

EXHIBIT D1

ANNEXATION EVALUATION MATRIX

SUBJECT: ANNEXATION OF SHORE ACRES GOLF CLUB AND ENVIRONS

COMPATIBILITY			
<i>Orientation</i> - Are the residents of the area to be annexed socially oriented to the Village and do they naturally consider themselves participants in community life?	YES	NO	NEUTRAL
Can the area to be annexed and its residents become an integral part of the community and not exist as an isolated enclave?	YES	NO	NEUTRAL
<i>Character</i> - Is the area to be annexed compatible in character with the Village?	YES	NO	NEUTRAL

IMPACT			
<i>Financial</i> - Can the area be annexed without undue difficulty, economic penalty or a reduction in services to the Village and its property owners?	YES	NO	NEUTRAL
<i>Political</i> - Is there potential for political change resulting from the area's annexation?	YES	NO	NEUTRAL
<i>Compliance</i> - What will be the effect of applying Village ordinances, codes, and regulations:			
• on the Village?	POSITIVE	NEGATIVE	NEUTRAL
• on the area to be annexed?	POSITIVE	NEGATIVE	NEUTRAL

CAPACITY			
<i>Infrastructure</i> - Is the existing infrastructure sufficient to support the area to be annexed in conformance with Village standards?	YES	NO	NEUTRAL
<i>Village Services</i> - Are the existing Village services sufficient to serve the area to be annexed at current Village standards?	YES	NO	NEUTRAL
<i>Schools, Parks, Libraries and Other Public Entities</i> - What will be the effect of annexation of the subject area on schools, parks, libraries and other public entities?	POSITIVE	NEGATIVE	NEUTRAL

POTENTIAL			
What effect, from the perspective of the Village, will the annexation have on potential land uses in the subject area?	POSITIVE	NEGATIVE	NEUTRAL

**EVALUATION MATRIX NARRATIVE
ANNEXATION OF SHORE ACRES COUNTRY CLUB AND
ENVIRONS**

COMPATIBILITY

Orientation

Are the residents of the area to be annexed socially oriented to the Village and do they naturally consider themselves participants in community life, and can the area to be annexed and its residents become an integral part of the community and not exist as an isolated enclave?

Findings

The Plan Commission finds that the Shore Acres Golf Club and the adjacent residential properties are socially oriented to the Village and that the area would not become an isolated enclave upon annexation. The area is currently surrounded by the Village, except Lake Michigan to the east, and several Lake Bluff residents are members of the Golf Club.

Character

Is the area to be annexed compatible in character with the Village?

Findings

The Plan Commission finds that the character for the area is compatible with the rest of the Village. A large portion of the Golf Course is within the Village and the single family properties are consistent with the lots to the north, also in the Village.

IMPACT

Financial Impact

Can the area be annexed without undue difficulty, economic penalty or a reduction in services to the Village and its property owners?

Findings

The Plan Commission finds that there would be minimal negative impacts to Village services and finances following the annexation the area, and on the contrary liquor license and sales tax revenues from the Golf Course would be a benefit. The Village already provides fire and police service to the area and the extension of public works services would represent only a minimal workload increase. Also, the EAV of the homes is near, or exceeds the EAV of most homes in the Village.

Political Impact

Is there potential for political change resulting from the area's annexation?

Findings

The Plan Commission finds that there is no possibility for radical political change as a result of an annexation of this area, due mainly to the minimal increase in Village population. The Commission believes that the size and stability of the area and its similarity to existing parts of the Village would not adversely impact the governance of the Village.

Compliance Impact

What will be the effect of applying Village ordinances, codes, and regulations: on the Village? on the area to be annexed?

Findings

The Commission finds that the impact of the application of Village ordinances would be neutral on both the Village and the subject area. The area is mainly a golf course which would be minimally impacted by the application of Village ordinances.

CAPACITY

Infrastructure

Is the existing infrastructure sufficient to support the area to be annexed in conformance with Village standards?

Findings

The Shore Acres Club is served by the Great Lake Naval Base sanitary sewer and a well water system. The five single family lots are served by well and septic systems. These lots are large enough (4.6+ acres) to support such systems. Therefore, the Commission finds the existing infrastructure is sufficient to support the annexation of the area, but would suggest that if made available the area would be more appropriately served by municipal water and sewer.

