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**ORDINANCE NO. 99-5**

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**AN ORDINANCE AMENDING THE  
COMPREHENSIVE PLAN OF THE VILLAGE OF LAKE BLUFF  
TO INCLUDE A CENTRAL BUSINESS DISTRICT LAND USE PLAN  
AND RELATED POLICIES**

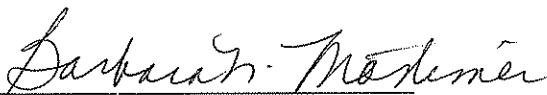
Passed by the Board of Trustees, March 8, 1999

Printed and Published, March 9, 1999

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

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COMPREHENSIVE PLAN OF THE VILLAGE OF LAKE BLUFF  
TO INCLUDE A CENTRAL BUSINESS DISTRICT LAND USE PLAN  
AND RELATED POLICIES**

**WHEREAS**, the Village of Lake Bluff has the authority pursuant to the provisions contained in 65 ILCS 5/11-12-1 *et seq.*, to adopt an official comprehensive plan, or any amendment or revision thereto, for the present and future development or redevelopment of property within the corporate limits of the Village and for contiguous property not more than one and one-half miles beyond the corporate limits and not included in any other municipality; and

**WHEREAS**, on February 26, 1996, the Lake Bluff Board of Trustees adopted Ordinance No. 96-6, establishing a "Central Business District" in the Village and a Plan for the proper development of that District; and

**WHEREAS**, on June 9, 1997, the Lake Bluff Board of Trustees adopted Ordinance No. 97-14, comprehensively amending the Village's Comprehensive Plan to, among other things, encourage and provide planning goals for further development of the Central Business District; and

**WHEREAS**, the Village subsequently selected Teska & Associates to conduct a two-phase market analysis and planning study regarding the proper use and development of the Central Business District; and

**WHEREAS**, Teska submitted Phase One of its report to the Village on January 15, 1998, and Phase Two of its report on June 22, 1998; and

**WHEREAS**, at the direction of the Village Board of Trustees, the Lake Bluff Plan Commission, the Village staff, and the Village Attorney reviewed the Central Business District plan, the Village Comprehensive Plan, and Phase One and Two of the Teska report in order to develop a land use plan and additional policies specifically for the Central Business District to provide enhanced, yet appropriate, development and redevelopment plans for the Central Business District; and

**WHEREAS**, the Plan Commission commenced a public hearing on this matter on July 16 and 23, 1998, and forwarded a proposed land use plan for the Central Business District to the Village Board of Trustees;

**WHEREAS**, on August 10, 1998, the Village Board of Trustees passed on first reading an ordinance that would have amended the Comprehensive Plan to incorporate the Plan Commission's recommended land use plan for the Central Business District; and

**WHEREAS**, on August 24, 1998, the Village Board of Trustees referred the proposed land use plan back to the Plan Commission with instructions to continue the public hearing on Central Business District amendments to the Comprehensive Plan; and

**WHEREAS**, the Plan Commission subsequently continued the public hearing and developed and recommended to the Village Board a new proposed land use plan and policies for the Central Business District; and

**WHEREAS**, in light of the significant changes made by the Plan Commission to the recommended land use plan and policies for the Central Business District, the Village Board has determined that it is appropriate to consider anew the Plan Commission recommendations as set forth in this ordinance and to disregard and table indefinitely the previous ordinance passed on first reading; and

**WHEREAS**, the President and Board of Trustees have found and determined that the amendments recommended by the Plan Commission to the Village Comprehensive Plan as set forth in this Ordinance will preserve and foster reasonable development and redevelopment of the Central Business District and otherwise will be in the best interests of the Village and its residents;

**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. NOTICE.**

A public hearing to consider the proposed amendments to the Village of Lake Bluff's Comprehensive Plan was duly advertised in the *Waukegan News-Sun* on September 1, 1998, and was commenced by the Plan Commission on September 17, 1998.

**SECTION 2. COMPREHENSIVE PLAN AMENDMENTS.**

**A. Downtown Land Use Plan.** The Village of Lake Bluff Comprehensive Plan is hereby amended by attaching, including, and incorporating therein, the "Land Use Plan, Downtown Lake Bluff," dated November 17, 1998, and attached hereto as Exhibit A.

**B. Policies.** The Village of Lake Bluff Comprehensive Plan is hereby amended by including and incorporating therein in the appropriate location the following policies:

"Transportation. TR3-13: Encourage the development of public parking areas in and around the CBD. Future and potential public parking locations are designated on the Public Parking Plan provided in this Section (Figure 6 of the Phase Two Study)."

"Economic Development.

ED1-11: Consider purchasing the lot directly east of the Library if and when it is on the market, and consider and determine its future use at that time, whether it be single or multiple family or municipal.

ED1-12: Consider the purchase of the properties along the east side of Sheridan Road when they are offered for sale, for continuation of the Sheridan Road open space corridor.

ED1-13: Consider a modification to the recommended land use and zoning of the parcel at the southwest corner of Oak and North Avenues, in the event that an appropriate proposal is received by the Village. Any proposed use of this corner for commercial use should take into account the neighboring residential uses."

**C. Conflicts.** The amendments set forth in Subsections A and B above are intended to modify and amend the Village Comprehensive Plan. Therefore, to the extent that the terms and provisions of the amendments set forth above conflict with or are inconsistent with other provisions of the Village Comprehensive Plan, the terms and provisions of the amendments set forth above shall control.

