn in by

Chair Peters and began discussing how the station will be laid out, and that some other electric vehicle manufacturers will be able to share chargers. He noted that more manufacturers will be able to use the chargers in the future. Chair Peters asked when more users will be able to use them, and Mr. Matariyeh replied he was unsure when they will be available to all models.

Member Danly asked whether there will be garbage cans or cameras at the stations. Mr. Matariyeh noted that there would not be cameras. He stated that there will be trash receptacles, and that it will be well lit. She noted she is supportive of the project and that the closest Tesla charging station is in Highland Park. A discussion followed about trash receptacles, landscaping, and tree replacement.

Member Fischer noted she is happy that the chargers are becoming more universal. Member Russell noted that he agreed with the ABR's suggestion for the location of the chargers and that these would be beneficial to businesses in the area. He noted that he is supportive of a requirement for a trash and recycling bin.

Member Towle asked whether there is a manual shut off for the chargers for the fire department and whether the fire department would have access to the enclosure with the electrical transformers. Mr. Matariyeh responded that they will. Chair Peters asked about the relationship between Tesla, SMJ, and Target, and Mr. Matariyeh noted there are professional partnerships between them. Chair Peters asked whether there have been any security issues, and Mr. Matariyeh noted there have not been any and that they follow municipal guidelines for lighting.

Member Danly asked how they decide how many chargers to install, and Mr. Matariyeh noted they have an algorithm to determine it. Chair Peters asked how much traffic he expects to come from the tollway and Mr. Matariyeh noted that he did not have those numbers. He stated that many Tesla owners also charge their vehicles at home. Member Miller asked VA Irvin whether he had received any input from the police and VA Irvin responded they have not. A discussion followed about peak hours of charger usage and charging time.

Member Russell made a motion that the PCBZA to recommend the Village Board approve the requested relief in the form of the attached approval order conditioned upon the provision of an appropriate trash and recycling container and service, and that the lighting be consistent with the rest of the parking lot. Member Danly seconded the motion. The vote passed with a unanimous roll call vote.

Ayes: (7) Danly, Fischer, Miller, Russell, Sorensen, Towle, Chair Peters

Nayes: (0)

Absent: (0)

8. Public Hearing: Comprehensive Land Use Plan Update Draft

AVA Gable noted that in April 2023 the Village engaged Teska Associates as a planning consultant to update the Village's existing 1997 Comprehensive Plan. Following engagement by the community, the PCZBA and staff, Teska has drafted the updated comprehensive land use plan. She noted that at its meeting last month, the PCZBA moved to continue the hearing to tonight's meeting to further discuss changes. She noted that Teska provided a memo detailing the changes that have been made and that staff would continue to take comments from the PCZBA and the public. She noted that there has been public comment from Peter White about affordable housing and from Mark Stolzenburg that 2 and ½ stories should be the maximum height on Block Two.

Member Russell noted that there are two minor mapping errors in the document. Member Fischer

asked about connections between sections and objectives in the document, and asked whether there could be wording such as ‘see this page for more details’. A discussion followed. AVA Gable noted that the fundamental planning goals are referenced on each objective.

Chair Peters began discussing the Village-owned 10 acres, and asked about the possibility of public green space. A discussion followed about subarea objectives for the area. Member Fischer asked about the reference to the Buckley Road Marsh, and VA Irvin responded that this area has been reserved by the Illinois Tollway as a stormwater management bank. Member Fischer asked whether the Village is proposing annexing the area and VA Irvin responded that it isn’t but is serviced by Lake Bluff’s mosquito abatement contractor.

Nick Anderson joined the meeting by Zoom and was sworn in by Chair Peters. Mr. Anderson thanked everyone for staying late during this meeting. He asked about the potential for development on Block Two, as well as the potential for collaboration for property owners on issues such as parking integration, pedestrian safety, and making downtown work more efficiently. VA Irvin responded that collaboration is likely a necessity. AVA Gable noted that remaining flexible to parking solutions is an objective in the plan. VA Irvin suggested language suggesting collaboration and coordination for public improvements, stormwater management, village infrastructure, and public safety could be included. Mr. Anderson agreed.

VA Irvin noted that staff is working to update tree preservation regulations and to address Mr. White’s comments about the Village’s affordable housing objectives. He noted that continuing this public hearing for the comprehensive plan is possible to give members time to make minor edits. Member Russell shared that he is comfortable with staff making these changes and that the comments from the last meeting were major changes that have been resolved. PCZBA Members agreed. Member Russell thanked Village staff and Teska for their work during this process and that he is happy with this edition of the plan. Chair Peters echoed his comments. PCZBA Members agreed that they could send the document to the Village Board with the minor edits suggested. VA Irvin stated that this plan highlights what the Village is striving to achieve.

Member Towle made a motion to recommend that the Village Board approve the updated Comprehensive Plan provided that edits suggested are addressed. Member Miller seconded the motion. The motion passed with a unanimous roll call vote

Ayes: (7) Danly, Fischer, Miller, Russell, Sorensen, Towle, Chair Peters
Nays: (0)
Absent: (0)

9. Staff Report

AVA Gable noted that the next PCZBA meeting will be busy, and that a 6 p.m. start may be necessary. VA Irvin recommended that the PCZBA should suggest items from the priority list in the comprehensive plan that should be addressed first.

10. Commissioner’s Report

Member Fischer asked whether funding for the viaduct has been frozen by the Federal government. VA Irvin responded that \$750,000 has been allocated from the regional stormwater management agency has been allocated, but an additional \$250,000 from that could have been allocated will not be.

11. Adjournment

As there was no further business to discuss, Chair Peters moved to adjourn the meeting. Member Miller made a motion to adjourn the Regular PCZBA Meeting on April 16, 2025 Member Fischer seconded the motion. With a unanimous vote, the meeting adjourned at 9:47 p.m.

Respectfully submitted,

R. Drew Irvin
Village Administrator

VILLAGE OF LAKE BLUFF

Memorandum

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

FROM: Clara Gable, Assistant to the Village Administrator

DATE: May 16, 2025

SUBJECT: Agenda Item #4 – Continued Public Hearing: Residential Variations (1800 Shore Acres Drive)

Applicant Information: (jointly, “Applicant”)	Contractor Jeff Tondola, on behalf of the property owner Manny Hegwer
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Purpose:	Seeking variations in order to construct a pool, spa tub, terrace, and deck that do not meet the required ravine setbacks
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Public Notice:	<i>Lake County News-Sun</i> Property Owner Letter	December 30, 2024 December 18, 2024
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Applicable Land Use Regulations:	Section 10-12-3 Section 10-12-4 Section 10-12-5	Setback Requirements Building and Structures Construction Activity in Bluff and Ravine Protection Areas
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Summary

On December 13, 2024, the Village of Lake Bluff received a zoning variation application from contractor Jeff Tondola, on behalf of property owner Manny Hegwer, requesting variations in order to alter an existing nonconforming swimming pool, spa tub, terrace, and deck, all of which do not currently meet the required ravine setbacks, at 1800 Shore Acres Drive. Specifically, the proposed work includes changing the size/layout of the pool and deck/terrace (squaring them off), moving the spa tub so it no longer extends completely beyond the top ravine edge, and decreasing the size of the deck to the west. There will be an overall decrease in impervious surface.

The PCZBA held a public hearing on January 15, 2025 and continued this matter as updated plans and photos were needed; the matter was continued again in February, March, and April. Since the last public hearing, the Applicant has provided drone photos and updated plans, reduced the south portion of the deck/terrace, and has decided to now cantilever the deck on the east side. Variations are still required due to the encroachment of the swimming pool, spa tub, terrace, and deck into the ravine and/or required setbacks.

Section 10-12-3 (Setback Requirements)

The Village’s Zoning Regulations state that no accessory structure *shall be erected or altered on any lot so as to place any portion of any such structure within ten feet from any top ravine edge* and that *no swimming pool shall be located within twenty feet from any top ravine edge*. Neither the existing or

proposed locations of the swimming pool, spa tub, terrace, and deck meet these setback requirements; the applicant is requesting a zero-foot setback for the swimming pool, spa tub, terrace, and deck.

Section 10-12-4 (Building and Structures)

The Zoning Regulations state that *no principal or accessory building or structure, no permanent fence, and no other at grade improvement of any kind shall be constructed, placed, or maintained in any bluff or ravine* and that decks shall be allowed to extend over the top ravine edge provided that *no pier foundations or supports shall be placed or maintained on or beyond the top ravine edge*. Currently the existing spa tub, terrace, and deck extend over the top ravine edge. As proposed, the deck will decrease in size and will be cantilevered, eliminating the need for piers within the ravine; small portions of the deck supports, terrace, and spa tub will still extend into the ravine.

Section 10-12-5 (Construction Activity in Bluff and Ravine Protection Areas)

The Zoning Regulations state that *no construction activities, including, without limitation, grading, excavating, filling, terracing, or stockpiling or dumping of excavated material, shall be permitted in any bluff or ravine protection area*. Per Village Engineer Jeff Hansen, the ravine slope under the existing deck appears to be stable and the existing deck foundations have not caused the ravine to erode. There is an area where the slope of the ravine west of the deck has eroded (possibly due to the existing pool leaking).

No correspondence from neighboring property owners has been received at this time.

Village Code - Variations

The Applicant has provided statements addressing the standards for variation in the attached application. The PCZBA should consider if the Applicant's statements and submitted materials satisfy the standards for variation prescribed by the Zoning Regulations.

10-2-4 VARIATIONS

B. Standards For Variations: Notwithstanding any other provision of this section, no variation shall be granted pursuant to this section unless the applicant shall have established that carrying out the strict letter of the provisions of this title would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the following standards:

1. Unique Physical Condition: The subject property or structure is exceptional as compared to other lots and structures subject to the same provision by reason of a unique physical condition, including: a) presence of an existing use, structure, or sign, whether conforming or nonconforming; b) irregular or substandard shape or size; c) exceptional topographical features; or d) other extraordinary physical conditions peculiar to and inherent in the subject property or structure that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot or structure rather than the personal situation of the current owner of the lot or structure.

2. Not Merely Special Privilege: The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the granting of an authorized variation.

3. Code Purposes: The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which this code and the provision from which a variation is sought were enacted.

4. Public Health And Safety: The variation would not: a) impair an adequate supply of light and air to adjacent property; b) increase the congestion in public streets unreasonably, or increase parking requirements on public streets unreasonably; c) increase the hazard of fire; d) endanger the public safety; e) diminish or impair the value of property within the area surrounding the subject property; or f) in any other respect impair the public health, safety, comfort, morals, and welfare.

The PCZBA may also impose protective conditions and limitations tied to the relief.

10-2-4 VARIATIONS

C. Conditions On Variations: The PCZBA or the village board, whichever body has the final authority to grant the variation pursuant to subsection A of this section, may impose, and the PCZBA, if it is a recommending body pursuant to subsection A2 of this section, may recommend the imposition of such specific conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of this title upon the premises benefited by a variation as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the subject property or upon public facilities and services. Such conditions shall be expressly set forth in the resolution or ordinance granting the variation. Violation of any such condition or limitation shall be a violation of this code and shall constitute grounds for revocation of the variation.

Action on Request

The PCZBA is a recommending body in this matter. After commencing the public hearing on the requested zoning relief, the PCZBA should take one of the following actions.

Action	Example Motion
Continuation (need more information)	"I move to continue this hearing to the next regular meeting of the PCZBA."
Approval	"I move to <u>recommend</u> the Village Board <u>approve</u> the requested relief in the form of the attached approval order."
Approval with Conditions	"I move to <u>recommend</u> the Village Board <u>approve</u> the requested relief in the form of the attached approval order, conditional upon: [...]"
Denial	"I move to <u>recommend</u> the Village Board <u>deny</u> the requested relief."

Attachments

- Draft approval Ordinance.
- Application with supporting documentation.
- Email from Jeff Hansen regarding the proposed project.
- [1-15-2025 PCZBA Packet](#).

ORDINANCE NO. 2025-__

**AN ORDINANCE GRANTING VARIATIONS
FROM THE RAVINE SETBACK REGULATIONS
(1800 Shore Acres Road)**

Passed by the Board of Trustees, _____, 2025

Printed and Published, _____, 2025

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. 2025-__

**AN ORDINANCE GRANTING VARIATIONS
FROM THE RAVINE SETBACK REGULATIONS
(1800 Shore Acres Road)**

WHEREAS, Manny Hegwer and Laura Hegwer (together “**Owners**”) are the Owners of 1800 Shore Acres Road, which property is legally described in **Exhibit A** to this Ordinance (“**Subject Property**”); and

WHEREAS, the Subject Property is within the Village's CE Country Estate Residence District; and

WHEREAS, Jeff Tondola, (“**Applicant**”) on behalf of the Owners, submitted an application requesting variations from Sections 10-12-3 (setback requirements), 10-12-4 (building and structures), and 10-12-5 (construction activity in bluff and ravine protection areas) (collectively, the “**Variations**”) to construct a pool, terrace, and deck that do not meet the required ravine setbacks, with portions extending over the top ravine edge (“**Improvements**”); and

WHEREAS, the Village Board of Trustees, upon receipt of a positive or negative recommendation from the Village Joint Plan Commission and Zoning Board of Appeals (“**PCZBA**”), has final authority to grant or deny the Variations pursuant to Section 10-2-4(A) of the Zoning Regulations; and

WHEREAS, a public notice describing the Variations was duly advertised on December 30, 2024 in the *Lake County News-Sun*, and the PCZBA held a public hearing on January 15, 2025 for the purpose of considering the Variations; and

WHEREAS, the public hearing was continued to February 19, 2025, and subsequently continued again on March 19, 2025, and April 26, 2025 by the PCZBA; and

WHEREAS, at the close of the public hearing on May 21, 2025, the PCZBA recommended that the Village Board grant the Variations; and

WHEREAS, the Village Board of Trustees has determined that it would be in the best interest of the Village to grant the Variations in accordance with, and subject to, the conditions, restrictions, and provisions of this Ordinance.

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

Section 1. Recitals.

The foregoing recitals are incorporated into, and made a part of, this Ordinance as the findings of the President and Board of Trustees of the Village.

Section 2. Public Hearing.

A public hearing to consider the Applicant’s request for the Variations was duly advertised on December 30, 2024, in *The News-Sun*, and was held by the PCZBA on January 15, 2025. On January 15, 2025, the PCZBA recommended approval of the Variations.

Section 3. Variation Approval.

Pursuant to the standards and procedures set forth in Section 10-2-4 of the Zoning Regulations and subject to and contingent upon the conditions, restrictions, and provisions set forth in Section 4 of this Ordinance, the Applicant is hereby granted the following Variations to permit the construction of the Improvements on the Subject Property:

A. **Setback Requirements.** A variation from the setback requirement in Section 10-12-3 requesting a setback of zero feet to construct the Improvements, where a minimum of ten feet is required for construction from any top ravine edge;

B. A variation from the requirement in Section 10-12-4 that states no accessory building or structure be erected, placed, or maintained in any bluff or ravine; and

C. A variation from the requirement in Section 10-12-5 that states no construction activities, without limitation, including grading, excavating, filling, terracing, or stockpiling or dumping of excavated material, shall be permitted in any bluff or ravine protection area.

Section 4. Conditions.

The Variations granted in Section 3 of this Ordinance are expressly subject to and contingent on each of the following conditions, restrictions, and provisions:

A. **No Authorization of Work.** The approvals granted pursuant to this Ordinance do not authorize the development, construction, reconstruction, alteration, demolition, or moving of any buildings or structures on the Property, but merely authorize the preparation, filing, and processing of applications for any permits or approvals that may be required by the codes and ordinances of the Village, including without limitation demolition and building permits.

B. **Compliance with Plans.** The Subject Property must be developed, used, and maintained in substantial compliance with the plans submitted by the Applicant to the Village, which consist of six total sheets prepared by Thomas Nordloh Associates; all of which are attached as **Group Exhibit B** (collectively **"Plans"**); and

C. **Compliance with Applicable Law.** In addition to the other specific requirements of this Ordinance, the Subject Property, the Improvements, and all of the Applicant's and Owners' operations and activities conducted on and in the Subject Property, must comply at all times with all applicable federal, state, and Village statutes, ordinances, resolutions, rules, codes, and regulations, including all applicable fire prevention requirements.

D. **Drainage Requirements.** Prior to construction of the Improvements, Applicant must submit to the Village Administrator or the Village Administrator's designee for approval drainage plans detailing drainage measures Applicant will take to minimize the impact or damage to the ravine protection area. Once approved, the drainage plans shall be automatically incorporated into the Plans.

E. **Landscape and Erosion Control Plan.** Prior to construction of the Improvements, the Applicant must submit to the Village, by review of the Village Administrator or the Village Administrator's designee, a landscape and erosion control plan for the Subject Property.

F. **Other Structures Prohibited.** No other structure other than the Improvements may be located or constructed in the ravine on the Subject Property.

Section 5. Failure To Comply With Conditions.

Upon failure or refusal of the Applicant and Owners to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, the approvals granted in Section 3 of this Ordinance will, at the sole discretion of the Board of Trustees, by ordinance duly adopted, be revoked and become null and void.

Section 6. Binding Effect.

The privileges, obligations, and provisions of each and every section and provisions of this Ordinance are for an inure to the benefit of and run with and bind the Subject Property, unless otherwise explicitly set forth in this Ordinance.

Section 7. Effective Date.

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

- i. Passage by the Board of Trustees of the Village of Lake Bluff in the manner required by law; and
- ii. Publication in pamphlet form in the manner required by law; and
- iii. The filing by the Applicant and Owners with the Village Clerk, for recording in the Office of the Lake County Recorder of Deeds, of an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance. The unconditional agreement and consent must be executed by the Applicant and Owners. The unconditional agreement and consent must be substantially in the form attached hereto and incorporated herein as **Exhibit C**.

B. In the event that the Applicant and Owners do not file with the Village Clerk the unconditional agreement and consent required by Paragraph 7.A(iii) of this Ordinance within 60 days after the date of final passage of this Ordinance, the Board of Trustees of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

[Signature page follows.]

PASSED this __ day of ___, 2025, by vote of the Board of Trustees of the Village of Lake Bluff, as follows:

AYES: (0)

NAYS: (0)

ABSTAIN: (0)

ABSENT: (0)

APPROVED this __ day of ___, 2025.

Village President

ATTEST:

Village Clerk

FIRST READING:

SECOND READING:

PASSED:

APPROVED:

PUBLISHED IN PAMPHLET FORM:

EXHIBIT A

Legal Description of the Subject Property

LOT 3 IN SUMMIT RIDGE, BEING A SUBDIVISION OF PART OF LOT 1 OF COUNTY CLERK'S SHORE ACRES SUBDIVISION IN THE SOUTH HALF OF SECTION 9, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 25, 1974, AS DOCUMENT 1673370, IN BOOK 53 OF PLATS, PAGE 73, IN LAKE COUNTY, ILLINOIS.

Commonly known as 1800 Shore Acres Road, Lake Bluff, Illinois

PIN: 12-09-301-011

EXHIBIT B

Plans

EXHIBIT C

Applicant's Unconditional Agreement and Consent

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

WHEREAS, Manny Hegwer and Laura Hegwer (together "**Owners**") are the Owners of 1800 Shore Acres Road, which property is legally described in **Exhibit A** ("**Subject Property**"); and

WHEREAS, Jeff Tondola, ("**Applicant**") on behalf of the Owners, submitted an application requesting variations from Sections 10-12-3 (setback requirements), 10-12-4 (building and structures), and 10-12-5 (construction activity in bluff and ravine protection areas) (collectively, the "Variations") to construct a pool, terrace, and deck that do not meet the required ravine setbacks, with portions extending over the top ravine edge ("**Improvements**"); and

WHEREAS, Ordinance No. 2025-__, adopted by the President and Board of Trustees of the Village of Lake Bluff on _____, 2025 ("**Ordinance**"), grants the Variations for the Subject Property, subject to certain modifications, conditions, restrictions, and provisions; and

WHEREAS, Subsection 7.A of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant and Owners file with the Village Clerk, within 60 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each of the terms, conditions and limitations set forth in said Ordinance.

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

1. The Applicant and Owners hereby unconditionally agree to accept, consent to, and abide by all of the terms, conditions, restrictions, and provisions of the Ordinance.
2. The Applicant and Owners acknowledge that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, have considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The Applicant and Owners acknowledge and agree that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's issuance of any permits for the Improvements or for the use of the Subject Property, including, without limitation, the Variations granted in the Ordinance, and that the Village's insurance of any such permits does not, and will not, in any way, be deemed to insure the Applicant and Owners against damage or injury of any kind and at any time.
4. The Applicant and Owners agree to and do hereby hold harmless, indemnify and defend the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all injuries, damages, claims, liabilities, demands, causes of action, losses, suits, expenses, liabilities, and judgments of any and all nature and kind whatsoever, including without limitation costs, expenses, and attorneys' fees, arising out of, occasioned by, connected with, or in any way attributable to, the operation and use of the Subject Property, the Improvements, or the Village's adoption of the Ordinance.