Village Services

Are the existing Village services sufficient to serve the area to be annexed at current Village standards?

Findings

The Plan Commission finds that existing Village services are sufficient to service the area. The area is already served by Village police and fire with a minimal extension of public works services.

Schools, Parks, Libraries And Other Public Entities

What will be the effect of annexation of the subject area on schools, parks and other public entities?

Findings

The Commission finds that the area is currently within the Elementary School District and the Library while approximately half of the area is in the Park District. Therefore the annexation of the area would have a limited impact unless the Park District chooses to expand its boundaries.

POTENTIAL

Potential

What effect, from the perspective of the Village, will the annexation have on potential land uses in the subject area?

Findings

The Plan Commission finds that the planning opportunities are positive. The Commission feels that the annexation of the area is a rational "fill-in" of the Village boundary and the inclusion of the golf course club house, the rest of the golf course, and the residential properties would be an asset to the community.

EXHIBIT D2

ANNEXATION EVALUATION MATRIX			
SUBJECT: ANNEXATION OF ARDEN SHORE SOUTH			
COMPATIBILITY			
<i>Orientation</i> - Are the residents of the area to be annexed socially oriented to the Village and do they naturally consider themselves participants in community life?	YES	NO	NEUTRAL
Can the area to be annexed and its residents become an integral part of the community and not exist as an isolated enclave?	YES	NO	NEUTRAL
<i>Character</i> - Is the area to be annexed compatible in character with the Village?	YES	NO	NEUTRAL
IMPACT			
<i>Financial</i> - Can the area be annexed without undue difficulty, economic penalty or a reduction in services to the Village and its property owners?	YES	NO	NEUTRAL
<i>Political</i> - Is there potential for political change resulting from the area's annexation?	YES	NO	NEUTRAL
<i>Compliance</i> - What will be the effect of applying Village ordinances, codes, and regulations: <ul style="list-style-type: none"> • on the Village? • on the area to be annexed? 	POSITIVE	NEGATIVE	NEUTRAL
	POSITIVE*	NEGATIVE	NEUTRAL
* The Commission feels that in applying Village codes and regulations the short-term impact would be negative, whereas the long-term impact would be positive.			
CAPACITY			
<i>Infrastructure</i> - Is the existing infrastructure sufficient to support the area to be annexed in conformance with Village standards?	YES	NO	NEUTRAL
<i>Village Services</i> - Are the existing Village services sufficient to serve the area to be annexed at current Village standards?	YES	NO	NEUTRAL
<i>Schools, Parks, Libraries and Other Public Entities</i> - What will be the effect of annexation of the subject area on schools, parks, libraries and other public entities?	POSITIVE	NEGATIVE	NEUTRAL
POTENTIAL			
What effect, from the perspective of the Village, will the annexation have on potential land uses in the subject area?	POSITIVE	NEGATIVE	NEUTRAL

EVALUATION MATRIX NARRATIVE ANNEXATION OF ARDEN SHORE SOUTH

COMPATIBILITY

Orientation

Are the residents of the area to be annexed socially oriented to the Village and do they naturally consider themselves participants in community life, and can the area to be annexed and its residents become an integral part of the community and not exist as an isolated enclave?

Findings

The Plan Commission finds that the residents of Arden Shore South are socially oriented to the residents of the Village and that upon annexation the area would not become an isolated enclave. The residents utilize many of the same public and private facilities and several of the homes have already voluntarily annexed to the Village.

Character

Is the area to be annexed compatible in character with the Village?

Findings

The Plan Commission finds that the character of the area is compatible with the Village. The area exhibits many similar characteristics to the Village mainly the single family residential character (quaintness, closely knit neighborhood, etc.) and that the lots exhibit the characteristics of the R-4 and R-3 Zoning Districts within the Village. The Commission also notes several very small lots which become problematic.

IMPACT

Financial Impact

Can the area be annexed without undue difficulty, economic penalty or a reduction in services to the Village and its property owners?

Findings

The Plan Commission finds that the area could be annexed with a minimal impact on Village finances and services. Current staffing levels could be maintained for servicing the area with police, fire, and administrative services. The area is already serviced by the Village Fire department via contract. Public works service may require additional waste management equipment. The annexation of both Arden Shore North and South may result in the need for an assessment of employee allocation.

Political Impact

Is there potential for political change resulting from the area's annexation?

