

TOOLS AND TACTICS

Plan Implementation

The Plan is intended to be implemented through the work and direction of the Village Boards and Commissions, the Village Staff, and the Village Partners. The adoption of additional ordinances, the creation of work groups or committees, and the use of the budgetary process to allocate funds, are recommended to achieve the goals, objectives, and policies contained in the Plan. The following section provides descriptions of some of the tools and tactics available to the Village for implementing the Plan.

Regulatory Tools

Zoning Ordinance

Zoning controls are the a principal method used to control land use within a municipality. Zoning is the process of dividing a community into zones or districts in which certain uses are allowed. Zoning also establishes standards which regulate lot size, building coverage and bulk, and structure placement. These regulations cover residential, commercial, light industrial uses as well as fencing, subdivisions, trees, and wetlands.

Land Use Map

The Plan includes a land use map which guides the development of the appropriate zoning districts and controls. This map may be amended from time to time to reflect changes in policy and land use. The land use map is a tool which is used in assisting developers, planners, officials and residents in locating areas suitable for a particular use.

Overlay Zones or Districts

Overlay zones or districts allow special regulations to exist within parts or all of a zoning district or several districts by supplementing the base zoning district regulations. Zoning overlays may be indicated on the zoning map, may include a boundary description in the text, or contain list of specific buildings subject to the overlay regulations. Zoning Map boundaries generally work best. They typically include an extra level of restrictions, although some overly districts allow for exceptions to base zoning district regulations. Example overlay zones include: watershed protection, coastal protection, historic districts, highway corridor, central business districts, enterprise zones, master plans, special study areas, transit zones, airport hazards fire safety zones and others.

Building Code

The Building Code regulates the erection, construction, enlargement, equipment, alteration, repair, moving, removal, demolition, conversion, use, height, areas and maintenance of all buildings and structures in the Village. The Village utilizes the Building Conference International (BOCA) Basic Building Code, 1987 edition.

Subdivision Ordinance

The Subdivision ordinance provides the rules and regulations for the approval of plats, subdivisions and re-subdivisions in the Village of Lake Bluff. The Subdivision ordinance sets minimum standards for the design and development of all new subdivisions so that existing development will be protected and so that adequate provisions are made for public utilities and other public requirements. The Subdivision ordinance also sets the criteria for the collection of impact fees by the Village.

Tree Protection Ordinance

The tree protection ordinance was developed to provide for the protection of certain trees within the Village. Those types of tree include 1) Trees located in the public right of way, 2) trees located within the "Private Tree Preservation Area." This area is the 10 feet of the lot closest to the street, 3) substantial trees not located within 10 feet of the lot line, may be designated by the property owner as Protected Trees (Landmark Trees).

Sign Ordinance

The sign ordinance was updated in 1996 to more accurately reflect the conditions within the Village. The sign ordinance is designed to regulate signage within the Village allowing for the protection of business interests and community standards. The Sign ordinance regulates signage in four ways: 1) signs which are exempt from permit or review, 2) signs requiring review by the Village Administrator, 3) signs requiring review by the Architectural Board of Review and a permit, and 4) signs which are prohibited.

Action Oriented Tools and Tactics

Annexation

Annexation is the process of incorporating property into the Village. Annexation can take place under the following circumstances:

1. Voluntary Annexation for property owners who petition the Village for annexation. Past policy of the Village is to solicit voluntary annexation of adjoining unincorporated areas identified from past Comprehensive Plans.

2. Involuntary Annexation, by which an Illinois municipality may annex an area of 60 acres or less, provided it is completely surrounded by one or more municipalities, or is bounded by it on three sides with a natural boundary (navigable river, lake, or forest preserve) on the fourth side. It is Village policy to annex these unincorporated areas.

Property Dedication and Vacation

Property dedication for public roads, utilities, parks, schools and other public facilities is required through the subdivision approval process. The Village's Subdivision Ordinance establishes the requirements for the amount of property needed to provide public services and facilities. Vacation of Village property determined to be surplus is returned to and made part of the adjacent properties from which the original dedication was made.

Eminent Domain or Condemnation of Property

For certain public purposes listed in Illinois State Statutes, the Village and other agencies may exercise the use of eminent domain to acquire property. For the Village, these include property for utilities, roadways, as well as redevelopment in certain circumstances.

Buying/Selling Property

As a municipal corporation, the Village may own, buy or sell property. The Village owns many parcels used for public buildings and facilities, parks and open space and additional property may be purchased or leased.

Supplying Public Services and Infrastructure

The Village may various public services and infrastructure including; police and fire protection, public works services, water, sanitary and storm sewer services, as a means of encouraging annexation or development.

Economic Development Programs and Tools

Business and TIF District Designations

Due to the competing uses for public funds, development that does not necessarily increase the demand for public services while providing revenues is highly desirable. Under Illinois law, business and tax increment financing (TIF) districts enable municipalities to take actions that facilitate this type of development.

To use a TIF, a municipality begins by establishing a TIF District under state redevelopment law. The district must meet certain criteria, established by the state, for redevelopment and a plan must be formulated. Once adopted, the increase in property tax revenues generated within the district is available to the municipality to retire debt or pay for the costs incurred under

the redevelopment plan. TIF revenues can be applied to uses such as infrastructure, land assembly, parking, and other programs permitted by state redevelopment law.

Capital Budget Process

Capital budgeting is the process of prioritizing public infrastructure projects. The Capital budget can be tool for proving the foundation for redevelopment plans.

Other Economic Development Tools

- Tax Rebates
- Taxable Development Bonds
- Local Equity Funds
- Private Capital
- Small Business Assistance
- Market Assessment and Strategic Action Planning

Working Groups

Several groups which are dedicated to implementing the Comprehensive Plan and to otherwise enhancing the quality of life in the Village include:

- Village Boards of Trustees
- Village Plan Commission
- Village Zoning Board of Appeals
- Village Architectural Board of Review
- Village Economic Development Committee