Dated: _____, 2025.

ATTEST:

By: _____

ATTEST:

By: _____

ATTEST:

By: _____

ATTEST:

By: _____

ATTEST:

By: _____

ATTEST:

By: _____

Manny Hegwer

By: _____

By: _____

Laura Hegwer

By: _____

By: _____

Jeff Tondola

By: _____

By: _____

Exhibit A to Unconditional Agreement and Consent

Legal Description of the Subject Property

LOT 3 IN SUMMIT RIDGE, BEING A SUBDIVISION OF PART OF LOT 1 OF COUNTY CLERK'S SHORE ACRES SUBDIVISION IN THE SOUTH HALF OF SECTION 9, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 25, 1974, AS DOCUMENT 1673370, IN BOOK 53 OF PLATS, PAGE 73, IN LAKE COUNTY, ILLINOIS.

Commonly known as 1800 Shore Acres Road, Lake Bluff, Illinois

PIN: 12-09-301-011

Village of Lake Bluff, Illinois
Zoning Relief Application
Instructions for Variation (Page 1 of 2)

General Information

The Village, similar to many communities, has a system of zoning and land use regulations that reasonably restrict how land owners may use and improve their property. However, no set of regulations can anticipate each and every situation that may arise. The **variation process** allows a property owner to seek relief from the strict letter of these regulations when obeying them would create “a particular hardship or a practical difficulty.” These conditions are based on the circumstances of the property or structure, and *not* those of the owner.

The Village’s Plan Commission and Zoning Board of Appeals (“PCZBA”) is a body of seven residents that reviews variations (among other requests). Your application for a variation will be considered at a public hearing before the PCZBA, and the PCZBA will evaluate your application based on the standards for variation relief. The burden of proof is on the Applicant to demonstrate that they meet the standards.

The variation process differs for minor and major variations. A variation request is subject to fewer steps when it only requests one or more variations that differ less than 25% from the allowable standard (as if the structure were built new). When only minor variations are requested, the PCZBA has the authority to directly approve, approve with conditions, or deny the relief requested. In all other cases, the PCZBA makes a recommendation to the Village Board for final action.

Process and Public Notice

- **>25 days before meeting:** Applicant submits application.
- **30-15 days before meeting:** Village publishes notice in the *Lake County News-Sun*. Village mails notice to all owners within 300 feet of subject lot.
- **Friday before meeting:** Meeting packet available online and at Village Hall, including application materials and staff memorandum.
- **Day of meeting:** PCZBA meets at 7 p.m. in the Village Hall Board Room (40 E. Center Ave.) Applications are generally considered in the order they were first received. Staff will provide an overview of the request, and the Applicant will give a brief presentation. Members of the public will be invited to comment, and then the PCZBA will discuss the application’s merits under the standards.
IMPORTANT: You must participate in this meeting. Mark your calendar as soon as you apply. If you or your representative do not appear, your application may be continued or denied.

Only Minor Variations: The PCZBA may approve, approve with conditions, or deny the relief sought.

All Other Variations: The PCZBA may recommend that the Village Board approve, approve with conditions, or deny the relief sought.

Continuation: The PCZBA may also choose to continue the hearing at the PCZBA’s next meeting date if they require more information from the Applicant or a third party.

Village of Lake Bluff, Illinois
Zoning Relief Application
Instructions for Variation (Page 2 of 2)

Process and Public Notice (Continued)

- **Monday after meeting:** Village Board performs first reading; there is discussion, but no final action. Applicant may request immediate approval for cause. (e.g. economic loss; construction timeline; etc.)
- **2nd Monday of next month:** Village Board performs second reading, votes.

Fee and Escrow

You will be initially required to provide an escrow of to cover (in advance) the Village's costs of considering your application. Some common costs charged to escrow include:

- Legal and public notice
- Recording (e.g. of real estate instruments)
- Printing and reproduction
- Attorney fees paid by the Village

From this escrow, the Village will also collect its application fee (do not provide two payments). This fee is due whether your application is approved or denied. Any remaining balance in your escrow account will be refunded after all costs are actually paid by the Village, which is generally 60 to 90 days after your last hearing. When only minor variations are sought, an escrow deposit of **\$1,500** and an application fee of **\$500** applies. In all other cases, a deposit of **\$3,000** and an application fee of **\$750** applies.

Other Regulatory Review

Applying for and obtaining a special use permit is **in addition** to other steps you may be required to undertake to complete your project or open your business. Other common steps include:

- Building plan review
- Utility connections
- Architectural site plan & signage review
- Health department inspections

Checklist

You **must** include the following with your application:

Attached Forms:

- ___ Applicant Information (signed)
- ___ Response to Variation Standards
- ___ Residential Bulk Calculations
(for residential zoned property)
- ___ Regulatory Floor Area Worksheet
(If floor area to be affected by work)
- ___ Escrow agreement (signed)

___ **Provide:** Plat of survey including legal description

___ **Provide:** Evidence of title or contractual interest (e.g. a lease)

___ **Provide:** Scale plans of proposed work (e.g. site plan; floor plan; elevations)

You **may** also consider including:

- ___ Photographs of the subject property and nearby area
- ___ Written testimony from nearby neighbors

Village of Lake Bluff, Illinois
Zoning Relief Application
2024 PCZBA Meeting Calendar

Month	Deadline to Apply (Close of Business)	Date of Hearing (7 p.m.)
Jan 2024	Fri, Dec 15, 2023	Wed, Jan 17, 2024
Feb 2024	Fri, Jan 26, 2024	Wed, Feb 21, 2024
Mar 2024	Fri, Feb 23, 2024	Wed, Mar 20, 2024
Apr 2024	Fri, Mar 22, 2024	Wed, Apr 17, 2024
May 2024	Fri, Apr 19, 2024	Wed, May 15, 2024
Jun 2024	Fri, May 24, 2024	Wed, Jun 19, 2024
Jul 2024	Fri, Jun 21, 2024	Wed, Jul 17, 2024
Aug 2024	Fri, Jul 26, 2024	Wed, Aug 21, 2024
Sep 2024	Fri, Aug 23, 2024	Wed, Sep 18, 2024
Oct 2024	Fri, Sep 20, 2024	Wed, Oct 16, 2024
Nov 2024	Fri, Oct 25, 2024	Wed, Nov 20, 2024
Dec 2024	Fri, Nov 15, 2024	Wed, Dec 18, 2024

For months not listed above:

*Meetings are usually on the third Wednesday of each month.
The deadline is typically 25 days prior to the meeting date.
Please contact us if you need to confirm a specific date.*

Village of Lake Bluff, Illinois
Zoning Relief Application
Applicant Information (Page 1 of 2)

Subject Property

Address: 1800 Shoreacres, Lake Bluff
PIN: 12-09-301-011
Current Use: Single Family Residential

	Owner / Title Holder	Joint Ownership (if applicable)
Name:	<u>Manny Hegwer</u>	<u>Laura Hegwer</u>
Address:	<u>1800 Shoreacres, Lake Bluff</u>	<u></u>
Phone:	<u>847-691-2517</u>	<u></u>
E-mail:	<u>manfredhegwer@hotmail.com</u>	<u></u>

If ownership is other than individual or joint, check below and attach additional information:

☐ **Corporation**

☐ **Partnership**

☐ **Land Trust**

☐ **Trust**

Applicant (If Different)

Name: Jeff Tondola
Address: 83 Ambrogio Dr., Unit G, Gurnee IL 60031
Relationship to Property: Contractor
Phone: 847602-2327
E-mail: jeff@cnmdevelopment.com

**Are all real estate taxes, special assessments, and other obligations
paid on the subject property in full? If no, explain.**

☒ **Yes**

☐ **No**

Village of Lake Bluff, Illinois
Zoning Relief Application
Applicant Information (Page 2 of 2)

Narrative of Request / Proposed Work:

The current pool, deck, and spa are non-conforming structures and are irregularly shaped. The concrete deck footings on the slope are listing toward the ravine. The wooden supports of the deck have pulled away from the concrete footings, and these gaps have been filled with numerous pieces of lumber acting as shims.

The gunite structure of the pool has numerous severe cracks from settling, leaking water into the earth around the pool, which is adjacent to and near the ravine slope. Engineers have speculated that this leaking has contributed to the settling and erosion of the slope. The current spa is encircled by the deck and sits on a concrete foundation that extends well into the ravine's steep slope.

The owner would like to replace the current pool with a new 16' x 40' rectangular pool with an electric pool cover for added safety. To accomplish this, we are asking for permission to make the northern end of the pool slightly narrower than it is currently, thereby moving it away from the ravine slope, while making the southern end of the pool slightly wider. The new pool design will incorporate an upper retaining wall for earth retention.

The spa that is currently far out on the ravine's steep slope will be removed. We ask for permission to install a new spa away from the ravine slope and at the southern end of the proposed pool. The current hazardous deck will be removed, and we ask for permission to replace it with a new, smaller deck that reduces its footprint on the steep slope compared to current conditions. This allows for additional surface area to be added to the ravine, which is currently utilized by the existing deck.

We are seeking a variance from the current zoning regulations regarding the setback requirements from the pool to the top of the ravine. The new pool's placement and the adjusted deck size will not fully comply with these setback requirements.

Printing - Choose One:

The PCZBA requests that all drawings be produced no larger than 11" x 17" whenever possible. In addition to printed copies, submit digital copies of all materials to cgable@lakebluff.org.

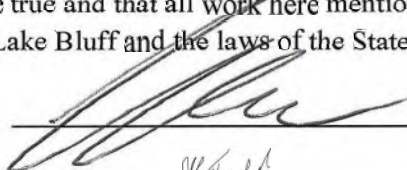
☐ I request that the Village produce any necessary copies of my application and any attachments. I understand that my application escrow will be charged the cost of printing. For architectural sized plans, costs may be significant and include delivery fees.

☒ I will provide 2 printed copies of my application and any attachments to Village Hall (40 E. Center Ave.) and will ensure they are received no later than 15 days prior to the meeting.

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.**

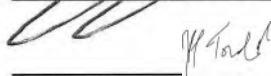
Owner



Date:

12/12/24

Applicant



Date:

12/13/24

Village of Lake Bluff, Illinois
Zoning Relief Application
Standards for Variation (Page 1 of 2)

The PCZBA is required to base their recommendations on the following standards. It is the burden of the Applicant to establish that they meet each standard. Each standard is printed below. You should provide a statement as to how your application satisfies each standard. You may respond to the questions below on this sheet, or attach a separate typed sheet.

Practical Difficulty or Hardship: No variation shall be granted pursuant to this section unless the applicant shall have established that carrying out the strict letter of the provisions of this title would create a particular hardship or a practical difficulty.

The existing pool is failing, as evidenced by leakage, and the pool structure is sliding down the hill toward the ravine. The gunite structure of the pool has numerous severe cracks from settling, leaking water into the earth around the pool, which is adjacent to and near the ravine slope. The deck footings are rotating due to ground movement arising from the eroding ravine slope.

The owner would like to replace the current pool with a new 16' x 40' rectangular pool with an electric pool cover for added safety. The new pool will also serve as earth retention to provide slope stability, where none currently exists.

Unique Physical Condition: The subject property or structure is exceptional as compared to other lots and structures subject to the same provision by reason of a unique physical condition, including: a) presence of an existing use, structure, or sign, whether conforming or nonconforming; b) irregular or substandard shape or size; c) exceptional topographical features; or d) other extraordinary physical conditions peculiar to and inherent in the subject property or structure that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot or structure rather than the personal situation of the current owner of the lot or structure.

The variance is necessary due to the unique topography of our property, which includes a ravine that limits the available space for pool placement. The proposed location and orientation of the new pool are the most practical solutions to maintain the pool's functionality and safety while minimizing environmental impact. The reduction in the deck size and the relocation of the spa further demonstrate our commitment to reducing non-conformity and adhering as closely as possible to zoning regulations.

This allows for additional surface area to be added to the ravine, which is currently utilized by the existing deck.

Village of Lake Bluff, Illinois
Zoning Relief Application
Standards for Variation (Page 2 of 2)

The PCZBA is required to base their recommendations on the following standards. It is the burden of the Applicant to establish that they meet each standard. Each standard is printed below. You should provide a statement as to how your application satisfies each standard. You may respond to the questions below on this sheet, or attach a separate typed sheet.

Not Merely Special Privilege: The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the granting of an authorized variation.

The variance is necessary due to the unique topography of our property, which includes a ravine that limits the available space for pool placement. The proposed location and orientation of the new pool are the most practical solutions to maintain the pool's functionality and safety while minimizing environmental impact. The reduction in the deck size and the relocation of the spa further demonstrate our commitment to reducing non-conformity and adhering as closely as possible to zoning regulations.

This allows for additional surface area to be added to the ravine, which is currently utilized by the existing deck.

Code Purposes: The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which this code and the provision from which a variation is sought were enacted.

The proposed changes will have minimal impact on the surrounding area and community.

By reducing the size of the cantilevered deck and relocating the spa, we are decreasing the overall footprint of non-conforming structures on the property.

The new pool placement will not significantly alter the visual or environmental characteristics of the area. In fact, the adjustments are intended to enhance the property's safety and functionality.

Public Health And Safety: The variation would not: a) impair an adequate supply of light and air to adjacent property; b) increase the congestion in public streets unreasonably, or increase parking requirements on public streets unreasonably; c) increase the hazard of fire; d) endanger the public safety; e) diminish or impair the value of property within the area surrounding the subject property; or f) in any other respect impair the public health, safety, comfort, morals, and welfare.

Having an automatic pool cover will create a safer condition for everyone.

The variation would not impair an adequate supply of light and air to adjacent property; b) increase the congestion in public streets unreasonably, or increase parking requirements on public streets unreasonably; c) increase the hazard of fire; d) endanger the public safety; e) diminish or impair the value of property within the area surrounding the subject property; or f) in any other respect impair the public health, safety, comfort, morals, and welfare

Village of Lake Bluff, Illinois
Zoning Relief Application
Residential Bulk Calculations

Address or Lot #: **1800 Shoreacres**

("Left" and "Right" are relative to standing on the addressed street and looking towards the property.)

For subdivisions involving existing structures, complete **every** line.

For variation requests, complete only those lines affected by the proposed work.

	Existing	Proposed	Conforms or Variation Required
<u>Lot Width</u> (as measured at front setback line)	192	192	
Lot Area	170998	170998	
<u>Principal Building Setback</u>			
Front	90	90	
Side (Left)	50.51	50.51	
Side (Right)	34.97	34.97	
Side (Combined – Sum Sides)	85.48	85.48	
Rear	88.25	88.25	
<u>Accessory Building Setback</u>	N/A	N/A	
<u>Regulatory Floor Area</u>	N/A	N/A	
<u>Impervious Surface Coverage</u>	21,167	21,167	
<u>Front Yard Impervious Surface</u>	16,970	16970	
<u>Building Coverage</u>	4621	4621	
<u>Maximum Building Height</u>	N/A	N/A	
<u>Daylight Plane Height Restriction</u> (Start at 12' at the lot line. Add one foot "up" for each one foot "in" from the lot line. Note if any building element(s) exceed the height plane.)	NA	N/A	

Village of Lake Bluff, Illinois
Zoning Relief Application
Regulatory Floor Area Worksheet

Address or Lot #: 1800 Shore Acres Lot 1

[The full rules for calculating Floor Area Ratio can be viewed here.](#)

Allowances vary depending on the size of your lot.

Staff can help calculate your eligibility for these, which adjust your total floor area (grey areas).

You should provide scale plans or drawings to justify your figures.

	Existing (Applicant Completes)	Proposed (Applicant Completes)	Allowance (Staff Completes)
Lot Area	170,998	170,998	
Gross Floor Area (Include <u>all</u> floors, basements, and detached structures)	4621	4621	
REMOVE Attics less than 6' in height	N/A	N/A	
REMOVE Attics greater than 6' in height not readily usable for living space	N/A	N/A	
REMOVE Basements, window wells, and stairwells protruding <u>less</u> than 3' from grade to first floor elevation	N/A	N/A	
REMOVE Detached structures in rear 27' or 25% of lot (<i>whichever is greater</i>)	N/A	N/A	
REMOVE Stoops and decks less than 42" in height	N/A	N/A	
REMOVE Covered porches less than 42" in height	N/A	N/A	
ADD Undereaves protruding more than 2' from exterior wall	N/A	N/A	
ADD Penalty for areas greater than 10' ceiling height	N/A	N/A	
REGULATORY FLOOR AREA (Staff Completes)			
Non-Conformance / Required Variation (Staff Completes)			

Village of Lake Bluff, Illinois
Zoning Relief Application
Escrow Agreement (Page 1 of 3)

THIS AGREEMENT ("**Agreement**") is made and entered into as of December 12, 2025,
by and between THE VILLAGE OF LAKE BLUFF ("**Village**") and

Manny Hegwer ("**Applicant**").

IN CONSIDERATION OF the recitals and mutual covenants and agreements set forth herein, the receipt and sufficiency of which are hereby mutually acknowledged, the parties hereto agree as follows:

SECTION 1. RECITALS.

A. The Applicant has submitted to the Village for its review and consideration an application seeking zoning relief necessary to commence a proposed use at or to construct proposed improvements of the real property located at:
1800 Shoreacres, Lake Bluff, Illinois ("**Proposal**") that requires one or more of the following actions by the Village:

- i. Approval or amendment of zoning relief pursuant to Title 10 of the Municipal Code, including without limitation: a variation, special use permit, site plan approval, planned residential development, planned commercial development, planned mixed use development, RIO development plan, and/or amendment to the text of Title 10;
- ii. Approval or amendment of a plat of subdivision pursuant to Title 11 of the Municipal Code;
- iii. Approval pursuant to the Village's Watershed Development Ordinance, as adopted by reference in Title 12 of the Municipal Code; or
- iv. The preparation and consideration of amendments to the Village's liquor regulations, contained in Title 3, Chapter 2 of the Municipal Code.

B. Pursuant to Section 1-12-3 of the Village Comprehensive Fee Schedule and Section 10-2-6 of the Village Zoning Regulations ("**Escrow Regulations**"), applications for approval of a variation and a site plan and/or an amendment to a site plan and/or a text amendment to the Village's Zoning Regulations and other zoning relief must be accompanied by the applicable application fee and the applicant is responsible for payment of any additional costs incurred by the Village, including consultant costs and attorneys' fees, but not including normal operating activities such as internal staff time ("**Reimbursement Costs**").

SECTION 2. CASH DEPOSIT.

Pursuant to the Escrow Regulations, and in connection with the application for the Development, the Developer agrees to provide a cash escrow deposit to the Village in the amount of **\$3,000** ("**Escrow**") to be used towards Reimbursement Costs incurred by the Village in processing the application for approval of the Proposal.

SECTION 3. REPLENISHMENT.

Pursuant to the Escrow Regulations, the Village Administrator shall periodically review the Escrow to ensure that adequate funds are available to satisfy the Reimbursement Costs relating to the Development. The Village Administrator shall notify the Applicant at such times when draws are made against the Escrow towards Reimbursement Costs. Subject to the terms of this Agreement, in the event that the Village Administrator determines that sufficient funds are not available, the Village Administrator shall so notify the Applicant and request a further amount to defray the anticipated additional costs. The Village Administrator shall determine the further amount due based on the nature of the Proposal, its complexity, the anticipated need for additional legal and other consultant services, and the amount of time remaining before the completion of the Proposal. The Applicant shall be given fourteen (14) days to deposit the additional funds. In the event that the funds are not deposited, the Village shall take no further action on the Proposal and shall so advise the Applicant.

SECTION 4. FINAL DISBURSEMENT.

Pursuant to the Escrow Regulations, at the completion of the Proposal and after all outstanding Reimbursement Costs incurred by the Village related to the Proposal have been satisfied in full, the Village Administrator shall remit the balance of the Escrow, if any, to the Applicant.

SECTION 5. DESIGNATED CONTACTS.

The designated contact persons for the Applicant and the Village concerning this Agreement are as follows:

	<u>For Village</u>	<u>For Applicant</u>
Name	Drew Irvin	<u>Jeff Tondola</u>
Title	Village Administrator	<u>Contractor</u>
Organization	Village of Lake Bluff	<u>CNM Development LLC</u>
Address	40 East Center Avenue	<u>83 Ambrogio Dr., Unit G</u>
City, State, Zip	Lake Bluff, IL 60044	<u>Gurnee, IL 60031</u>
Phone Number	(847) 283-6883	<u>847-602-2327</u>
Email	dirvin@lakebluff.org	<u>jeff@cnmdevelopment.com</u>

Village of Lake Bluff, Illinois
Zoning Relief Application
Escrow Agreement (Page 3 of 3)

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives as of the date first above written.