Findings

The Plan Commission believes that there is little or no potential for political change as a result of the annexation of the area. The Commission believes that the size and stability of the area would not adversely impact the governance of the Village.

Compliance Impact

What will be the effect of applying Village of Lake Bluff ordinances, codes, and regulations: on the Village of Lake Bluff? on the area to be annexed?

Findings

The Commission finds that the application of Village ordinances and codes will be positive for the Village in controlling zoning, nuisance and building violations. The enforcement of Village codes may have a short term financial negative impact on the residents of the area but the long term result should be positive in all respects.

CAPACITY

Infrastructure

Is the existing infrastructure sufficient to support the area to be annexed in conformance with Village of Lake Bluff standards?

Findings

The existing infrastructure in the area does not conform to Village standards due to the use of well and septic. The Village should require that upon annexation water and sewer services be brought into the area and the cost of those utilities be born by the annexed area.

Discussion

The Commission has included in the Comprehensive Plan that water and sewer utilities be extended whenever possible in the Village. Therefore, the Commission recommends that such utilities be extended and looped if possible upon the annexation of Arden Shore South.

Village Services

Are the existing Village of Lake Bluff services sufficient to serve the area to be annexed at current Village of Lake Bluff standards?

Findings

The Plan Commission finds that the Village could sufficiently serve the annexation of the area with minor adjustments.

Schools, Parks, Libraries And Other Public Entities

What will be the effect of annexation of the subject area on schools, parks and other public entities?

Findings

The Commission finds that the annexation of the area would have a neutral impact on the aforementioned entities. The area is currently part of School District 65 and the Park District. The annexation of this area could add to the Library District.

POTENTIAL

Potential

What effect, from the perspective of the Village of Lake Bluff, will the annexation have on potential land uses in the subject area?

Findings

The Plan Commission finds that the annexation the area would have a positive effect on both the subject area and the Village. The area represents a natural extension of current Village boundaries (several adjoining areas have voluntarily annexed) and would offer the Village further input on any future conversion of the EJ&E line. The annexation would also increase the tax base of the Village with only a minimal impact on services delivery.

EXHIBIT D3

ANNEXATION EVALUATION MATRIX			
SUBJECT: ANNEXATION OF ARDEN SHORE NORTH			
COMPATIBILITY			
<i>Orientation</i> - Are the residents of the area to be annexed socially oriented to the Village and do they naturally consider themselves participants in community life?	YES	NO	NEUTRAL
Can the area to be annexed and its residents become an integral part of the community and not exist as an isolated enclave?	YES	NO	NEUTRAL
<i>Character</i> - Is the area to be annexed compatible in character with the Village?	YES	NO	NEUTRAL
IMPACT			
<i>Financial</i> - Can the area be annexed without undue difficulty, economic penalty or a reduction in services to the Village and its property owners?	YES	NO	NEUTRAL
<i>Political</i> - Is there potential for political change resulting from the area's annexation?	YES	NO	NEUTRAL
<i>Compliance</i> - What will be the effect of applying Village ordinances, codes, and regulations:			
• on the Village?	POSITIVE	NEGATIVE	NEUTRAL
• on the area to be annexed?	POSITIVE*	NEGATIVE	NEUTRAL
* The Commission feels that in applying Village codes and regulations the short-term impact would be negative, whereas the long-term impact would be positive.			
CAPACITY			
<i>Infrastructure</i> - Is the existing infrastructure sufficient to support the area to be annexed in conformance with Village standards?	YES	NO	NEUTRAL
<i>Village Services</i> - Are the existing Village services sufficient to serve the area to be annexed at current Village standards?	YES	NO	NEUTRAL
<i>Schools, Parks, Libraries and Other Public Entities</i> - What will be the effect of annexation of the subject area on schools, parks, libraries and other public entities?	POSITIVE	NEGATIVE	NEUTRAL
POTENTIAL			
What effect, from the perspective of the Village, will the annexation have on potential land uses in the subject area?	POSITIVE	NEGATIVE	NEUTRAL

EVALUATION MATRIX NARRATIVE ANNEXATION OF ARDEN SHORE NORTH

COMPATIBILITY

Orientation

Are the residents of the area to be annexed socially oriented to the Village and do they naturally consider themselves participants in community life, and can the area to be annexed and its residents become an integral part of the community and not exist as an isolated enclave?