ATTEST

By _____

Its _____

ATTEST:

By _____

Its _____

APPLICANT

By _____

Its _____

VILLAGE OF LAKE BLUFF

By _____

Its **Village Administrator**

PROJECT LOCATION



LANDSCAPE PLAN FOR;

BLUFF AND LANDSCAPE RENOVATION
1800 SHORE ACRES
LAKE BLUFF, ILLINOIS

DATE; 2-6-25

REVISED 3-7-25_2

REVISED 4-7-25_1

BLUFF GENERAL CONTRACTOR;

REVISED 4-22-25_1

REVISED 5-15-25_1

CNM DEVELOPMENT

83 Ambrogio, Unit G, Gurnee, Illinois

PH. 847.602.2327 EMAIL JEFF@CNMDEVELOPMENT.COM

CIVIL ENGINEERING BY;

Greengard, Inc.

111 Barclay Blvd., Suite 310, Lincolnshire, Illinois

PH. 847.634.3883 DWHITE@GREENGARDINC.COM

LANDSCAPE PLAN PREPARED BY;

THOMAS NORDLOH ASSOCIATES

4111 TAFT ROAD, KENOSHA WISCONSIN

PH. 262.496.9191 EMAIL TOM@NI-LLC.COM

TABLE OF CONTENTS;

PAGE L-1.1	SURVEY
PAGE L-1.2	TOPOGRAPHIC SURVEY
PAGE L-2.0	ARIEL PICTURES
PAGE L-3.0	IMPERVIOUS CALCULATIONS PLAN
PAGE L-4.0	CONCEPT LANDSCAPE PLAN
PAGE L-5.0	LAYOUT OVERLAY PLAN
PAGE S-1.1	PRELIMINARY STRUCTURAL ENGINEERING PLAN
PAGE S-1.2	PRELIMINARY STRUCTURAL ENGINEERING NOTES

LOT 3 IN SUMMIT RIDGE, BEING A SUBDIVISION OF PART OF LOT 1 OF COUNTY CLERK'S SHORE ACRES SUBDIVISION IN THE SOUTH HALF OF SECTION 9, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 25, 1974, AS DOCUMENT 1673370, IN BOOK 53 OF PLATS, PAGE 73, IN LAKE COUNTY, ILLINOIS.



- LEGEND**
- POWER POLE
- OH — OVERHEAD LINES

SURVEYORS NOTES:

- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE
WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT
() DENOTES RECORD DIMENSION.
BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS
ORIGINAL CLIENT-CNM DEVELOPMENT
ORIGINAL FIELD WORK COMPLETED- 10-03-24

GENERAL NOTES:

- ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.



LOCATION MAP
NOT TO SCALE

STATE OF ILLINOIS }
COUNTY OF LAKE } SS

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 30TH DAY OF OCTOBER, A.D., 2024

GREENGARD, INC.
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069

JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11-30-2

1800 SHORE ACRES DRIVE - LAKE BLUFF, ILLINOIS

PLAT OF SURVEY

J5	XX--XX--XX SLM	XXXXXX XXXXXX			DESIGNED BY:	DATE: 10-23-24		GREENGARD, INC. <i>Engineers Surveyors Planners</i> 111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615 PHONE: 847-634-3883 E-MAIL: 231@GREENGARDINC.COM FAX: 847-634-0687 ILL. REGISTRATION NO. 184-000995	SCALE:	SEE PLAT	1800 SHORE ACRES DRIVE - LAKE BLUFF, ILLINOIS
J5	XX--XX--XX JRS	XXXXXX XXXXXX			CHECKED BY:	DATE: 10-23-24			DRAWING No.	70202	
SLM	10-30-24	REVISE DECK AND POOL			APPROVED BY:	DATE:			SHEET	1 OF 1	PLAT OF SURVEY
DRAWN BY:	DATE:	REVISIONS	DRAWN BY:	DATE:	REVISIONS						



EXISTING SITE



EXISTING SITE



ARIEL PICTURES



EXISTING DECK



VIEW TO NORTH

EXISTING CONDITIONS

THOMAS NORDLOH ASSOCIATES
Landscape Architecture
&
Project Management
4111 Taft Rd, Kenosha WI 53142

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OF THIS PLAN, OR ANY PART THEREOF, MAY
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MECHANICAL, INCLUDING PHOTOCOPYING,
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SYSTEM WITHOUT PERMISSION IN WRITING
FROM THOMAS NORDLOH ASSOCIATES.



No.	Revision / Issue	Date
1	CONCEPT ENGINEERING	4-7-25
2	REVISED POOL/DECK AREA	4-7-25
3	REVISED POOL/DECK AREA	4-22-25
4	REVISED POOL/DECK AREA	5-15-25

BLUFF AND LANDSCAPE RENOVATION
1800 SHORE ACRES
LAKE BLUFF, ILLINOIS

Thomas H. Nordloh
Landscape Architect
Reg. # 057-000629

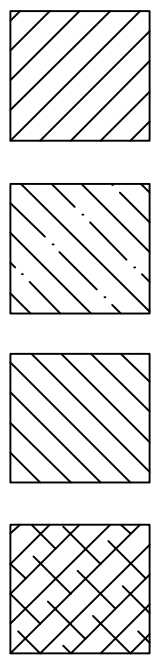
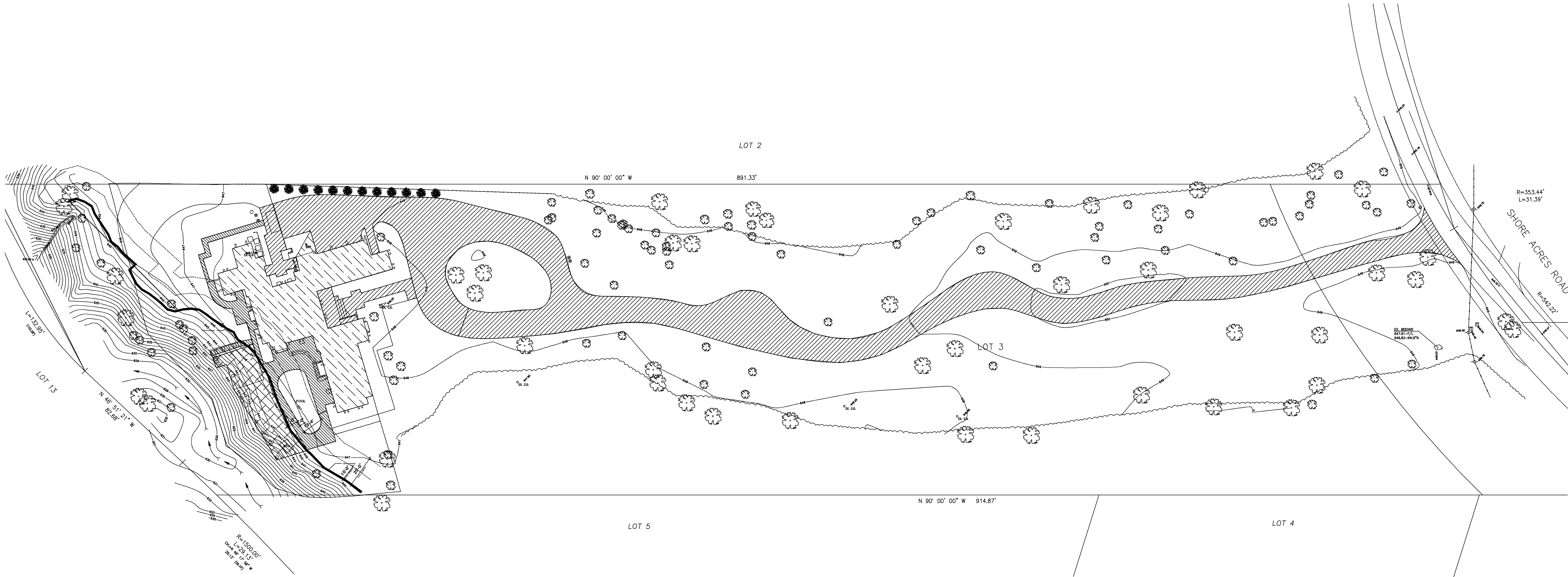
Project 20241206

Date 2-6-25

Scale

Sheet

L-2.0



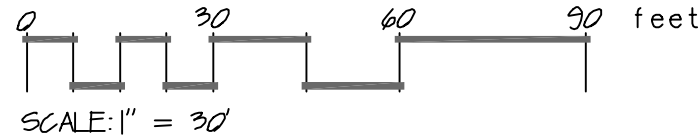
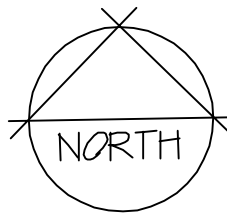
DRIVEWAY

HOUSE

REAR HARDSCAPE

DECK

IMPERVIOUS SURFACE CALCULATIONS	EXISTING SF	%		PROPOSED SF	%
LOT COVERAGE	170998	100%		170998	100.000%
HOUSE	4659	2.700%		4659.000	2.700%
DRIVEWAY	16964	9.900%		16964.000	9.900%
FRONT HARDSCAPE	690	0.040%		690.000	0.040%
REAR HARDSCAPE	1875	1.400%		1861.000	0.100%
SIDEWALKS/ TERRACE	545 SF			545 SF	
POOL PAVING	1,248 SF			1234 SF	
STEPS (TO EQUIPMENT)	82 SF			82 SF	
POOL	663	0.004%		640.000	0.037%
SPA	40	0.002%		64.000	0.004%
DECK	1488	0.080%		1169.000	0.064%
ADDITION (NOT IN VARIANCE)				212.000	0.010%
TOTAL IMPERVIOUS AREA	26379	14.126%		26047.000	12.856%
TOTAL PERVIOUS AREA	144619	85.874%		144951.000	87.145%



IMPERVIOUS CALCULATIONS

THOMAS NORDLOH ASSOCIATES
Landscape Architecture &
Project Management
4111 Taft Rd, Kenosha WI 53142

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NOT LIMITED TO, REPRODUCTION, DISTRIBUTION,
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PROHIBITED WITHOUT THE WRITTEN PERMISSION OF
THOMAS NORDLOH ASSOCIATES, LLC.



No.	Revision/Issue	Date
1	CONCEPT ENGINEERING	4-7-25
2	REVISED POOL/DECK AREA	4-7-25
3	REVISED POOL/DECK AREA	4-22-25
4	REVISED POOL/DECK AREA	5-15-25

BLUFF AND LANDSCAPE RENOVATION
1800 SHORE ACRES
LAKE BLUFF, ILLINOIS

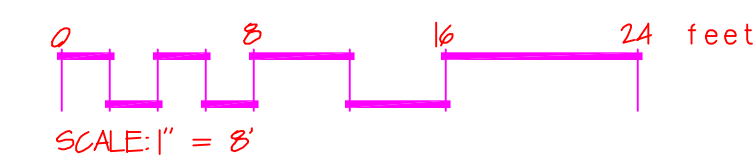
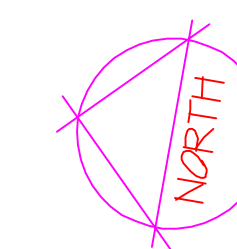
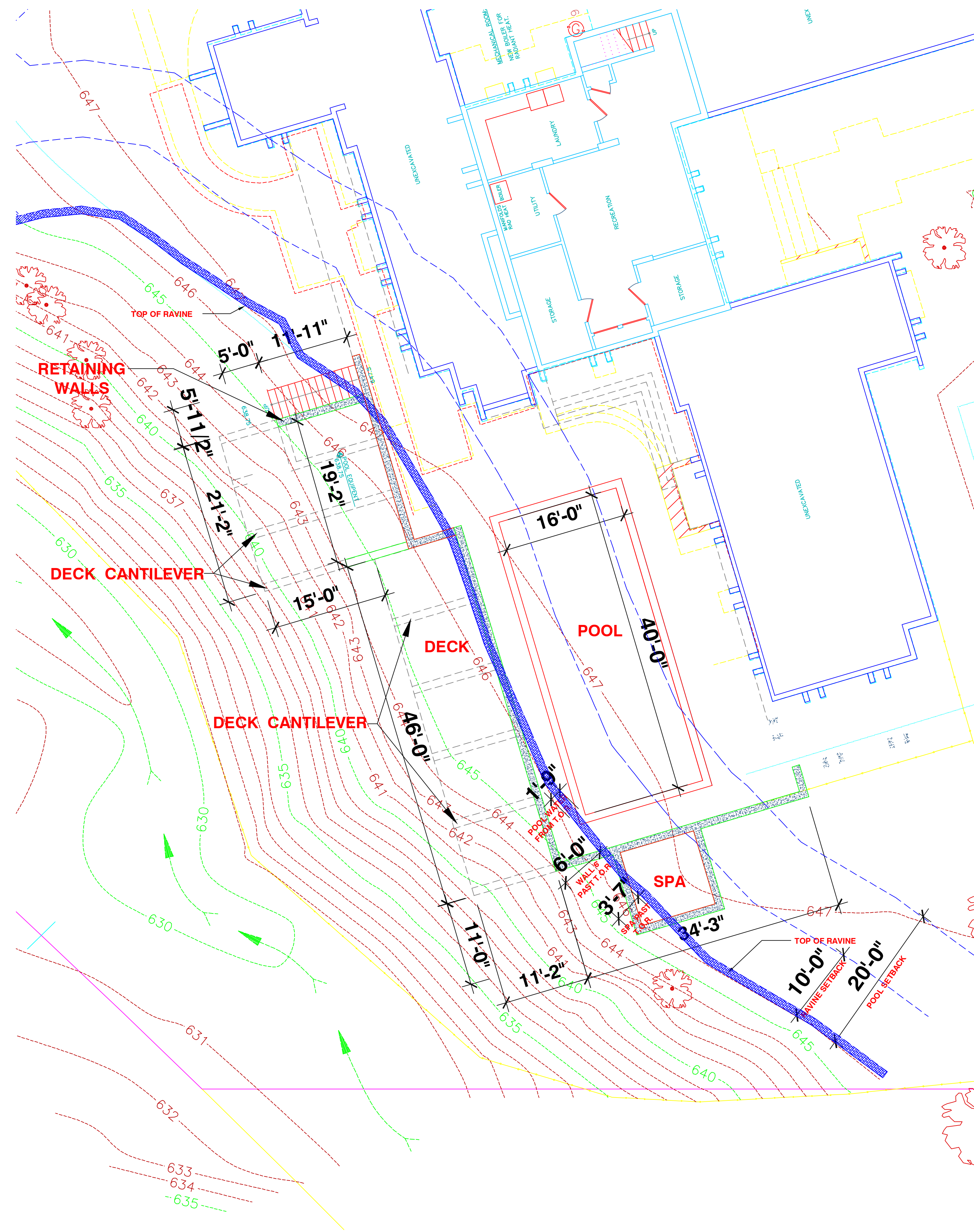
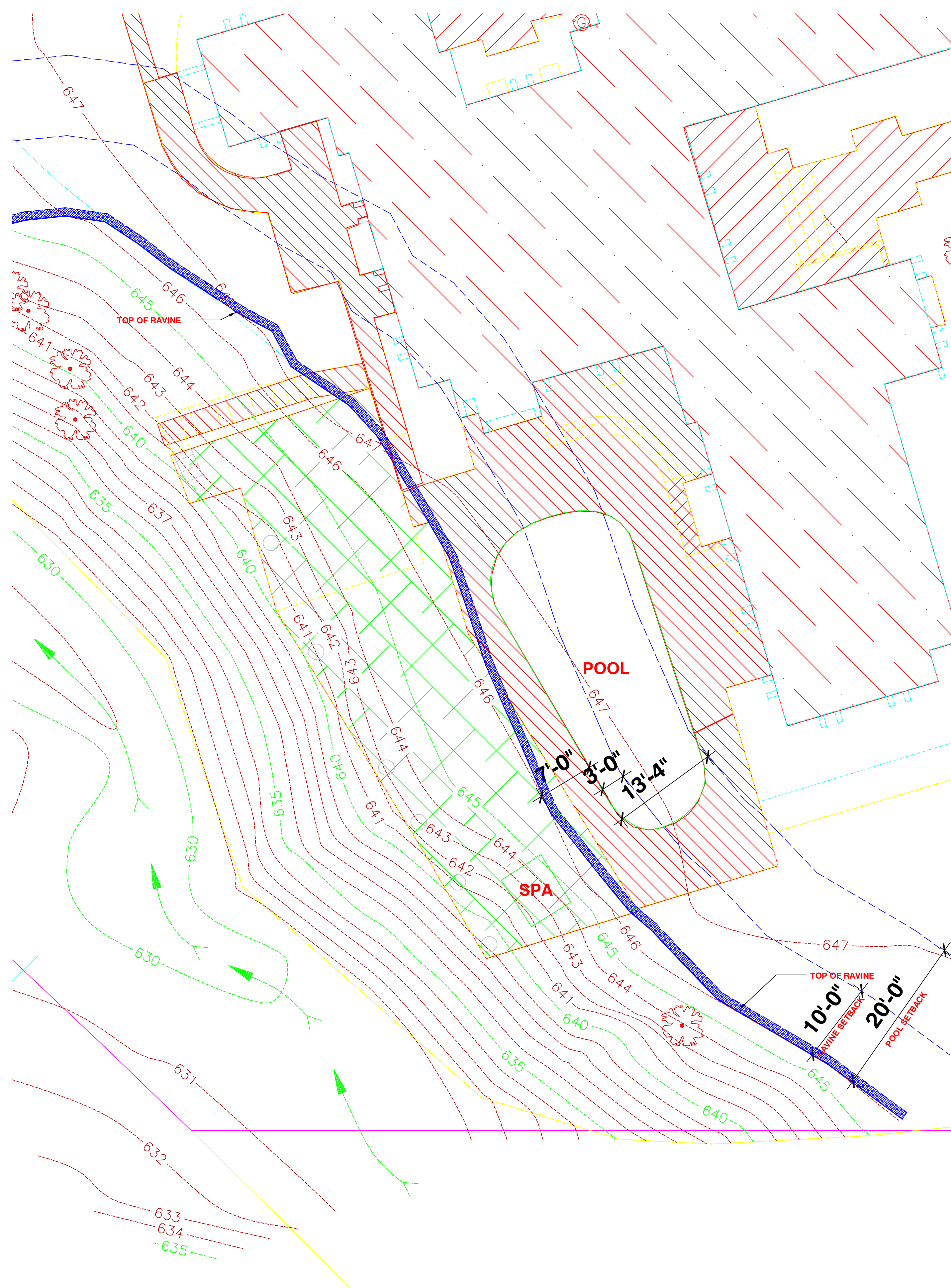
Thomas H. Nordloh
Landscape Architect
Reg. # 057-000629

Project: **20241206**
Date: **2-6-25**

Scale:

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COMPARISON PLAN

No.	Revision/Issue	Date
1	CONCEPT ENGINEERING	4-7-25
2	REVISED POOL/DECK AREA	4-7-25
3	REVISED POOL/DECK AREA	4-22-25
4	REVISED POOL/DECK AREA	5-15-25

No.	Revision/Issue	Date
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3	REVISED POOL/DECK AREA	4-22-25
4	REVISED POOL/DECK AREA	5-15-25

**BLUFF AND LANDSCAPE RENOVATION
1800 SHORE ACRES
LAKE BLUFF, ILLINOIS**

Thomas H. Nordloh
Landscape Architect
Reg. # 057-000629

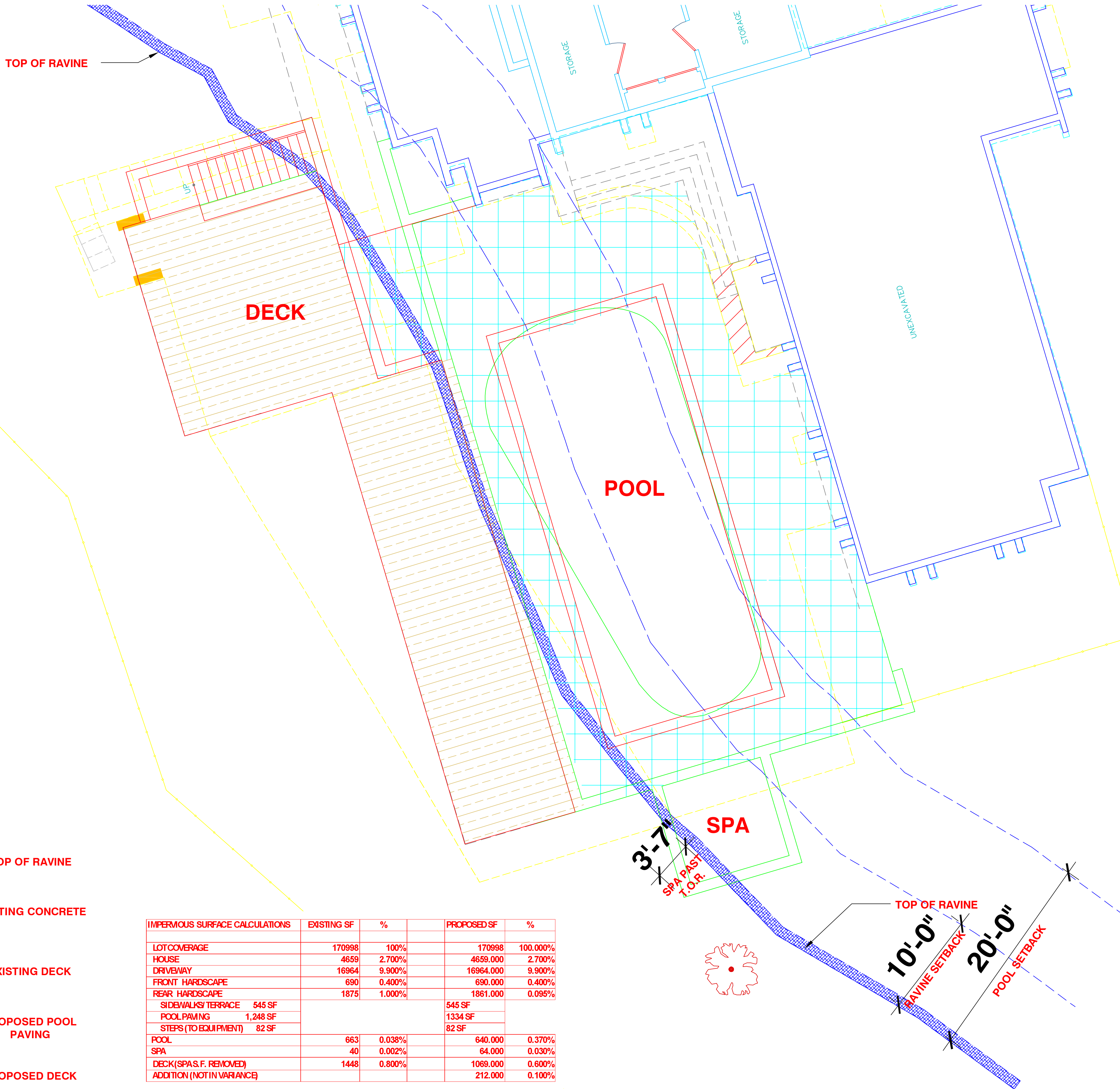
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Date: **2-6-25**

Scale:

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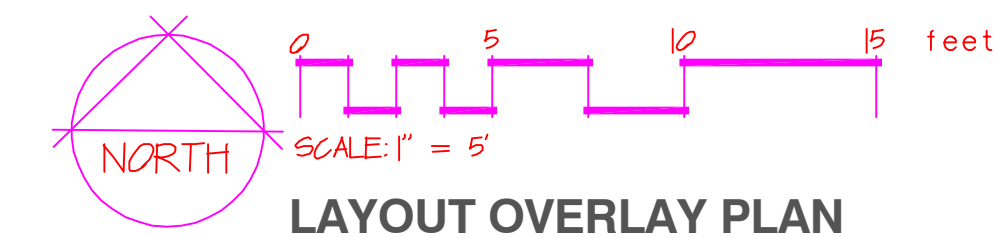


Variance Notes:

- Though the spa will be removed from the ravine slope, the spa is still located within the ravine setback.
- The proposed pool is 1'9" shorter than the current pool. **Note: the existing pool is 42' long, and the proposed pool is 40' long.**
- The proposed pool is 3 inches narrower than the average width of the current pool, which moves the average distance away from the top of the ravine.
- The north half of the proposed pool is further away from the edge of the ravine.
- The proposed footprint of the deck has been significantly reduced by 320 sf.
- Piers on the slope have been eliminated and foundation will hold cantilever deck.

Variance Requests:

- The south end of the pool, pool deck, and wood deck extends closer toward the ravine.
- The proposed footprint of the pool terrace is closer to the ravine.
- Portions of the proposed pool and spa, portions of the proposed pool terrace, and entire proposed deck are still in the ravine slope.
- Approximate total square footage of existing pool, terrace, and deck-3,439 sf
- Approximate total square footage of proposed pool, terrace and deck-3,095 sf
- Amount of deck being removed from within ravine-320 sf
- Amount of deck and terrace area being removed from the south-24 sf



TOP OF RAVINE

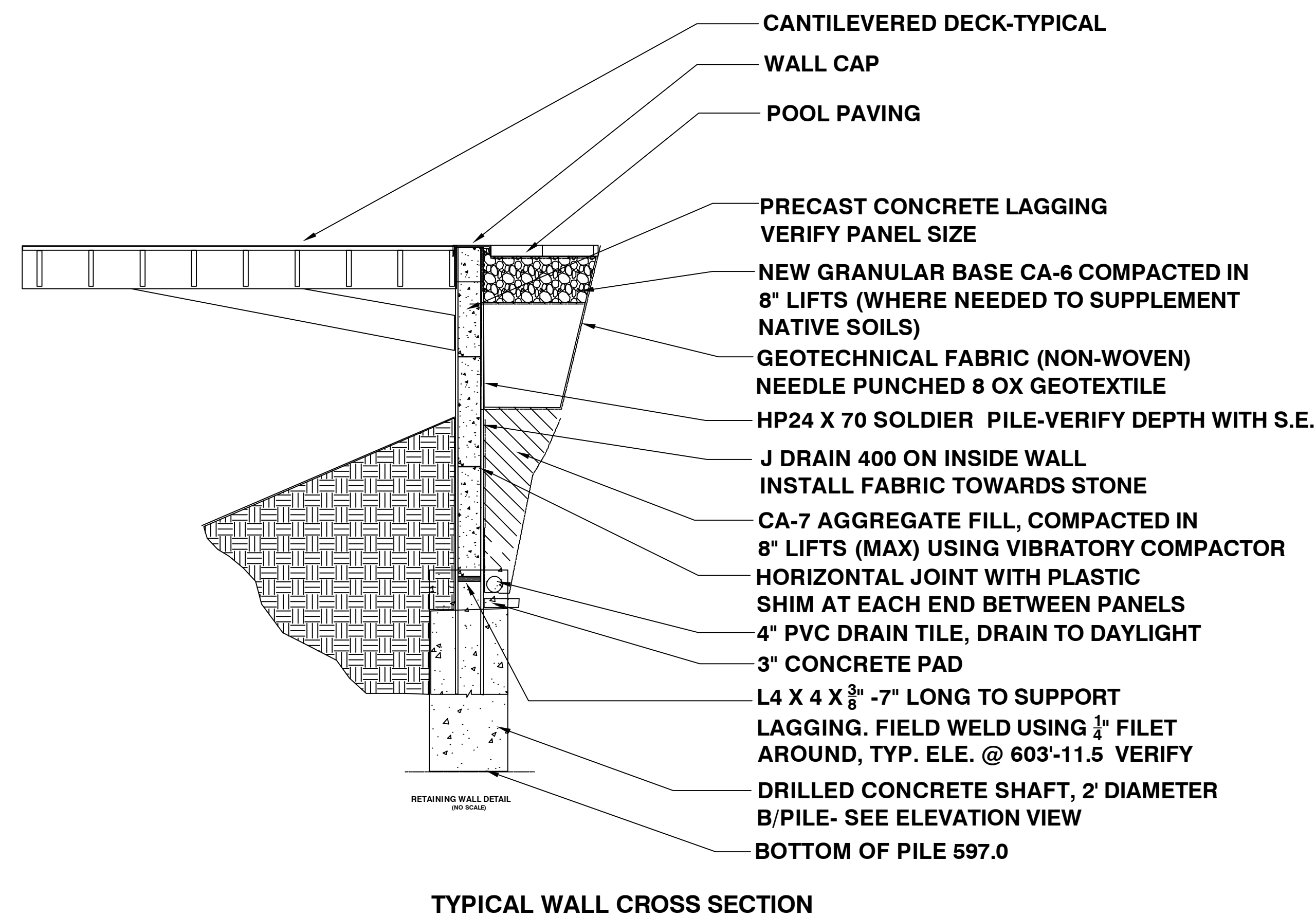
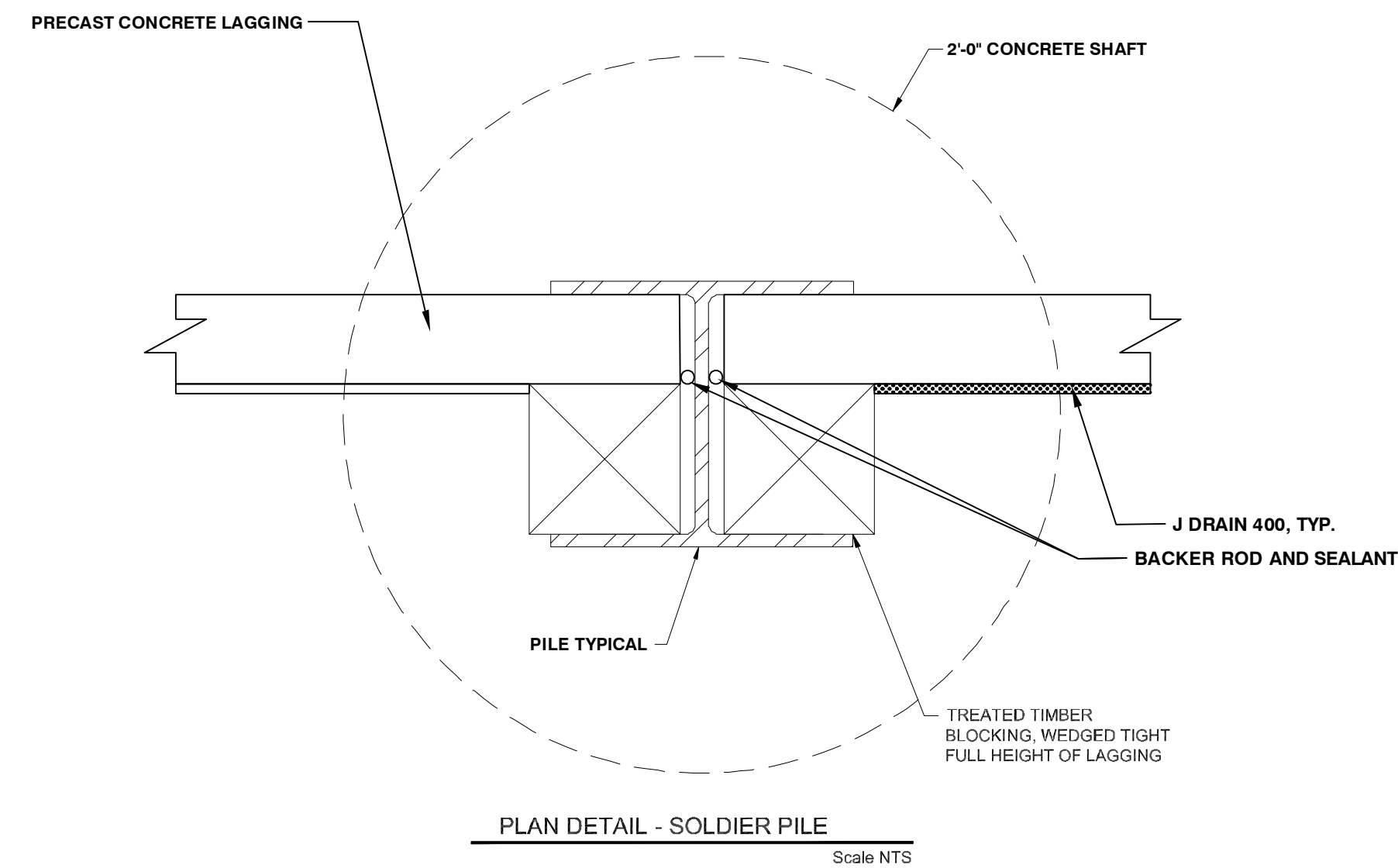
EXISTING CONCRETE

EXISTING DECK

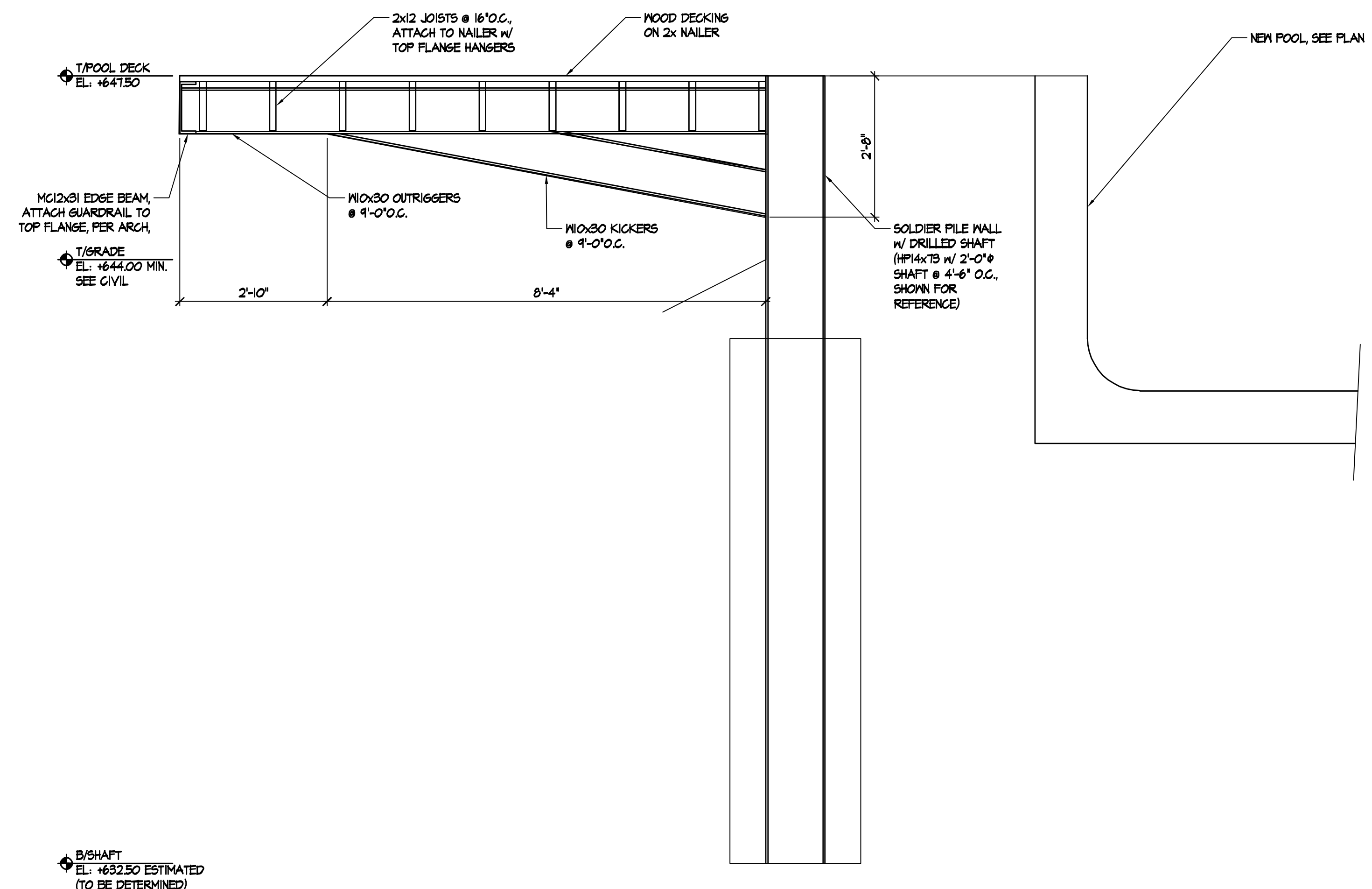
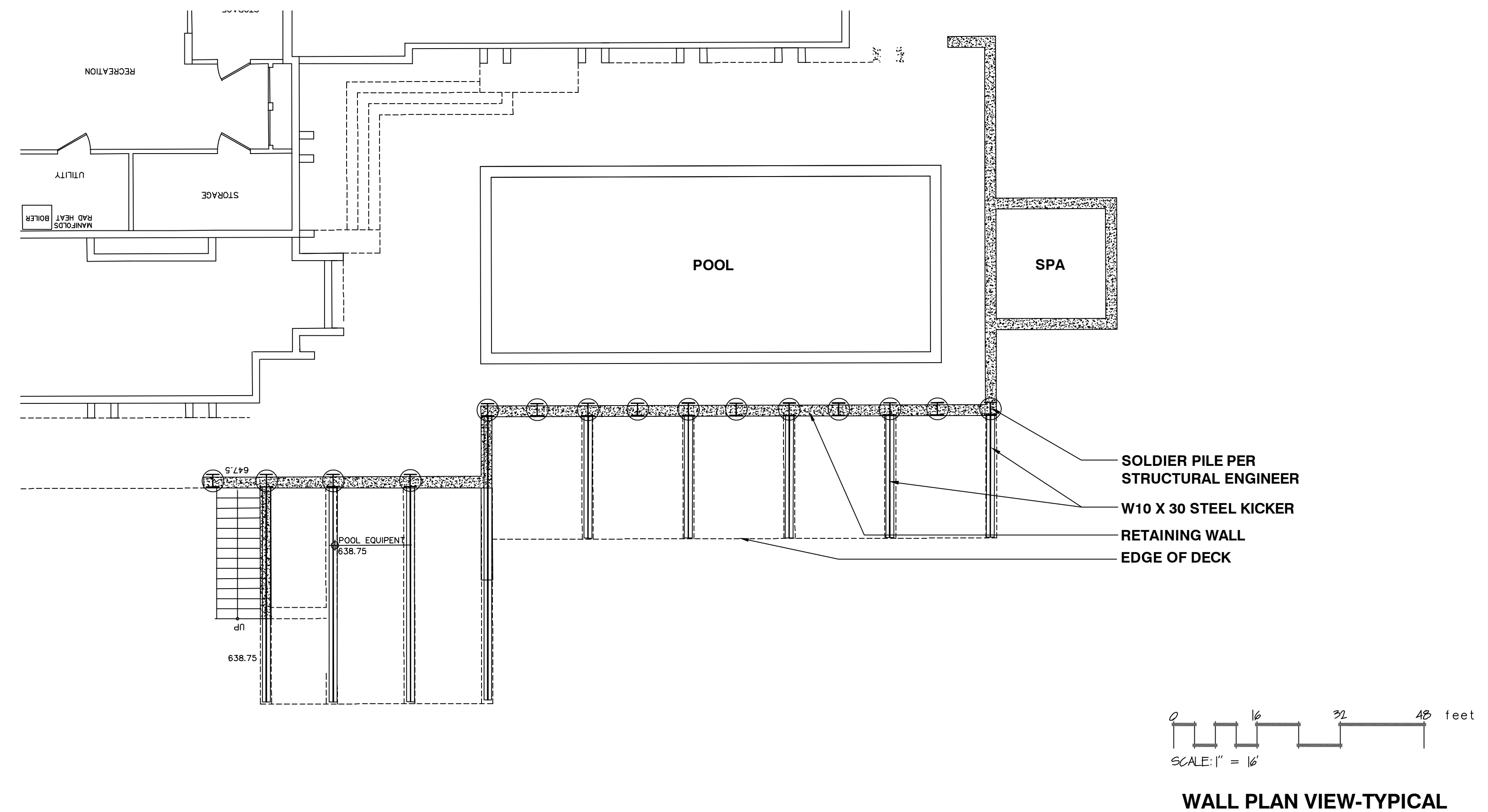
PROPOSED POOL PAVING

PROPOSED DECK

IMPERVIOUS SURFACE CALCULATIONS	EXISTING SF	%	PROPOSED SF	%
LOT COVERAGE	170998	100%	170998	100.000%
HOUSE	4659	2.700%	4659.000	2.700%
DRIVEWAY	16964	9.900%	16964.000	9.900%
FRONT HARDSCAPE	690	0.400%	690.000	0.400%
REAR HARDSCAPE	1875	1.000%	1861.000	0.095%
SIDEWALKS/ TERRACE	545 SF		545 SF	
POOL PAVING	1,248 SF		1334 SF	
STEPS (TO EQUIPMENT)	82 SF		82 SF	
POOL	663	0.038%	640.000	0.370%
SPA	40	0.002%	64.000	0.030%
DECK (SPA S.F. REMOVED)	1448	0.800%	1069.000	0.600%
ADDITION (NOT IN VARIANCE)			212.000	0.100%
TOTAL IMPERVIOUS AREA	26339	14.840%	25947.000	14.195%
TOTAL PERVIOUS AREA	144659	85.160%	145051.000	85.805%



STRUCTURAL ENGINEERING DETAILS AND NOTES ARE PRELIMINARY AND WILL BE FINALIZED AND SUBMITTED TO VILLAGE AFTER VARIANCE HAS BEEN APPROVED. DETAILS ARE PRELIMINARY AND BEEN DRAFTED BY STRUCTURAL ENGINEER AFTER CONSULTING ON PROJECT.