Findings

The Plan Commission finds that the residents of Arden Shore North are socially oriented to the residents of the Village. The residents utilize many of the same public and private facilities and several of the homes have already voluntarily annexed to the Village. The Commission believes that the area would not exist as an isolated enclave if annexed, however, the annexation of Arden Shore South should precede the annexation of Arden Shore North, or the areas should be annexed together.

Character

Is the area to be annexed compatible in character with the Village?

Findings

The Plan Commission finds that the character of the area is not compatible to the character of the Village. The Commission finds that the area exhibits characteristics such as very small rural homes and lots without public water and sewer services.

IMPACT

Financial Impact

Can the area be annexed without undue difficulty, economic penalty or a reduction in services to the Village and its property owners?

Findings

The Plan Commission finds that the area could be annexed with a minimal impact on Village finances and services. Current staffing levels could be maintained for servicing the area with police, fire, and administrative services. The area is already serviced by the Village Fire department via contract. Public works service may require additional waste management equipment. The annexation of both Arden Shore North and South may result in the need for an assessment of employee allocation.

Political Impact

Is there potential for political change resulting from the area's annexation?

Findings

The Plan Commission believes that there is little or no potential for political change as a result of the annexation of the area. The Commission believes that the size and stability of the area would not adversely impact the governance of the Village.

Compliance Impact

What will be the effect of applying Village of Lake Bluff ordinances, codes, and regulations on the Village of Lake Bluff? on the area to be annexed?

Findings

The Commission finds that the application of Village ordinances and codes will be positive for the Village in controlling zoning, nuisance and building violations. The enforcement of Village codes may have a short term negative financial impact on the residents of the area but that the long term result will be positive in all respects.

CAPACITY

Infrastructure

Is the existing infrastructure sufficient to support the area to be annexed in conformance with Village of Lake Bluff standards?

Findings

The existing infrastructure in for the area does not conform to Village standards due to the use of well and septic. The Village should require that upon annexation that water and sewer services be brought into the area and the cost of those utilities be born or shared by the annexed area.

Discussion

The Commission has included in the Comprehensive Plan that water and sewer utilities be extended whenever possible in the Village. Therefore, the Commission recommends that the such utilities be extended and looped if possible upon the annexation of Arden Shore North.

Village Services

Are the existing Village of Lake Bluff services sufficient to serve the area to be annexed at current Village of Lake Bluff standards?

Findings

The Plan Commission finds that the Village could sufficiently serve the annexation of the area with minor adjustments.

Schools, Parks, Libraries And Other Public Entities

What will be the effect of annexation of the subject area on schools, parks and other public entities?

Findings

The Commission finds that the annexation of the area would have a neutral impact on the aforementioned entities. The area is currently part of School District 65 and the Park District. The annexation of this area could add to the Library District.

POTENTIAL

Potential

What effect, from the perspective of the Village of Lake Bluff, will the annexation have on potential land uses in the subject area?

Findings

The Plan Commission finds that the annexation the area would have a positive effect on both the subject area and the Village. The area represents a natural extension of current Village boundaries and would offer the Village further input on any future conversion of the EJ&E line. The annexation would also increase the tax base of the Village with only a minimal impact on services delivery.

EXHIBIT D4

ANNEXATION EVALUATION MATRIX			
SUBJECT: ANNEXATION OF ROUTE 41: EASTERN CORRIDOR			
COMPATIBILITY			
<i>Orientation</i> - Are the residents of the area to be annexed socially oriented to the Village and do they naturally consider themselves participants in community life?	YES	NO	NEUTRAL
Can the area to be annexed and its residents become an integral part of the community and not exist as an isolated enclave?	YES	NO	NEUTRAL
<i>Character</i> - Is the area to be annexed compatible in character with the Village?	YES	NO	NEUTRAL
IMPACT			
<i>Financial</i> - Can the area be annexed without undue difficulty, economic penalty or a reduction in services to the Village and its property owners?	YES	NO	NEUTRAL
<i>Political</i> - Is there potential for political change resulting from the area's annexation?	YES	NO	NEUTRAL
<i>Compliance</i> - What will be the effect of applying Village ordinances, codes, and regulations:			
• on the Village?	POSITIVE	NEGATIVE	NEUTRAL
• on the area to be annexed?	POSITIVE	NEGATIVE	NEUTRAL
CAPACITY			
<i>Infrastructure</i> - Is the existing infrastructure sufficient to support the area to be annexed in conformance with Village standards?	YES	NO	NEUTRAL
<i>Village Services</i> - Are the existing Village services sufficient to serve the area to be annexed at current Village standards?	YES	NO	NEUTRAL
<i>Schools, Parks, Libraries and Other Public Entities</i> - What will be the effect of annexation of the subject area on schools, parks, libraries and other public entities?	POSITIVE	NEGATIVE	NEUTRAL
POTENTIAL			
What effect, from the perspective of the Village, will the annexation have on potential land uses in the subject area?	POSITIVE	NEGATIVE	NEUTRAL
KEY:	[Pattern]	= Unanimous agreement by the Plan Commission	