No.	Revision/Issue	Date
1	CONCEPT ENGINEERING	4-7-25
2	REVISED POOL/DECK AREA	4-22-25
3		
4		









Aidan Burling

From: Jeff Hansen
Sent: Thursday, May 15, 2025 2:00 PM
To: Clara Gable
Cc: Aidan Burling
Subject: 1800 Shore Acres Drive Variation Request

Clara,

I visited 1800 Shore Acres to look at the ravine and try to determine where the top ravine edge is per the Village ordinance and assess where the existing and proposed improvements are in relation to the top of the ravine. The slope of the ravine appears to continue under the deck up to the edge of the pool terrace. By the definition in the Village ordinance the top ravine edge is at the west side of the existing pool terrace. The deck and its piers are located within the ravine. Portions of the pool terrace and the pool itself are currently located in the ravine setback. It appears that all of the existing features were legally constructed prior to the adoption of the ordinance.

The latest version of the proposed plan involves placing improvements into the existing ravine in three areas:

1. Just north of the proposed pool the pool terrace jogs to the west into the existing ravine area.
2. The southwest corner of the proposed pool terrace is partially within the existing ravine area.
3. The southwest corner of the proposed spa is within the existing ravine area.

Portion of the pool, pool terrace, and spa will also be within the ravine setback areas as shown on the proposed plans. The proposed deck will be cantilevered off of the pool terrace and will not include any piers or supports in the ravine.

The ravine slope under the existing deck appears to be stable and the existing deck piers have not caused the ravine to erode. There is an area where the slope of the ravine west of the deck has eroded and that may be due to the existing pool leaking. During construction the ravine will be disturbed to install the improvements listed above and to remove the existing deck piers and spa. The ravine slope is gentle enough that it should allow for the disturbed areas to be stabilized.

Thank you,

Jeff Hansen, P.E.
Village Engineer
Village of Lake Bluff
40 East Center Avenue
Lake Bluff, Illinois 60044
P 847.283.6884
Jhansen@lakebluff.org



VILLAGE OF LAKE BLUFF

Memorandum

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

FROM: Clara Gable, Assistant to the Village Administrator

DATE: May 16, 2025

SUBJECT: Agenda Item #5 – Public Hearing: Zoning Text Amendment (Outdoor Storage in L-1 District)

Applicant Information:
(jointly, "Applicant") Douglas & Co.

Public Notice: *Lake County News-Sun* May 6, 2025

Applicable Land Use Regulations: **Section 10-7A-6** Parking and Loading (L-1 District)

Summary

As you may recall, the PCZBA approved a special use permit for Van Repair Expert at 419 W. Washington Avenue last year. At this hearing, the PCZBA noted existing outdoor storage in the area north of State Route 176 and east of U.S. Route 41 and discussed a possible text amendment allowing for outside storage in this area provided it was behind the building, screened by a fence, and that stored materials did not exceed the height of the fence.

In early 2025 Village staff worked with Douglas & Co., tenant at 35 North Skokie Highway (and current outdoor storage user), on the following draft text amendment language to Section 10-7A-6: Parking and Loading:

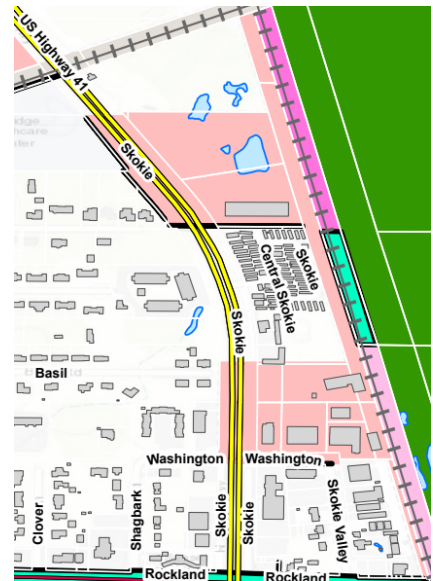
A. Storage and Loading:

1. Storage areas for all equipment, raw materials, products, parts, assembled, fabricated or processed products of every nature and description and all loading or unloading thereof shall be wholly within an enclosed building. **Notwithstanding the foregoing, the following regulations apply to the area north of State Route 176 and east of U.S. Route 41.**
 - a. **Loading or unloading areas do not need to be wholly enclosed within a building provided that the vehicle does not extend into the right-of-way while being loaded or unloaded.**
 - b. **Outdoor storage areas are permitted provided the outdoor storage area is reviewed and approved by the Architectural Board of Review, whose review may include, but is not limited to, location, landscaping, buffering, and fencing.**
 - 1) **Guidelines for Outdoor Storage.**
 - a. **Any outdoor storage must be screened from view, typically with**

- a fence, wall, or landscaping.
 - b. Outdoor storage areas must be located to the rear of the lot.
 - c. Outdoor storage areas must be surfaced with an all-weather, dust-free material and graded to drain all surface water.
 - d. Outdoor storage areas must be maintained in a clean, sanitary, and safe condition that prevent harborage of rodents or similar pests.
- 2) Authority to Modify Guidelines. The Architectural Board of Review, as part of its approval for the outdoor storage area, may modify or waive any of the guidelines set forth in subsection(b).
 - 3) Entrances and exits to such loading, unloading and storage areas shall be located on the rear of the building not less than fifty feet (50') back from the front street wall of the building.
 - 4) Loading areas for through lots shall be located only on the side of the building.

The proposed text amendment language would allow outdoor storage in the L-1 district north of State Route 176 and east of U.S. Route 41 following ABR review (see light pink area in map insert).

During discussions, Douglas & Co. saw the existing L-1 requirement that all loading or unloading areas must be wholly enclosed within a building. About once a month, Douglas & Co. receives materials on a flatbed truck that has a fork lift attached to it and the materials are unloaded in the rear parking lot. After unloading, the materials are either brought inside the building or put into the outdoor storage area. Staff researched codes from other communities and found almost all to be silent on the specifics of how loading/unloading needed to take place. Per the applicant's need, the proposed text amendment language states that loading or unloading areas do not need to be wholly enclosed within a building provided that the vehicle does not extend into the right-of-way while being loaded or unloaded.



Considerations for Text Amendments to the Zoning Ordinance

The Municipal Code sets forth the following considerations for amendments to the Zoning Ordinance:

a. General Standards For All Amendments: The wisdom of amending the village zoning map or the text of this title is a matter committed to the sound legislative discretion of the 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. In considering whether that principle is satisfied in any particular case, the board of trustees may weigh, among other factors, the following factors:

- (1) The consistency of the proposed amendment with the purposes of this title;
- (2) The community need for the proposed amendment and any uses or development it would allow;
- (3) The conformity of the proposed amendment with the village's comprehensive plan and zoning map, or the reasons justifying its lack of conformity.

Action on Request

The PCZBA is a recommending body in this matter. After commencing the public hearing on the requested zoning relief, the PCZBA should take one of the following actions.

Action	Example Motion
Continuation (need more information)	"I move to continue this hearing to the next regular meeting of the PCZBA."
Approval	"I move to recommend to the Village Board to adopt the proposed text amendment."
Denial	"I move to recommend to the Village Board to take no action on this amendment."

Attachments

- Draft approval Ordinance.
- Application.

ORDINANCE NO. 2025-__

**AN ORDINANCE AMENDING SECTION 10-7A-6 OF TITLE 10 OF
THE MUNICIPAL CODE REGARDING STORAGE AND LOADING
IN THE L-1 INDUSTRIAL DISTRICT**

Passed by the Board of Trustees, _____, 2025

Printed and Published, _____, 2025

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. 2025-____
AN ORDINANCE AMENDING SECTION 10-7A-6 OF TITLE 10 OF
THE MUNICIPAL CODE REGARDING STORAGE AND LOADING
IN THE L-1 INDUSTRIAL DISTRICT

WHEREAS, the Village 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's zoning regulations are set forth in Title 10 of the Lake Bluff Municipal Code, as amended ("**Zoning Regulations**"); and

WHEREAS, Chapter 7A of the Zoning Regulations establishes regulations for the L-1 Industrial District in the Village, which regulations include storage and loading requirements ("**Storage and Loading Regulations**"); and

WHEREAS, the Village desires to revise the Storage and Loading Regulations to establish a procedure to allow outdoor storage in the L-1 Industrial District and to allow loading and unloading outside of a wholly enclosed building located in the L-1 Industrial District, provided that the vehicle does not extend into the right-of-way while being loaded or unloaded ("**Proposed Amendments**"); and

WHEREAS, the Village's Joint Plan Commission and Zoning Board of Appeals ("**PCZBA**"), pursuant to proper notice, conducted a public hearing to consider the Proposed Amendments to Chapter 7A of the Zoning Regulations on May 21, 2025, pursuant to Section 10-2A-3 of the Zoning Regulations; and

WHEREAS, at the close of the public hearing, pursuant to Section 10-2C-2.D.2 of the Zoning Regulations, the PCZBA recommended that the Village Board approve the Proposed Amendments as set forth in this Ordinance; 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 the findings of the President and Board of Trustees.

Section 2. AMENDMENTS TO SECTION 10-7A-6 OF THE ZONING REGULATIONS.

Section 10-7A-6, titled, "Parking and Loading," of Chapter 7, titled "Industrial Districts," of Article A titled, "Light Industry District (L-1)," of Title 10 of the Zoning Regulations, is hereby amended and shall read as follows [additions are **bold and double-underlined**; deletions are struck through]:

“10-7A-6: PARKING AND LOADING:

A. Storage and Loading:

1. Storage areas for all equipment, raw materials, products, parts, assembled, fabricated or processed products of every nature and description and all loading or unloading thereof shall be wholly within an enclosed building. **Notwithstanding the foregoing, the following regulations apply to the area north of State Route 176 and east of U.S. Route 41.**
 - a. **Loading or unloading areas do not need to be wholly enclosed within a building provided that the vehicle does not extend into the right-of-way while being loaded or unloaded.**
 - b. **Outdoor storage areas are permitted provided the outdoor storage area is reviewed and approved by the Architectural Board of Review, whose review may include, but is not limited to, location, landscaping, buffering, and fencing.**
 - (1) **Guidelines for Outdoor Storage.**
 - a. **Any outdoor storage must be screened from view, typically with a fence, wall, or landscaping.**
 - b. **Outdoor storage areas must be located to the rear of the lot.**
 - c. **Outdoor storage areas must be surfaced with an all-weather, dust-free material and graded to drain all surface water.**
 - d. **Outdoor storage areas must be maintained in a clean, sanitary, and safe condition that prevent harborage of rodents or similar pests.**
 - (2) **Authority to Modify Guidelines. The Architectural Board of Review, as part of its approval for the outdoor storage area, may modify or waive any of the guidelines set forth in subsection(b).**
2. Entrances and exits to such loading, unloading and storage areas shall be located on the rear of the building not less than fifty feet (50') back from the front street wall of the building.
3. Loading areas for through lots shall be located only on the side of the building.

* * *

Section 3. SEVERABILITY.

If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance shall remain in full force and effect, and shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

Section 4. 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.

[SIGNATURE PAGE FOLLOWS]

PASSED this ____ day of _____, 2025, by vote of the Board of Trustees of the Village of Lake Bluff, as follows:

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED this ____ day of _____, 2025.

Village President

ATTEST:

Village Clerk

FIRST READING:

SECOND READING:

PASSED:

APPROVED:

PUBLISHED IN PAMPHLET FORM: _____

**Village of Lake Bluff, Illinois
Zoning Relief Application
Applicant Information (Page 1 of 2)**

Subject Property

Address: 417 W Washington Ave

PIN: 12-19-208-015

Current Use: _____

	Owner / Title Holder	Joint Ownership (if applicable)
Name:	<u>Skokie Valley Properties 419 West LLC</u>	_____
Address:	<u>419 W Washington Ave</u>	_____
	<u>Lake Bluff, IL 60044</u>	_____
Phone:	<u>(847) 433-0363</u>	_____
E-mail:	<u>skokievalleyproperties@yahoo.com</u>	_____

If ownership is other than individual or joint, check below and attach additional information:

☒ **Corporation**

☐ **Partnership**

☐ **Land Trust**

☐ **Trust**

Applicant (If Different)

Name: Douglas & Co.

Address: 2252 N. Campbell Ave, Chicago, IL 60647

Relationship to Property: Tenant

Phone: 773 573-2310

E-mail: david.douglas@douglaschicago.com

**Are all real estate taxes, special assessments, and other obligations
paid on the subject property in full? If no, explain.**

☒ **Yes**

☐ **No**

Village of Lake Bluff, Illinois
Zoning Relief Application
Applicant Information (Page 2 of 2)

Narrative of Request / Proposed Work:

Add "Outside Storage" to zoning description for the property. The property is zoned L-1 – Light Industrial. Part of the property has been used for outdoor storage for many years. Attached is a satellite view of the property from 2005 that shows the current building and rows of outdoor storage at the north end of the property.

Printing - Choose One:

The PCZBA requests that all drawings be produced no larger than 11" x 17" whenever possible. In addition to printed copies, submit digital copies of all materials to cgable@lakebluff.org.

- ☐ I request that the Village produce any necessary copies of my application and any attachments. I understand that my application escrow will be charged the cost of printing. For architectural sized plans, costs may be significant and include delivery fees.
- ☒ I will provide 9 printed copies of my application and any attachments to Village Hall (40 E. Center Ave.) and will ensure they are received no later than 15 days prior to the meeting.

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	<u>Jonathan Schiller</u>	Date: <u>1-16-2025</u>
Applicant	<u>[Signature]</u>	Date: <u>1/14/2025</u>

Rev. Jan. 2022

**Village of Lake Bluff, Illinois
Zoning Relief Application
Standards for Text Amendments**

While “the wisdom of amending the village zoning map or the text of this title is a matter committed to the sound legislative discretion of the board of trustees and is not dictated by any set standard,” the PCZBA considers these factors among others in determining a recommendation to the Board of Trustees. It is the burden of the Applicant to establish whether or not their requested amendment is in the best interest of the Village and is supported by these factors.

Each factor is printed below. You should provide a statement as to how your application relates to each factor. You may respond to the questions below on this sheet, or attach a separate typed sheet.

Is the proposed amendment is consistent with the purposes of the zoning regulations?

Yes, the Light Industrial Zoning District purpose is to provide areas for businesses to operate in the Village without causing disruption or hazards to neighboring Residential areas. This amendment does not conflict with that purpose. The outdoor storage will only be palletized hard goods, and will be fenced and screened from neighbors.

To what extent is there a community need for the proposed amendment and any uses or development it would allow?

It will increase the utility of the properties in the district by allowing businesses to have more flexibility in how they can use their property without disrupting neighbors.

To what extent does the proposed amendment conform to the Village’s Comprehensive Plan and Zoning Map, or what are the reasons justifying its lack of conformity?

The proposed amendment does not change the Zoning Map, only what activity is allowed within the district.

**Village of Lake Bluff, Illinois
Zoning Relief Application
Standards for Map Amendments (1 of 2)**

While “the wisdom of amending the village zoning map or the text of this title is a matter committed to the sound legislative discretion of the board of trustees and is not dictated by any set standard,” the PCZBA considers these factors among others in determining a recommendation to the Board of Trustees. It is the burden of the Applicant to establish whether or not their requested amendment is in the best interest of the Village and is supported by these factors.

Each factor is printed below. You should provide a statement as to how your application relates to each factor. You may respond to the questions below on this sheet, or attach a separate typed sheet.

How does the map amendment relate to and affect the existing uses and zoning of properties in the subject property's vicinity? *No*

How does the map amendment relate to and affect development trends in the subject property's vicinity? *No*

What is the impact of the subject property's existing zoning on the subject property's value?
None.

Village of Lake Bluff, Illinois
Zoning Relief Application
Standards for Map Amendments (2 of 2)

While “the wisdom of amending the village zoning map or the text of this title is a matter committed to the sound legislative discretion of the board of trustees and is not dictated by any set standard,” the PCZBA considers these factors among others in determining a recommendation to the Board of Trustees. It is the burden of the Applicant to establish whether or not their requested amendment is in the best interest of the Village and is supported by these factors.

Each factor is printed below. You should provide a statement as to how your application relates to each factor. You may respond to the questions below on this sheet, or attach a separate typed sheet.

What is the impact of the subject property's existing zoning on the suitability of the subject property for uses permitted under its current zoning, including the availability of adequate utilities and essential public services? *None*

What is the impact of the proposed map amendment on the use, enjoyment, value, and future orderly development of properties adjacent to the subject property? *NA*

What is the impact of the proposed map amendment on traffic in the immediate vicinity of the subject property? On the adequacy of ingress to and egress from the subject property? *None*

How long, if at all, has the subject property been vacant? How does this relate to the context of the pace of development in the subject property's vicinity? *NA*

Village of Lake Bluff, Illinois
Zoning Relief Application
Escrow Agreement (Page 1 of 3)

THIS AGREEMENT ("**Agreement**") is made and entered into as of January 14, 2025,
by and between THE VILLAGE OF LAKE BLUFF ("**Village**") and

Douglas & Company ("**Applicant**").

IN CONSIDERATION OF the recitals and mutual covenants and agreements set forth herein, the receipt and sufficiency of which are hereby mutually acknowledged, the parties hereto agree as follows:

SECTION 1. RECITALS.

A. The Applicant has submitted to the Village for its review and consideration an application seeking zoning relief necessary to commence a proposed use at or to construct proposed improvements of the real property located at:
419 W. Washington St., Lake Bluff, Illinois ("**Proposal**") that requires one or more of the following actions by the Village:

- i. Approval or amendment of zoning relief pursuant to Title 10 of the Municipal Code, including without limitation: a variation, special use permit, site plan approval, planned residential development, planned commercial development, planned mixed use development, RIO development plan, and/or amendment to the text of Title 10;
- ii. Approval or amendment of a plat of subdivision pursuant to Title 11 of the Municipal Code;
- iii. Approval pursuant to the Village's Watershed Development Ordinance, as adopted by reference in Title 12 of the Municipal Code; or
- iv. The preparation and consideration of amendments to the Village's liquor regulations, contained in Title 3, Chapter 2 of the Municipal Code.

B. Pursuant to Section 1-12-3 of the Village Comprehensive Fee Schedule and Section 10-2-6 of the Village Zoning Regulations ("**Escrow Regulations**"), applications for approval of a variation and a site plan and/or an amendment to a site plan and/or a text amendment to the Village's Zoning Regulations and other zoning relief must be accompanied by the applicable application fee and the applicant is responsible for payment of any additional costs incurred by the Village, including consultant costs and attorneys' fees, but not including normal operating activities such as internal staff time ("**Reimbursement Costs**").

SECTION 2. CASH DEPOSIT.

Pursuant to the Escrow Regulations, and in connection with the application for the Development, the Developer agrees to provide a cash escrow deposit to the Village in the amount of **\$3,000** ("**Escrow**") to be used towards Reimbursement Costs incurred by the Village in processing the application for approval of the Proposal.

Village of Lake Bluff, Illinois
Zoning Relief Application
Escrow Agreement (Page 2 of 3)

SECTION 3. REPLENISHMENT.

Pursuant to the Escrow Regulations, the Village Administrator shall periodically review the Escrow to ensure that adequate funds are available to satisfy the Reimbursement Costs relating to the Development. The Village Administrator shall notify the Applicant at such times when draws are made against the Escrow towards Reimbursement Costs. Subject to the terms of this Agreement, in the event that the Village Administrator determines that sufficient funds are not available, the Village Administrator shall so notify the Applicant and request a further amount to defray the anticipated additional costs. The Village Administrator shall determine the further amount due based on the nature of the Proposal, its complexity, the anticipated need for additional legal and other consultant services, and the amount of time remaining before the completion of the Proposal. The Applicant shall be given fourteen (14) days to deposit the additional funds. In the event that the funds are not deposited, the Village shall take no further action on the Proposal and shall so advise the Applicant.

SECTION 4. FINAL DISBURSEMENT.

Pursuant to the Escrow Regulations, at the completion of the Proposal and after all outstanding Reimbursement Costs incurred by the Village related to the Proposal have been satisfied in full, the Village Administrator shall remit the balance of the Escrow, if any, to the Applicant.

SECTION 5. DESIGNATED CONTACTS.

The designated contact persons for the Applicant and the Village concerning this Agreement are as follows:

	<u>For Village</u>	<u>For Applicant</u>
Name	Drew Irvin	<u>David Douglas</u>
Title	Village Administrator	<u>President</u>
Organization	Village of Lake Bluff	<u>Douglas & Co.</u>
Address	40 East Center Avenue	<u>2252 N. Campbell Ave.</u>
City, State, Zip	Lake Bluff, IL 60044	<u>Chicago, IL 60647</u>
Phone Number	(847) 283-6883	<u>773 573-2310</u>
Email	dirvin@lakebluff.org	<u>david.douglas@douglaschicago.com</u>

**Village of Lake Bluff, Illinois
Zoning Relief Application
Escrow Agreement (Page 3 of 3)**

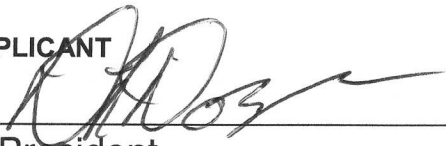
IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives as of the date first above written.

ATTEST

By _____

Its _____

APPLICANT

By  _____

Its **President** _____

ATTEST:

By _____

Its _____

VILLAGE OF LAKE BLUFF

By _____

Its **Village Administrator**

8/2005

Legend

 419 W Washington Ave

**419 W.
Washington
in 2005**

Write a description
for your map.

 419 W Washington Ave

Google Earth

Image © 2024 Maxar Technologies

400 ft



VILLAGE OF LAKE BLUFF

Memorandum

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

FROM: Clara Gable, AICP, Assistant to the Village Administrator

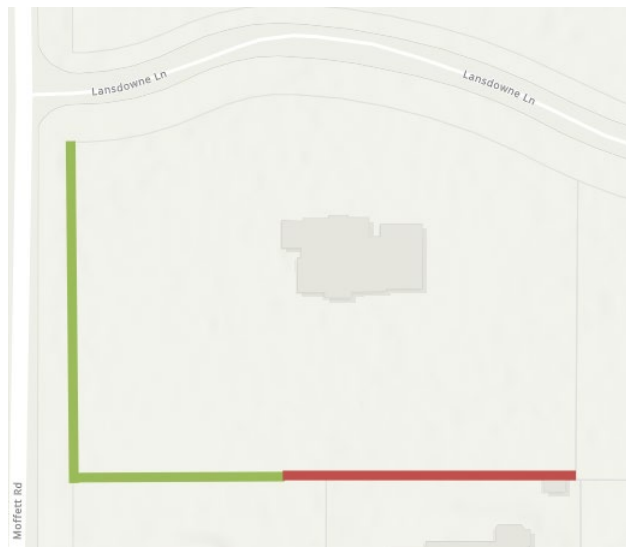
DATE: May 16, 2025

SUBJECT: Agenda Item #6 – Informal Review: 511 Lansdowne Lane Fence

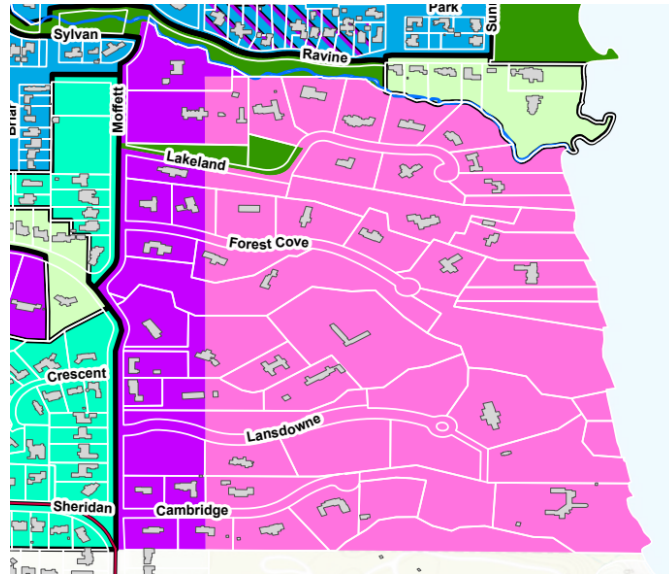
In April of 2025, staff met with Jonathan Baksht, owner of 511 Lansdowne Lane, to discuss his interest in removing a restriction on the Lansdowne Subdivision Plat prohibiting any accessory structures (including fences) within the landscape buffer yards shown on the Plat. At that time, Mr. Baksht indicated his desire to install a fence along his west and south property lines but had not decided on fence details; the fence is part of his landscaping plan with the primary focus of revegetating the landscape buffers.

Village staff spoke with the Village Attorney and determined that the request would need sign off from all property owners within the subdivision and would need to go the Village Board for final approval. Mr. Baksht brought his request to remove the Lansdowne Subdivision Plat fence restriction to the Village Board on May 12, 2025. At this meeting, the Village Board requested that staff notify neighbors/property owners of the proposed Plat change (letters were hand delivered on May 13, 2025) and bring the item back for consideration at the May 28, 2025 Village Board meeting.

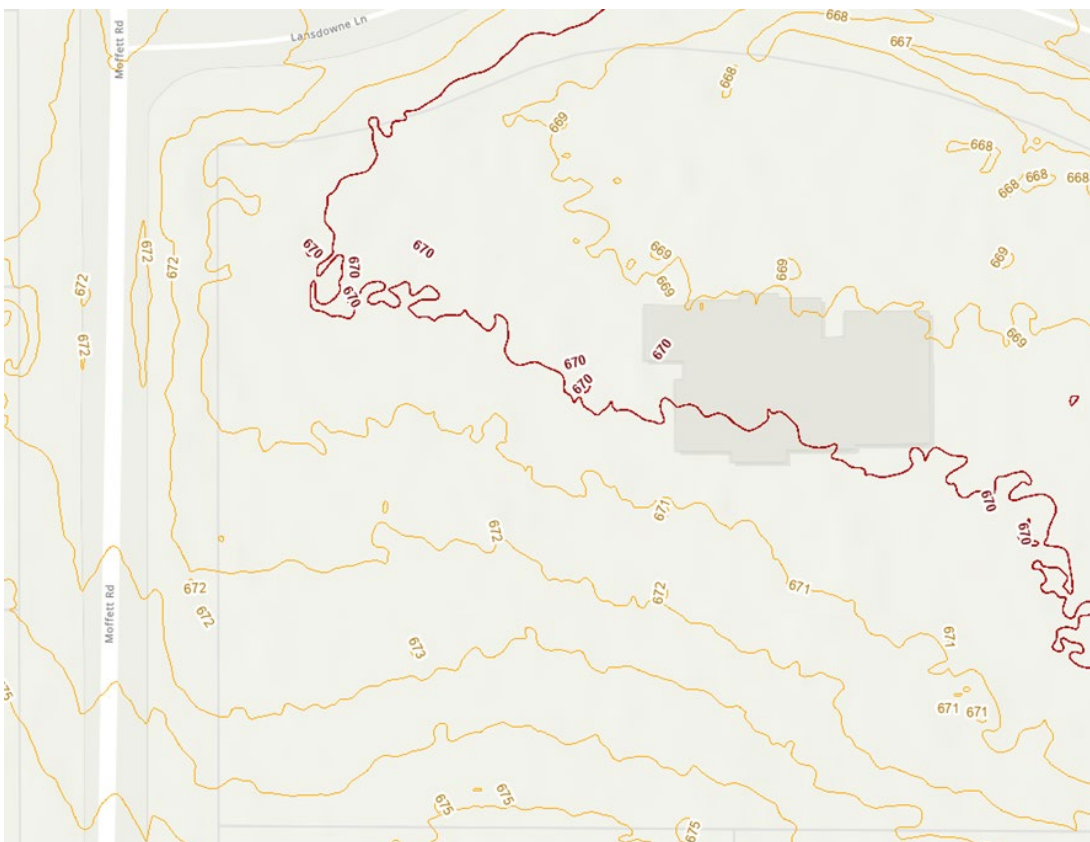
During the May 12 Village Board meeting, Mr. Baksht mentioned that he wanted a fence for privacy. Hearing this, Village staff notified Mr. Baksht that he would be limited to a fence that is 4' in height within the front yard (front yard includes all area between the front lot line and the principal structure). Because 511 Lansdowne Lane is a corner lot, the front lot line is along Moffett Road since that is the shorter side. In the E-2 Estate Residence District, fences in the front yard are limited to 4' in height (on map insert, 4' fence maximum shown in green and 6' fence maximum shown in red).



Interestingly, only certain property immediately east of Moffett Road are zoned E-2; properties further east (including all other homes in the Lansdowne Subdivision) are zoned E-1 where 6' fences are allowed in the front yard.



Also of note, the home appears to sit lower than the proposed fence location.



Mr. Bakcht is seeking feedback on a possible variation to allow a 6' fence within the front yard.

Attachments:

1. Email and plat drawing from the property owner.

From: [Jon Baksht](#)
To: [Clara Gable](#)
Subject: Fwd: 511 Lansdowne Ln 6Ft Fence Height Approval
Date: Tuesday, May 13, 2025 10:59:18 AM
Attachments: [511 Lansdowne Ln Survey with Fence.pdf](#)

Hi Clara,

As we discussed, I'd like approval to construct a 6ft fence along the West side of my property that runs along Moffet Road. Given that my property is considered a corner lot and my understand is that the shorter side is deemed the front of the house for fencing which would limit the fence height to 4ft. I've attached a survey of our house that shows the proposed location of the fence. As can be seen, this is the side of our house, not the front. We are making this request due to the heavy traffic on Moffet Road and to match the fence height that would run along the South side of our property. Additionally, the 6ft fence height aligns with the height of our neighbors to the South along Moffet Road and many other fences that line Moffet Road. We do not have final fence plans as of now as they are contingent on this approval.

Thank you,

Jon Baksht

(713) 817-1498



www.exactaland.com | office: 773.305.4011



PROPERTY ADDRESS:
511 LANSDOWNE LANE, LAKE BLUFF, ILLINOIS 60044

SURVEY NUMBER: IL2403.2523

DATE SIGNED: 03/20/24

FIELD WORK DATE: 3/19/2024

REVISION DATE(S):
(REV. 0 3/20/2024)

POINTS OF INTEREST
NONE VISIBLE

STATE OF ILLINOIS } SS
COUNTY OF LASALLE

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2024
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

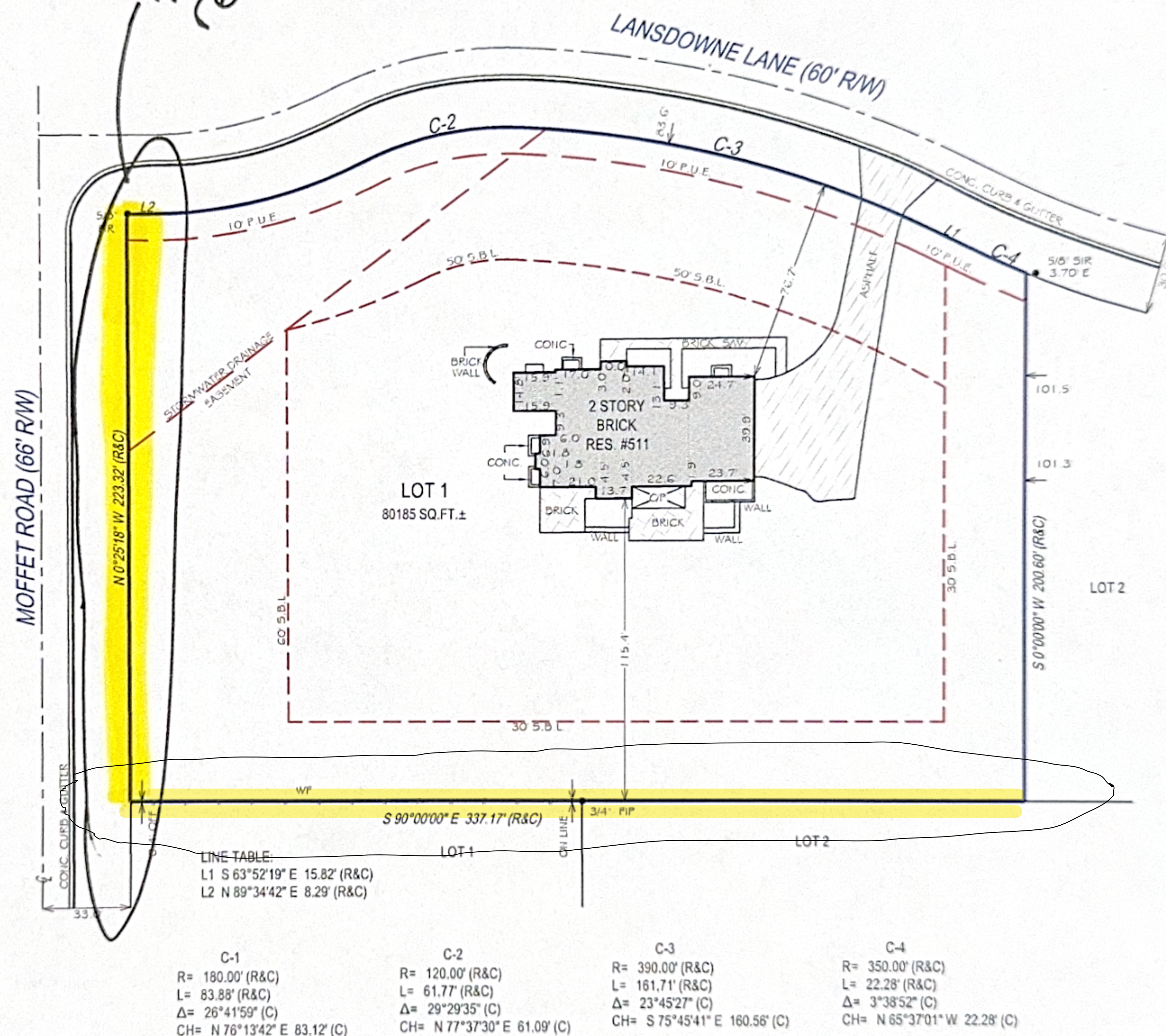


Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450



IL2403.2523
BOUNDARY SURVEY
LAKE COUNTY

6 FT
fencing
requested



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

VILLAGE OF LAKE BLUFF

Memorandum

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

FROM: Clara Gable, AICP, Assistant to the Village Administrator

DATE: May 16, 2025

SUBJECT: Agenda Item #7 – Informal Review: 206 E. Prospect Avenue Garage

Property owner Graham Hallen is seeking an informal review of his potential project to demolish the existing 20-foot by 20-foot garage at 206 E. Prospect Avenue and replace it with a larger garage. As proposed, the garage would at a minimum require a variation for Floor Area Ratio (FAR). Based on the Village's files, it appears that the principal structure has a FAR of approximately 2,468 sf (estimated). The available square footage for the detached garage (including the 440 detached garage bonus plus the 14 sf that is below the maximum) is 454 sf. The proposed request requiring a FAR variation of approximately 11%.

As part of this project, Mr. Hallen plans to remove a portion of the old driveway. Village Engineer Jeff Hansen's preliminary evaluation did not reveal any noteworthy drainage issues that would be triggered by this project.

Attachments:

1. Write-up, plat, and garage photo provided by the property owner.

206 E Prospect Ave, Lake Bluff

Would like to knock down an existing 20x20 garage in the Northwest Corner of the lot and build a new garage in the Northeast Corner of the lot.

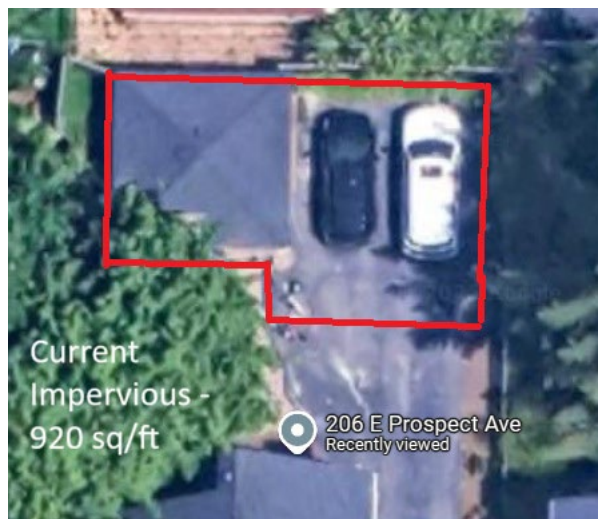
The old slab would be removed, along with the back portion of the driveway to make way for a new slab. This would actually net a decrease of impervious space.

Two primary reasons for the request are;

- 1) Current Garage pad has multiple cracks that cause difference in height as much as much as 2". Exterior is also beginning to breakdown.
- 2) The garage is too short for any cars to fit in and also too narrow for more than 1 car. The 90-degree angle needed to turn into the east facing garage door is impossible for our cars to make, so we essentially have an unusable garage. We would like to build a functional garage.

The current garage was originally added on by the previous owner and was granted a variance to sit a foot from the property line. We would be requesting a variance for allowable square footage of 11% and maintaining the current variance in place for the current garage. This allows the garage to set far back enough from the house so that 2 cars can actually use the garage and be able to back out of it with enough time to turn down the driveway.

We have discussed this with all our neighbors and are confident this would be met with support from each one.



Proposed plans for reference - [Modern Farmhouse Plan: 0 Square Feet - 963-00487](#). Exterior would match the house.

We also had Jeff Hansen out to the property to assess drainage for this project and he noted that if the downspouts do not go towards the neighbors to the east, he sees no drainage issue.

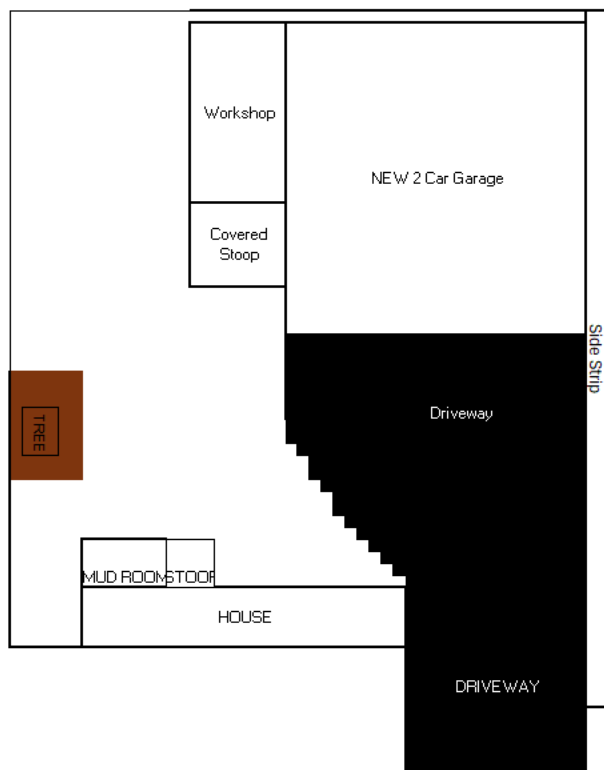
Clara,

Tony and I went out to look at the proposed garage relocation at 206 E Prospect Ave and I do not think there will be a drainage issued caused by moving and expanding the garage. There will be a requirement in the building permit that all drainage from the garage be routed south to the street and not east into the neighbor's yard. I don't know exactly what the grades will be because they haven't set the floor grade of the new garage yet but if there is an issue making it drain naturally to the south - they have a storm sewer system on the east side of the home that they could connect to and collect the roof drainage from the garage that way.

Please let me know if you have any questions.

Thank you,

Jeff Hansen, P.E.



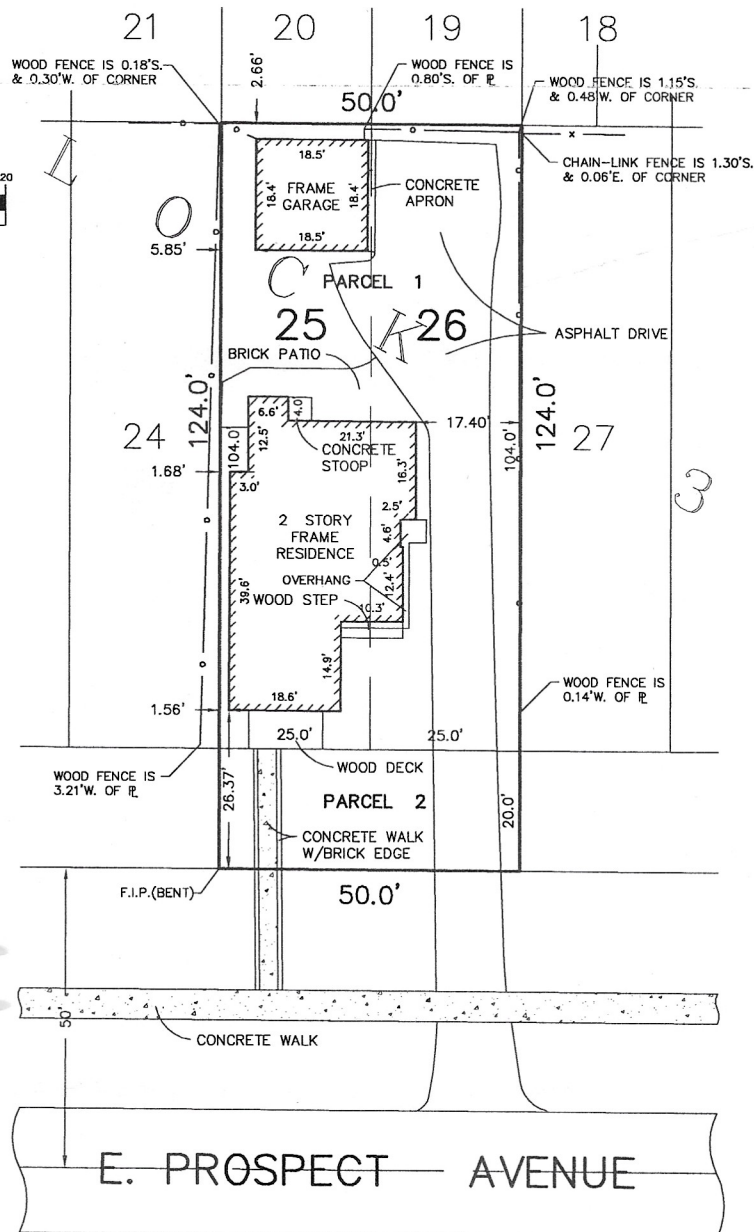
(IN FEET)

1 inch = 20 ft.