EVALUATION MATRIX NARRATIVE

ANNEXATION OF ROUTE 41: EASTERN CORRIDOR

COMPATIBILITY

Orientation

Are the residents of the area to be annexed socially oriented to the Village and do they naturally consider themselves participants in community life, and can the area to be annexed and its residents become an integral part of the community and not exist as an isolated enclave?

Findings

The Plan Commission finds that the area is not socially oriented to the Village due mainly to its distance from any residential uses and the character of the area, Light Industrial. The Commission does believe that through the redesign of the Route 41 and Route 176 intersection the area could become an integral part of the Village in the form of a commercial/retail hub and thereby not exist as an isolated enclave.

Discussion

This area, east of Route 41 and north of Route 176, includes many light industrial and mixed uses. The potential for the area is great and the Village should encourage the proper commercial/retail development of the area.

Character

Is the area to be annexed compatible in character with the Village?

Findings

The Plan Commission finds that the character for the area is not compatible with the Village. The area includes many uses which do not conform to the Village's zoning ordinances and many uses which are incongruent with the rest of the Village including a motel and a trailer park.

IMPACT

Financial Impact

Can the area be annexed without undue difficulty, economic penalty or a reduction in services to the Village and its property owners?

Findings

The Plan Commission finds that the area could be annexed with minimal impact on Village finances or a reduction in Village services. Upon annexation, the Village may wish to

examine possible financing incentives to provide for redevelopment of the area in a manner more compatible with the rest of the Village and in a direction desired by the Village.

Political Impact

Is there potential for political change resulting from the area's annexation?

Findings

The Plan Commission finds that there would be a negligible political impact following annexation of the area as it is mainly businesses.

Compliance Impact

What will be the effect of applying Village ordinances, codes, and regulations: on the Village? on the area to be annexed?

Findings

The Commission finds that there would be a positive impact for the Village in enforcing its zoning, nuisance and building ordinances in the area and being able to provide unique options for financing and redevelopment through TIF District designation or other incentives. The Commission also feels that the effect of applying Village ordinances would be positive for the owners/tenants/residents of the area by providing consistency and control over uses, signage, and hastening the abatement of nuisances.

CAPACITY

Infrastructure

Is the existing infrastructure sufficient to support the area to be annexed in conformance with Village of Lake Bluff standards?

Findings

The Commission finds that existing infrastructure is in place to service the area in conformity with Village standards.

Village Services

Are the existing Village services sufficient to serve the area to be annexed at current Village standards?

Findings

The Plan Commission finds that current Village service levels could be extended to the area with minimal impact on the Village.

Schools, Parks, Libraries And Other Public Entities

What will be the effect of annexation of the subject area on schools, parks and other public entities?

Findings

The Commission finds that the annexation of the area would be positive for the Lake Bluff School District 65 (as stated by the School Board) and the other entities including the Park District and Library would not be impacted due to the lack of residential uses in the area but the annexation of this area could add to the Library District.

POTENTIAL

Potential

What effect, from the perspective of the Village, will the annexation have on potential land uses in the subject area?

Findings

The Plan Commission finds that it is essential that the Village is involved in planning the area of the Route 41 Route 176 intersection. The area should be controlled or managed by the Village to allow for planning decision to be made in a direction which will enhance the Village. The area holds many possibilities in terms of retail/commercial growth and to provide an appropriate gateway to the Village. The Commission recommends that the Village take the appropriate steps to achieve control of the area and then to plan accordingly through a special study. The special study should focus on a comprehensive and cohesive redevelopment of the entire area with a design towards maximizing retail/commercial growth.