DATE: JUNE 17, 2020

COMMONLY KNOWN AS: 206 E. PROSPECT AVENUE; LAKE BLUFF, ILLINOIS 60044

ORDERED BY:
MATTHEW QUICK, P.C.
900 NORTH SHORE DRIVE
SUITE 166
LAKE BLUFF, IL 60044
PHONE: (224) 377-1700



- o COMPARE YOUR DESCRIPTION AND SITE MONUMENTS WITH THIS PLAT AT ONCE AND REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.
- o BUILDING LINE RESTRICTIONS AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO REQUIRED ON THE SUBDIVISION PLAT OR ARE FURNISHED WITH THE ORDERED DESCRIPTION. REFER TO YOUR DEED, ABSTRACT AND OR TITLE POLICY.
- o ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE NOT TO BE ASSUMED BY SCALING.
- o NO WELL OR SEPTIC IMPROVEMENTS SHOWN HEREON
- o THIS PLAT IS NOT CERTIFIED UNLESS A RED SEAL IS PRINTED HEREON.

F.I.P. DENOTES FOUND IRON PIPE
F.I.R. DENOTES FOUND IRON ROD
S.I.R. DENOTES SET IRON ROD

I, VINCENT J. MASSE, AN ILLINOIS REGISTERED
LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE
SURVEYED THE ABOVE DESCRIBED PROPERTY,
AND THAT THE PLAT ABOVE IS A CORRECT
REPRESENTATION OF SAID SURVEY.

VINCENT J MASSE II LAND SURVEYOR # 2854

VINCENT J. MASSE IL. LAND SURVEYOR # 2854
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

P.D.F. # 184-004041 LICENSE EXPIRES 11/30/20

CHAMBERLIN / MASSE
LAND SURVEYORS

14048 W. PETRONELLA DRIVE SUITE 102
LIBERTYVILLE, ILLINOIS 60048

PHONE: (847) 362-8444 cmasse.eng@gmail.com

DRAWN BY: D.B.	JOB # 220125	DRAWING # 1. OF 1.
CHECKED BY: V.J.M.	F.B. / PG. /	



VILLAGE OF LAKE BLUFF

Memorandum

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

FROM: Clara Gable, Assistant to the Village Administrator

DATE: May 16, 2025

SUBJECT: Agenda Item #8 – Action items from the Lake Bluff Comprehensive Plan

At the April 16, 2025 meeting, the PCZBA discussed the important next step of prioritizing actions items from the implementation section of the draft Lake Bluff Comprehensive; Village staff mentioned that this could be done at the May meeting. The implementation section notes each fundamental planning goal and the cost, duration, priority, and lead/partner agencies associated with each goal.

Staff reviewed the goals and created the following “top priority” list (not in order of importance):

- Continue to update the zoning code to specify new commercial and business land uses and improve clarity.
- Undertake a zoning assessment with a special focus on R-5 regulations to ensure the zoning code is transparent, current, and advances community values.
 - Identify and remove regulatory barriers to multifamily residential construction in the R-5 Multifamily District, the western commercial district of the Village, and appropriate portions of identified subareas.
 - Establish design guidelines for R-5 zoned properties.
- Recruit a developer to the 611 Walnut and 33 East North properties (NOTE: underway).
- Explore redevelopment and/or building addition options with CBD property owners of priority properties.
- Retain unique residential character of the neighborhood through design and land planning techniques.
- Establish density and urban design expectations for future development.
- Review and update the subdivision ordinance to ensure compatibility with Village goals.
- Identify and evaluate regulatory barriers to ADU construction in appropriate locations.
- Conclude Block One streetscaping enhancements.
- Expand the scope of design guidelines to include commercial, industrial, mixed-use, and multifamily residential development across the Village.

The PCZBA can discuss an order of importance in relation to these goals along with ways in which these goals may be accomplished.

The following goals are also important for the PCZBA to consider as development occurs:

- Remain flexible to a variety of parking solutions for new development.
- Work to establish cross-access easements between property owners to allow for reduced curb cuts.
- Implement placemaking enhancements as redevelopment occurs on Blocks Two and Three.

Attachments

1. Excerpt from the implementation section of the Lake Bluff Comprehensive Plan

INTRODUCTION

Plan recommendations cannot all be accomplished at one time, or in one year, or even in five years. Plans are implemented over a multi-year period, as opportunities arise and the Village decides the time is right to advance the goal. Therefore, implementation actions are designated in the implementation matrix as high, medium or lower priorities. High priority recommendations are those that reflect a pending opportunity or are important to advance other actions. Medium level strategies would be ones that support other recommendations but are not yet actionable. These should be monitored to identify when they are ripe for action. Lower priority items are not unimportant, but as a matter of overall Village workload and limited impact to support other strategies, these items can occur over a longer timeline.

Each recommendation within the implementation chapter tie back to a plan recommendation and are categorized by chapter. In addition to priority level, recommendations are assigned the following:

- **Fundamental Planning Goal(s)** indicates which of the Comprehensive Plan's essential goals are advanced through each recommendation.
- **Cost** to the Village is shown on a scale of low (\$) to high (\$\$\$). Low cost (\$) recommendations may be completed without significant cost or resources and may be undertaken at any point throughout the year; medium cost (\$\$) recommendations are more resource and capital intensive, requiring allocation in the municipal budget; high cost (\$\$\$) recommendations require significant investment, resources, or partnerships, these may be realized through grants and outside funding sources, in addition to municipal resources.
- **Duration** is shown on a scale between ☺ and ☺☺☺. ☺ refers to projects that may take less than a year, ☺☺ refers to projects that may take between one and ten years, ☺☺☺ refers to projects that may take over ten years. "Ongoing" refers to projects that may not have an end goal, but should continue over time.
- **Lead agency or agencies** denote the public or private organization that is most likely to pursue a given recommendation. In certain cases, this may consist of a partnership of entities.
- **Partner agencies** are other public or private organizations or entities that may aid in the realization of a recommendation. Such agencies are chosen as partners for funding, grant applications, institutional capacity, or expertise to assist and/or advise the lead agency or agencies.

IMPLEMENTATION CHAPTER CONTENTS

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LAND USE & SUBAREAS

Recommendation	Fundamental Planning Goal(s)	Cost	Duration	Priority	Lead Agency/ Agencies	Partner Agency/ Agencies
Continue to update the zoning code to specify new commercial and business land uses and improve clarity.	4, 7, 13	\$	Ongoing	High	Village of Lake Bluff	Lake Bluff BAC, Developers, Property Owners
Undertake a zoning assessment with a special focus on R-5 regulations to ensure the zoning code is transparent, current, and advances community values.	9, 13	\$\$	⌚	High	Village of Lake Bluff	Consultant, Developers, Property Owner(s)
Accommodate mixed-use development where sensible in the western commercial and industrial areas along the western portion of Route 176 and near Route 41.	6, 13, 17	\$	⌚ ⌚ ⌚	High	Village of Lake Bluff	Developers, Lake County, Property Owner(s)

SUBAREA: ROUTE 41 CORRIDOR

Subarea Objective	Fundamental Planning Goal(s)	Cost	Duration	Priority	Lead Agency/ Agencies	Partner Agency/ Agencies
Consider annexing properties east of Route 41 and north of Route 176 and/or preparing a master plan to enable unified development.	6, 9, 12	\$\$	⌚ ⌚	High	Village of Lake Bluff	Consultant, Developer(s), Lake County, Property Owner(s)
Ensure natural buffers are maintained or created between differing land uses and preserve habitat where feasible.	12, 13, 16	\$\$	⌚ ⌚ ⌚	Lower	Village of Lake Bluff, Developer(s)	Property Owner(s)

SUBAREA: ROUTE 176 COMMERCIAL CORRIDOR

Subarea Objective	Fundamental Planning Goal(s)	Cost	Duration	Priority	Lead Agency/ Agencies	Partner Agency/ Agencies
Explore annexation of existing commercial properties along the north side of Route 176 in the near-term or as redevelopment occurs.	6, 13	\$\$	☉ ☉	High	Village of Lake Bluff, Property owner(s)	Developers, Lake County, IDOT
Improve streetscape along the northern side of Route 176.	18, 19	\$\$\$	☉ ☉ ☉	High	Village of Lake Bluff, IDOT	Lake County DOT, Property Owner(s)

SUBAREA: 800 GREEN BAY ROAD

Subarea Objective	Fundamental Planning Goal(s)	Cost	Duration	Priority	Lead Agency/ Agencies	Partner Agency/ Agencies
Preserve and reuse the Quigley estate home and investigate the significance of vernacular cottages on the property for further preservation and reuse.	1, 9, 11	\$\$	☉ ☉ ☉	Lower	Developer	Village of Lake Bluff HPC
Promote housing diversity in new development on the property.	9	\$\$	☉ ☉ ☉	Lower	Village of Lake Bluff, Developer	-
Require sound land planning and circulation approaches in the future development of the property.	13, 17	\$\$	☉ ☉ ☉	Lower	Village of Lake Bluff	Developer, IDOT

SUBAREA: BUSINESS PARK

Subarea Objective	Fundamental Planning Goal(s)	Cost	Duration	Priority	Lead Agency/ Agencies	Partner Agency/ Agencies
Develop land uses that increase employment and/ or municipal revenue.	4, 7	\$	Ongoing	Medium	Village of Lake Bluff	-
Improve external appearance of the Business Park and develop pedestrian infrastructure.	2, 13, 18, 19	\$\$\$	🕒 🕒	Medium	Village of Lake Bluff	IDOT, Property Owners, SSA
Remain open to potential residential or commercial development at the northern edge of the subarea.	4, 9	\$	🕒 🕒 🕒	Medium	Village of Lake Bluff	Property owner(s), developers
Monitor existing buildings within the commercial areas on the south side of Route 176 and remain open to uses and new development to keep the buildings and commercial area desirable.	1, 4	\$	🕒	Medium	Village of Lake Bluff, Property Owner(s)	-
Conduct periodic check-ins with property owners to remain up to date on market and policies challenges to ensure vitality of commercial area.	4	\$	Ongoing	Medium	Village of Lake Bluff, Property Owner(s)	Lake Forest/Lake Bluff Chamber of Commerce

SUBAREA: CENTRAL BUSINESS DISTRICT

Subarea Objective	Fundamental Planning Goal(s)	Cost	Duration	Priority	Lead Agency/ Agencies	Partner Agency/ Agencies
Activate the historic Metra station with a commercial tenant.	4, 5, 7, 11	\$\$	☉ ☉	Lower	Village of Lake Bluff, Entrepreneur(s), Artists	Lake Forest/Lake Bluff Chamber of Commerce
Be open to long-term development of a portion of the Metra parking lot, should reduction in parking be offset.	9, 20	\$	☉ ☉ ☉	Medium	Village of Lake Bluff, Developer	IDOT, Union Pacific Railroad
Conduct a parking analysis of lot during high-demand times, such as festivals and CBD events	20	\$\$	☉ ☉	Medium	Village of Lake Bluff	-
Remain open to the development of multifamily housing and/or mixed-use buildings in strategic locations in the Central Business District.	1, 5, 9	\$	Ongoing	Lower	Village of Lake Bluff, Developer(s), Property Owner(s)	-
Recruit a developer to the 611 Walnut and 33 East North properties.	9	\$\$	☉ ☉	High	Village of Lake Bluff, Developer	-
Explore redevelopment and/or building addition options with CBD property owners of priority properties.	9	\$\$	☉ ☉	High	Village of Lake Bluff, Property Owner(s)	-
Advance CBD placemaking, development, and design priorities as redevelopment occurs along Scranton Avenue on Block Two.	1, 4, 5, 9, 20	\$	☉	High	Village of Lake Bluff	-
Explore the conversion of second-floor spaces to housing.	9, 11	\$\$	☉ ☉	Medium	Village of Lake Bluff, Property Owner(s)	Developer(s)
Remain flexible to a variety of parking solutions for new development.	4, 20	\$	Ongoing	High	Village of Lake Bluff, Developer(s)	Property Owner(s)

SUBAREA: MULTIFAMILY DISTRICT

Subarea Objective	Fundamental Planning Goal(s)	Cost	Duration	Priority	Lead Agency/ Agencies	Partner Agency/ Agencies
Emphasize the Village's diverse architectural heritage as new development occurs.	1, 10, 13	\$	Ongoing	Lower	Village of Lake Bluff	Property Owner(s)
Retain unique residential character of the neighborhood through design and land planning techniques.	1, 10, 13	\$	🕒 🕒 🕒	High	Village of Lake Bluff	Developer(s)
Establish design guidelines for R-5 zoned properties.	1, 13	\$\$	🕒 🕒	High	Village of Lake Bluff	Lake Bluff ABR
Work to establish cross-access easements between property owners to allow for reduced curb cuts.	1, 13, 20	\$	🕒 🕒	High	Village of Lake Bluff	Property Owner(s), Developer(s)

SUBAREA: STONEBRIDGE

Subarea Objective	Fundamental Planning Goal(s)	Cost	Duration	Priority	Lead Agency/ Agencies	Partner Agency/ Agencies
Explore Missing Middle housing types as part of the future redevelopment.	9, 10, 13	\$\$	☉ ☉ ☉	Medium	Village of Lake Bluff, Developer	-
Secure a master plan for the property to ensure logical siting of residential, reasonable density, and compatibility with nearby neighborhoods.	10	\$	☉	Medium	Developer	-
Encourage the construction of multifamily housing in a style that honors the former manor house.	9, 11	\$\$	☉ ☉	Lower	Developer	Village of Lake Bluff, Lake Bluff History Museum
Integrate new development into adjacent neighborhoods and open space.	3, 10, 13, 16, 19	\$\$	☉ ☉ ☉	Lower	Developer	Village of Lake Bluff, Lake Bluff Open Lands Association, Lake County Forest Preserves
Connect internal trails to Oriole Grove Forest Preserve Trails	19	\$\$	☉ ☉ ☉	Lower	Developer	Lake County Forest Preserves
Utilize wetlands to create on-site public amenity for residents and visitors, connected to the West Terrace neighborhood by trail.	8, 16	\$\$	☉ ☉ ☉	Lower	Developer	Village of Lake Bluff, Lake Bluff Park District, Lake Bluff Open Lands Association
Preserve Jens Jensen-designed landscape along Green Bay Road.	16	\$	☉ ☉ ☉	Medium	Developer	Village of Lake Bluff, Lake Bluff Park District
Establish density and urban design expectations for future development.	10, 13	\$	☉	High	Village of Lake Bluff	-

SUBAREA: VILLAGE-OWNED TEN ACRES

Subarea Objective	Fundamental Planning Goal(s)	Cost	Duration	Priority	Lead Agency/ Agencies	Partner Agency/ Agencies
Integrate the property into the existing road and trail network and consider access to the West Terrace neighborhood.	18, 19	\$\$	☺ ☺	Medium	Village of Lake Bluff, Developer	-
Connect internal trails to the North Shore Bike Path	18, 19	\$\$	☺ ☺	Medium	Village of Lake Bluff, Developer	-
Conduct a traffic study to determine best location for vehicular access to West Terrace neighborhood, if applicable.	18	\$\$	☺ ☺	Medium	Village of Lake Bluff, Developer	-
Create pedestrian trails along remaining rights-of-way connecting the Village-owned Ten Acres to the West Terrace neighborhood.	19	\$\$	☺ ☺	Medium	Village of Lake Bluff, Developer	-
Create signalized intersection along Route 176 to connect to the neighborhood and CLCJAWA facility.	18	\$\$	☺ ☺	Medium	Village of Lake Bluff, Developer, IDOT	CLCJAWA
Maintain buffers along Route 176, the West Terrace neighborhood, and the CLCJAWA facility.	3, 8, 16	\$\$	Ongoing	Lower	Developer	-
Preserve natural areas where feasible for aesthetic and stormwater management purposes, and explore an on-site park.	8, 14, 16	\$\$	☺ ☺ ☺	High	Developer	Lake Bluff Open Lands Association, Lake Bluff Park District
Develop a diversity of housing products, including “Missing Middle” housing types, with a particular focus on clustering development to maximize open space.	9, 10, 13	\$\$	☺ ☺ ☺	Medium	Developer	-

ENVIRONMENT & OPEN SPACE

Recommendation	Fundamental Planning Goal(s)	Cost	Duration	Priority	Lead Agency/ Agencies	Partner Agency/ Agencies
Continue to advance recommendations from the Village's Sustainability Plan.	8, 14, 16	\$\$\$	Ongoing	Medium	Village of Lake Bluff	Lake Bluff Park District, Lake Bluff School District 65, Lake County, Property Owner(s)
Maintain the open space inventory and enhance existing open spaces within the Village for shared conservation, recreation, and maintenance goals.	16	\$	Ongoing	Medium	Village of Lake Bluff, Lake Bluff Open Lands Association, Lake Bluff Park District, Lake County Forest Preserves	Crab Tree Farm, Shore Acres Country Club, School District 65, other open space owners
Continue to maintain open space inventory and review maintenance and management plans.	16	\$	Ongoing	Lower	Village of Lake Bluff	-
Identify resources and secure grants for continued open space maintenance.	16	\$	Ongoing	Medium	Village of Lake Bluff, Lake Bluff Open Lands Association, Lake Bluff Park District, Lake County Forest Preserves	-
Encourage appropriately sized clustered development to preserve open space, significant habitat, and/or view corridors in the event of estate property development.	3, 14, 16	\$\$	☺ ☺ ☺	Medium	Village of Lake Bluff, Developer(s)	Lake Bluff Open Lands, Lake Bluff Park District, Property Owner(s)

ENVIRONMENT & OPEN SPACE (cont.)

Recommendation	Fundamental Planning Goal(s)	Cost	Duration	Priority	Lead Agency/Agencies	Partner Agency/Agencies
Work with IDOT to preserve the large marsh property currently used for stormwater detention as a natural feature at a scale in keeping with the Village.	8, 14	\$\$\$	🕒 🕒 🕒	High	IDOT, City of North Chicago, Village of Lake Bluff	Foss Park District, Lake Bluff Open Lands Association
Continue to preserve open space on and near Crab Tree Farm.	14	\$	Ongoing	High	Crab Tree Farm, Village of Lake Bluff	Property Owner(s)
Work with regional partners to explore strategically restoring wetlands with high floodwater storage, water quality, and ecological potential throughout the Village in partnership with property holders and local and regional agencies, where appropriate.	8, 14	\$	Ongoing	Medium	Village of Lake Bluff, Lake County, NSWRD	Lake Bluff Open Lands Association, Lake Bluff Park District
Work with property owner(s) to construct a small wetland pilot project where feasible as an educational and stormwater access.	2, 8	\$\$\$	🕒 🕒 🕒	Medium	Village of Lake Bluff, Lake County, NSWRD, Property Owner(s)	Friends of the Chicago River, Lake Bluff Open Lands Association, The Wetlands Initiative
Engage partners such as the Lake County Forest Preserves and Lake Bluff Open Lands to preserve areas of ecological significance to preserve habitat in the event of large-scale development.	8, 14, 16	\$\$	Ongoing	Medium	Village of Lake Bluff, Developer(s)	Lake Bluff Open Lands Association, Lake Bluff Park District, Lake County Forest Preserves, Property Owner(s)
Catalog significant ecological areas on potential redevelopment sites.	8	\$\$	🕒 🕒	Medium	Village of Lake Bluff, Property Owner(s)	Lake Bluff Open Lands Association, Lake Bluff Park District, Lake County Forest Preserves

ENVIRONMENT & OPEN SPACE (cont.)

Recommendation	Fundamental Planning Goal(s)	Cost	Duration	Priority	Lead Agency/Agencies	Partner Agency/Agencies
Facilitate a healthy pollinator environment through investments and policy.	8	\$\$	Ongoing	Medium	Village of Lake Bluff, Lake Bluff Park District	Property Owner(s)
Work with Park District, School District, and other partners to pilot pollinator gardens and create pollinator corridors.	8	\$\$	☉ ☉ ☉	Medium	Village of Lake Bluff	Lake Bluff Park District, Lake Bluff School District 65, Lake County Forest Preserves, Property Owner(s)
Draft and adopt bird-friendly building design requirements.	1, 8	\$	☉ ☉	Lower	Village of Lake Bluff	Lake Bluff Architecture Board of Review
Continue to implement the Village-Wide Stormwater Master Plan.	2, 8	\$\$\$	Ongoing	High	Village of Lake Bluff	Lake County, IDOT, NSWRD
Promote use of Stormwater Best Management Practices in all development in the Village.	3, 8	\$	Ongoing	High	Village of Lake Bluff, Developer(s)	Lake County SMC
Consider codifying aspects of green stormwater mitigation in code to require such features in new developments.	3, 8	\$	☉ ☉	High	Village of Lake Bluff	Lake County SMC
Work with property owners to encourage development of rain gardens and de-paving private property.	8	\$\$	☉ ☉	Medium	Village of Lake Bluff, Lake County SMC	NSWRD, Property Owner(s), The Wetlands Initiative
Pilot permeable pavers or other stormwater upgrades on streets with chronic ponding issues.	2, 8	\$\$\$	☉ ☉ ☉	Lower	Village of Lake Bluff, NSWRD	-
Study potential locations for deployment, feasible stormwater infrastructure solutions, and construct a pilot along one block of street slated for repaving.	2	\$\$\$	☉ ☉ ☉	Medium	Village of Lake Bluff, NSWRD	Lake County SMC

ENVIRONMENT & OPEN SPACE (cont.)

Recommendation	Fundamental Planning Goal(s)	Cost	Duration	Priority	Lead Agency/Agencies	Partner Agency/Agencies
Continue to seek grants and other funding sources to stabilize the Village's ravines, support ravine-adjacent property owners, and improve access to the ravine network (where held by a public entity) to preserve and display Lake Bluff's natural heritage.	14, 16	\$	Ongoing	Medium	Village of Lake Bluff	Illinois Environmental Protection Agency, Lake Bluff Park District, Lake County, Property Owner(s)
Continue to distribute ravine information to residents and property owners.	14	\$	Ongoing	Medium	Village of Lake Bluff	Illinois Environmental Protection Agency, Lake Bluff Park District, Lake County
Create and distribute online or print resources to nearby property owners.	14	\$	☉ ☉	Medium	Village of Lake Bluff	-
Continue to support partner agencies' best lakefront management practices and work to implement the eventual Lake Michigan Watershed-Based Plan with County and State partners.	14	\$\$	Ongoing	Medium	Village of Lake Bluff	Illinois Environmental Protection Agency, Lake Bluff Park District, Lake County, Property Owner(s)
Support tree planting across the Village, with a particular focus on commercial and industrial districts.	8	\$\$	Ongoing	Medium	Village of Lake Bluff, Property Owner(s)	-
Continue to update and implement the tree canopy preservation plan.	8	\$	Ongoing	Medium	Village of Lake Bluff	Chicago Regional Trees Initiative
Explore designation of and protections for heritage trees across the Village.	8, 14	\$\$	☉	Medium	Village of Lake Bluff	Chicago Regional Trees Initiative, Lake Bluff History Museum, Property Owner(s)
Explore incentives for green building design in new developments or retrofits.	1, 8	\$	☉ ☉	Lower	Village of Lake Bluff	Developer(s), Lake Bluff BAC, Property Owner(s)

ENVIRONMENT & OPEN SPACE (cont.)

Recommendation	Fundamental Planning Goal(s)	Cost	Duration	Priority	Lead Agency/ Agencies	Partner Agency/ Agencies
Consider constructing electric vehicle charging facilities in public parking lots or prioritizing EV parking, where feasible.	18	\$\$	☉ ☉	Medium	Village of Lake Bluff	Lake Bluff Park District, Lake Bluff School District 65
Explore incentives for developments or renovations that create all-electric buildings.	1	\$	☉ ☉	Medium	Village of Lake Bluff	Developer(s), Lake Bluff BAC, Property Owner(s)
Study incentive best practices in other communities in the region.	1	\$	☉	Medium	Village of Lake Bluff	-
Continue to update solar and wind code.	1	\$	Ongoing	Medium	Village of Lake Bluff	-
Explore installation of solar panels or other renewable energy generation on public property or buildings.	2, 14	\$\$	☉ ☉	Lower	Village of Lake Bluff	Illinois Environmental Protection Agency, Lake Bluff Park District, Lake Bluff School District 65
Continue to implement the Lake County All Natural Hazards Mitigation Plan through infrastructure investments and policy.	2, 8	\$\$	Ongoing	Medium	Village of Lake Bluff	-
Improve Capacity of Drainage Systems and/or Provide Additional Storage of Flood Waters	2	\$\$\$	☉ ☉	High	Village of Lake Bluff	Lake County, NSWRD, Property Owner(s)
Implement Property Protection Projects for Flood Mitigation	2	\$\$	☉ ☉	High	Village of Lake Bluff	Lake County, NSWRD, Property Owner(s)
Reduce Inflow and Infiltration to Protect Against Sewer Backups	2	\$\$\$	☉ ☉	High	Village of Lake Bluff	IDOT, Lake County, NSWRD, Property Owner(s)

ENVIRONMENT & OPEN SPACE (cont.)

Recommendation	Fundamental Planning Goal(s)	Cost	Duration	Priority	Lead Agency/ Agencies	Partner Agency/ Agencies
Identify Wind Mitigation Opportunities for the Protection of Buildings, and to Provide Safe Rooms and Sheltering	1	\$\$	☉ ☉	Lower	Village of Lake Bluff	Federal Emergency Management Agency, Lake Bluff Park District, Lake Bluff School District 65, Property Owner(s)
Continue Participation in Tree City USA (Urban Forestry)	8	\$	Ongoing	Medium	Village of Lake Bluff	Chicago Regional Trees Initiative
Seek Mitigation Grant Funding for Additional Mitigation Planning and Cost Beneficial Projects	2	\$\$	☉	High	Village of Lake Bluff	Federal Emergency Management Agency, Lake County
Increase storm sewer capacity to drain West Scranton viaduct.	2	\$\$\$	☉ ☉	High	Village of Lake Bluff	Lake County, NSWRD, Property Owner(s)
Continue to monitor and strengthen critical community infrastructure, such as drinking water quality, sanitary sewer condition, and the provision of utilities.	2, 14	\$\$\$	Ongoing	High	Village of Lake Bluff	CLCJAWA, NSWRD

HOUSING

Recommendation	Fundamental Planning Goal(s)	Cost	Duration	Priority	Lead Agency/Agencies	Partner Agency/Agencies
Study zoning to allow for the preservation of “heritage homes” in historic portions of the Village.	9	\$	⌚	High	Village of Lake Bluff	-
Identify and remove regulatory barriers to multifamily residential construction in the R-5 Multifamily District, the western commercial district of the Village, and appropriate portions of identified subareas.	9, 13	\$\$	⌚ ⌚	High	Village of Lake Bluff	Metropolitan Mayors' Caucus Homes for a Changing Region
Continue to implement recommendations of the Village Affordable Housing Plan.	9, 13	\$	Ongoing	Medium	Village of Lake Bluff	Lake County, Developer(s), Property Owner(s)
Remain open to diverse housing types within subareas, as appropriate.	9, 13	\$	Ongoing	High	Village of Lake Bluff	Developer(s), Property Owner(s)
Review and update the subdivision ordinance to ensure compatibility with Village goals.	9, 13, 17	\$\$	⌚	High	Village of Lake Bluff	-
Consider design guidelines for multi-unit development in districts that allow for such development, like the R-5 district and the western commercial areas of the Village.	1, 9	\$\$	⌚ ⌚	High	Village of Lake Bluff	Lake Bluff ABR
Identify and evaluate regulatory barriers to ADU construction in appropriate locations.	9	\$	⌚	High	Village of Lake Bluff	AARP, Chicago Metropolitan Agency for Planning

COMMUNITY CHARACTER & DESIGN

Recommendation	Fundamental Planning Goal(s)	Cost	Duration	Priority	Lead Agency/Agencies	Partner Agency/Agencies
Continue to activate alleys in the Central Business District for public use as plazas, where possible.	5, 15	\$\$	Ongoing	Medium	Village of Lake Bluff	Developer(s), Property Owner(s)
Work with property owner to activate the former Lake Forest Bank & Trust drive-through for periodic activities, with potential long-term installation of pavers and public space enhancements.	5, 15	\$\$\$	🕒 🕒	Low	Village of Lake Bluff, Property Owner	-
Continue to support and give license to CBD programming and placemaking efforts by outside entities.	5	\$	Ongoing	High	Village of Lake Bluff	Lake Forest/Lake Bluff Chamber of Commerce, Participating Event Sponsors
Incorporate placemaking elements into public and private developments, improvements, and/or partnerships.	1, 2, 15	\$\$	Ongoing	Medium	Village of Lake Bluff	Developer(s), IDOT, Lake Bluff Park District, Lake Bluff School District 65, Property Owner(s)
Conclude Block One streetscaping enhancements.	5, 13	\$\$\$	Ongoing	High	Village of Lake Bluff	Property Owner(s)
Explore streetscaping enhancements on Sheridan Road.	5, 19	\$\$\$	🕒 🕒 🕒	Medium	Village of Lake Bluff	IDOT
Conclude Sculpture Garden project near Metra station.	5, 14	\$\$\$	Ongoing	High	Village of Lake Bluff	IDOT, Metra
Explore streetscaping enhancements on Block Three.	5, 13	\$\$	🕒 🕒 🕒	Medium	Village of Lake Bluff	Property Owner(s), Developer(s)
Implement placemaking enhancements as redevelopment occurs on Blocks Two and Three.	5, 15	\$\$	🕒	High	Village of Lake Bluff	Developer(s)

COMMUNITY CHARACTER & DESIGN (cont.)

Recommendation	Fundamental Planning Goal(s)	Cost	Duration	Priority	Lead Agency/Agencies	Partner Agency/Agencies
Continue to minimize signage and other obstructions to view corridors.	1, 15	\$	Ongoing	Medium	Village of Lake Bluff	IDOT, Lake Bluff Park District, Lake County DOT, Property Owner(s)
Selectively and sparingly apply branding features to a small number of locations in the community.	1, 4	\$\$	☺ ☺	Medium	Village of Lake Bluff	-
Improve Scranton Bridge gateway with improve infrastructure and art, following drainage improvements.	1	\$\$\$	☺ ☺ ☺	Medium	Village of Lake Bluff, IDOT, Metra, Union Pacific Railroad	Lake County SMC, NSWRD
Install lighting and banners where appropriate in the western commercial area of the Village.	4	\$\$	☺ ☺	Medium	Village of Lake Bluff	-
Initiate planning for the West Scranton viaduct replacement and associated roadway and trail improvements.	15	\$\$	☺ ☺	Medium	Village of Lake Bluff	IDOT, Metra, NSWRD, Union Pacific Railroad
Continue to pursue Dark Sky Community principles in community design.	1	\$	Ongoing	High	Village of Lake Bluff	International Dark-Sky Association, Lake Bluff ABR
Continue to dispose of surplus rights-of-way in the Village to allow public and private property improvements.	3, 15	\$	Ongoing	High	Village of Lake Bluff	Property Owner(s)
Maintain existing zoning incentives for historic preservation.	11	\$	Ongoing	Lower	Village of Lake Bluff	Lake Bluff HPC, Lake Bluff History Museum
Focus landmark designation on high-priority properties.	11	\$	☺ ☺	Lower	Lake Bluff HPC	-

COMMUNITY CHARACTER & DESIGN (cont.)

Recommendation	Fundamental Planning Goal(s)	Cost	Duration	Priority	Lead Agency/Agencies	Partner Agency/Agencies
Continue expanding sidewalk plaques to historic sites in addition to structures.	11, 15	\$\$	Ongoing	Lower	Village of Lake Bluff	Lake Bluff HPC, Lake Bluff History Museum
Expand the scope of design guidelines to include commercial, industrial, mixed-use, and multifamily residential development across the Village.	9, 12, 13	\$\$	🕒 🕒	High	Village of Lake Bluff	Lake Bluff ABR
Improve accessibility pursuant to the Americans with Disabilities Act (ADA) and explore constructing facilities to improve comfort level of a variety of age groups and abilities.	1, 2, 15, 19	\$\$\$	Ongoing	High	Village of Lake Bluff	Property Owner(s)

TRANSPORTATION

Recommendation	Fundamental Planning Goal(s)	Cost	Duration	Priority	Lead Agency/Agencies	Partner Agency/Agencies
Coordinate with IDOT and other partner agencies to reconstruct the Route 41 interchange at Route 176.	18	\$\$\$	🕒 🕒	High	Village of Lake Bluff, Illinois Department of Transportation	North Shore Water Reclamation District, Property Owner(s)
Work with IDOT and Union Pacific to grade separate the Route 176/Union Pacific crossing.	18	\$\$\$	🕒 🕒 🕒	High	Village of Lake Bluff, Illinois Department of Transportation, Union Pacific Railroad	Property Owner(s)
Work with IDOT to develop a landscaping plan and attractive design to highlight an entry point to the Village.	15, 18	\$\$	🕒 🕒 🕒	-	Village of Lake Bluff, Illinois Department of Transportation	Property Owner(s)
Advocate for roadway enhancements that do not require widening.	18	\$	Ongoing	Medium	Village of Lake Bluff	Illinois Department of Transportation
Deploy traffic calming in strategic locations to enhance safety on local streets.	18, 19	\$\$	🕒 🕒	Medium	Village of Lake Bluff	-
Collaborate with IDOT to explore the addition of a traffic signal or overhead beacon at the intersection of Green Bay Road and West Washington Avenue.	18, 19	\$\$\$	🕒 🕒	High	Village of Lake Bluff	Illinois Department of Transportation
Construct curb extensions and a potential traffic circle at the intersection of West Washington Avenue and West Blodgett Avenue near Green Bay Road.	18, 19	\$\$\$	🕒 🕒	Medium	Village of Lake Bluff	Property Owner(s)
Install a chicane(s) along Atkinson Road between Sanctuary Lane and Birch Avenue	18, 19	\$\$	🕒 🕒	Medium	Village of Lake Bluff	Property Owner(s)

TRANSPORTATION (cont.)

Recommendation	Fundamental Planning Goal(s)	Cost	Duration	Priority	Lead Agency/Agencies	Partner Agency/Agencies
Install a chicane(s) along Bath and Tennis Club Road between Green Bay and Wimbledon Roads.	18, 19	\$\$	☉ ☉	Medium	Village of Lake Bluff	Property Owner(s)
Redesign the Moffett Road and Cambridge Lane intersection to consolidate into a single intersection with Sheridan Road and add gateway landscaping, considering options like a traffic circle.	15, 18	\$\$\$	☉ ☉ ☉	Medium	Village of Lake Bluff	Property Owner(s)
Maintain and improve Village Streets	18	\$\$\$	Ongoing	High	Village of Lake Bluff	IDOT
Construct sidewalks in strategic locations across the Village.	19	\$\$\$	☉ ☉ ☉	Medium	Village of Lake Bluff	Chicago Metropolitan Agency for Planning, IDOT, Lake Bluff School District 65, Lake County DOT, Property Owner(s), Safe Routes to School Program
Increase trail connection points along the McClory and North Shore Paths.	19	\$\$	☉ ☉	Medium	Village of Lake Bluff	-
Install crosswalk across West Scranton Avenue connecting to the North Terrace neighborhood.	19	\$\$	☉ ☉	High	Village of Lake Bluff	IDOT
Install crosswalk across Sheridan Road at Crab Tree Farm.	19	\$\$	☉ ☉	Lower	Village of Lake Bluff	IDOT
Install a crosswalk at Sheridan Road and East Blodgett Avenue.	19	\$\$	☉ ☉	High	Village of Lake Bluff	IDOT

TRANSPORTATION (cont.)

Recommendation	Fundamental Planning Goal(s)	Cost	Duration	Priority	Lead Agency/Agencies	Partner Agency/Agencies
Construct a trail along the east side of Waukegan Road from Route 176 to the Village's southern boundary.	18, 19	\$\$\$	☉ ☉ ☉	Medium	Village of Lake Bluff	IDOT, Property Owner(s)
Extend the Skokie Valley Bike Path north of Route 176.	19	\$\$	☉ ☉ ☉	Medium	Village of Lake Bluff	Lake County, Property Owner, Union Pacific Railroad
Continue to work with IDOT, the City of North Chicago, Lake County, and the Naval Station to develop a trail along Green Bay Road from Route 176 to Buckley Road.	18, 19	\$\$\$	☉ ☉ ☉	Lower	Village of Lake Bluff, IDOT, Property Owner(s)	Canadian National Railroad, City of North Chicago, Lake County DOT, Naval Station Great Lakes
Construct trail underpasses in high-priority locations.	18, 19	\$\$\$	☉ ☉ ☉	Medium	Village of Lake Bluff	-
Construct an underpass under the Metra tracks at Blodgett Avenue.	19	\$\$\$	☉ ☉ ☉	Lower	Village of Lake Bluff	IDOT, Metra, Property Owner(s), Union Pacific Railroad
Construct an underpass under Route 176 connecting to Blair Park.	19	\$\$\$	☉ ☉ ☉	Lower	Village of Lake Bluff	IDOT, Lake Bluff Park District
Continue to require internal trail networks and external connections in new developments across the Village.	1, 3, 19	\$	Ongoing	High	Village of Lake Bluff, Developer(s)	-
Continue to develop standardized trail specifications for multi-use and nature trails in the Village.	8, 19	\$\$	☉	Medium	Village of Lake Bluff	Lake County Forest Preserves, Lake Bluff Open Lands Association

TRANSPORTATION (cont.)

Recommendation	Fundamental Planning Goal(s)	Cost	Duration	Priority	Lead Agency/Agencies	Partner Agency/Agencies
Continue to advocate for improved regional transit.	18	\$	Ongoing	High	Village of Lake Bluff	Lake County DOT, Metra, Regional Transportation Authority, Pace Suburban Bus
Explore fixed-route transit service to serve the Village's western industrial and commercial areas.	18	\$\$	☉ ☉	Medium	Village of Lake Bluff, City of Lake Forest, City of North Chicago, City of Waukegan, Pace Suburban Bus	-
Explore micromobility options and regulations.	18, 19	\$\$	☉	Lower	Village of Lake Bluff, Micromobility vendor/operator	IDOT
Negotiate and advertise shared parking in the CBD.	20	\$	☉	High	Village of Lake Bluff, Property Owner(s)	-

ECONOMIC DEVELOPMENT

Recommendation	Fundamental Planning Goal(s)	Cost	Duration	Priority	Lead Agency/Agencies	Partner Agency/Agencies
Continue to support modernization efforts in the Business Park.	4, 7	\$\$	Ongoing	Medium	Village of Lake Bluff, Property Owner(s), Lake County Partners	TIF or SSA commission
Continue to seek private tenants at select Village and Park District structures.	7, 15	\$\$	☉ ☉	Lower	Village of Lake Bluff, Developer, Lake Bluff Park District, Vendor	-
Seek to develop an event space at Blair Park.	7, 15	\$\$\$	☉ ☉ ☉	Lower	Developer, Lake Bluff Park District, Vendor	Lake Forest/Lake Bluff Chamber of Commerce
Continue to recruit tenant for Metra station.	7	\$\$	☉ ☉	High	Village of Lake Bluff, Metra, Vendor	Lake Forest/Lake Bluff Chamber of Commerce
Seek seasonal tenant for Artesian Park pavilion.	7	\$\$	☉ ☉	Medium	Lake Bluff Park District, Vendor	Lake Forest/Lake Bluff Chamber of Commerce
Continue to assess incentives to align with community and economic development goals and explore creating a comprehensive Economic Development Plan for the Village.	7	\$	Ongoing	Lower	Village of Lake Bluff	Lake Bluff BAC
Engage in subregional tourism with institutions.	5, 7, 15	\$\$	☉ ☉	Lower	Village of Lake Bluff, Lake Forest/Lake Bluff Chamber of Commerce, Lake County Partners	Ravinia, Bess Bower Dunn Museum, Chicago Botanic Gardens
Continue to partner with local economic development resources to provide services for local businesses to thrive, expand, and train staff.	7	\$	Ongoing	High	Village of Lake Bluff	Lake Forest/Lake Bluff Chamber of Commerce, Lake County Partners, Illinois Department of Commerce and Economic Opportunity

ECONOMIC DEVELOPMENT (cont.)

Recommendation	Fundamental Planning Goal(s)	Cost	Duration	Priority	Lead Agency/Agencies	Partner Agency/Agencies
Continue to partner with the Business Advisory Committee to set goals and engage businesses.	7	\$	Ongoing	High	Village of Lake Bluff	Lake Bluff BAC
Establish a program of Business Retention Visits in the Village.	7	\$	☉ ☉	High	Village of Lake Bluff	Lake Bluff BAC
Continue to update digital communications	7	\$	Ongoing	Medium	Village of Lake Bluff	Lake Bluff BAC, Lake Forest/Lake Bluff Chamber of Commerce