**SECTION 3. CERTIFICATE OF NOTICE.**

The Village Clerk is hereby authorized and directed to file a Certificate of Notice of Adoption of this Amendment to the Village Comprehensive Plan with the Lake County Recorder of Deeds.

**SECTION 4. EFFECTIVE DATE.**

This Ordinance shall be effective following passage by the Board of Trustees of the Village of Lake Bluff in the manner required by law and publication in pamphlet form in the manner required by law.

**PASSED** this 8th day of March, 1999, by vote of the Board of Trustees of the Village of Lake Bluff, as follows:


**AYES:** (6) Trustees Dixon, McElvain, Mullenbach, Schuetz, Skinner, and Tincher

**NAYS:** (0)

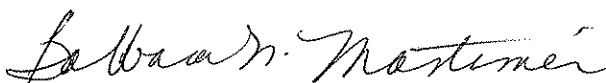
**ABSTAIN:** (0)

**ABSENT:** (0)

**APPROVED** this 8th day of March, 1999.

  
Village President

**ATTEST:**

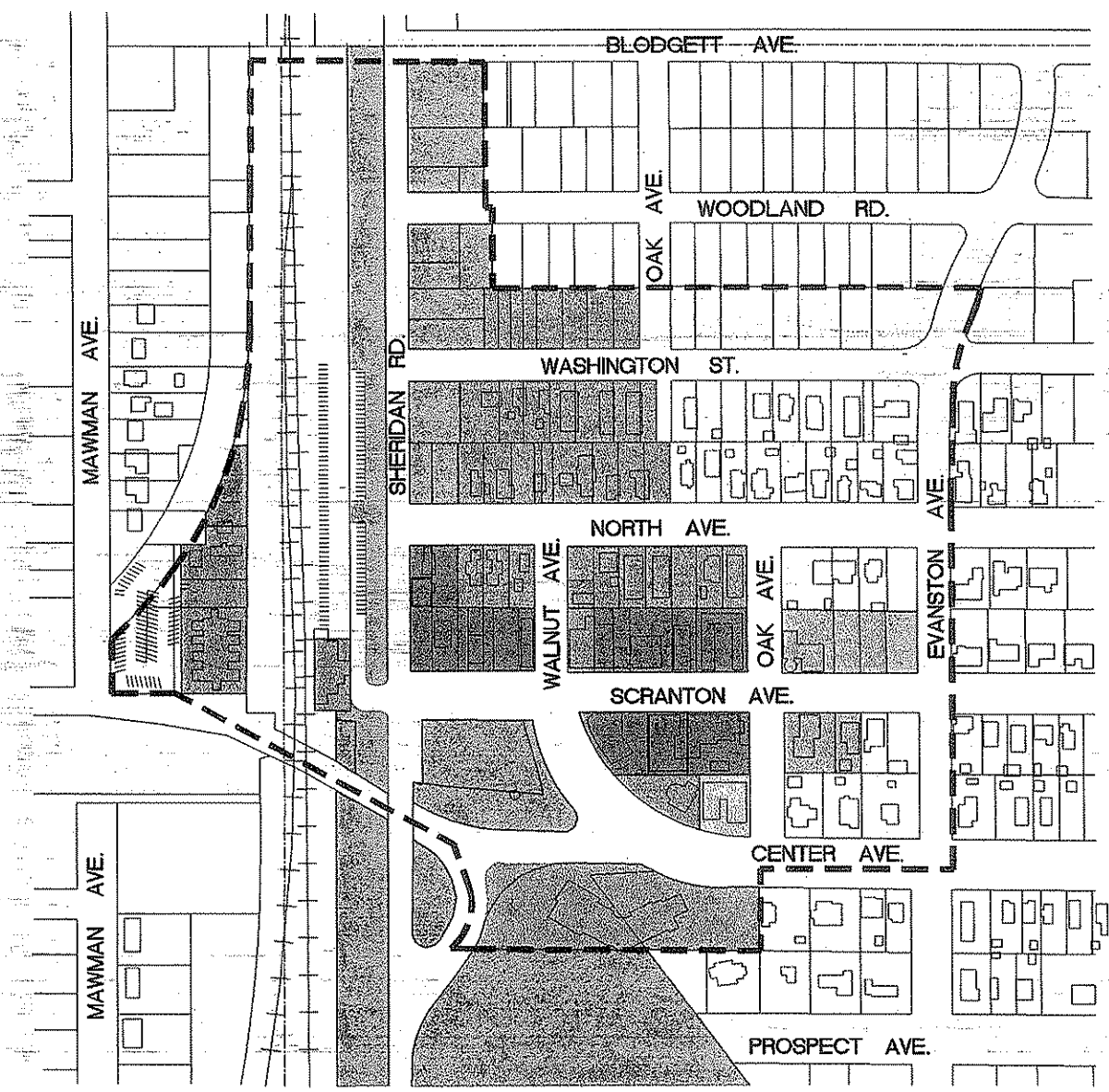
  
Village Clerk

**FIRST READING:** February 22, 1999








**PASSED:** March 8, 1999

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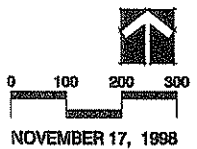
**PUBLISHED IN PAMPHLET FORM:** March 8, 1999



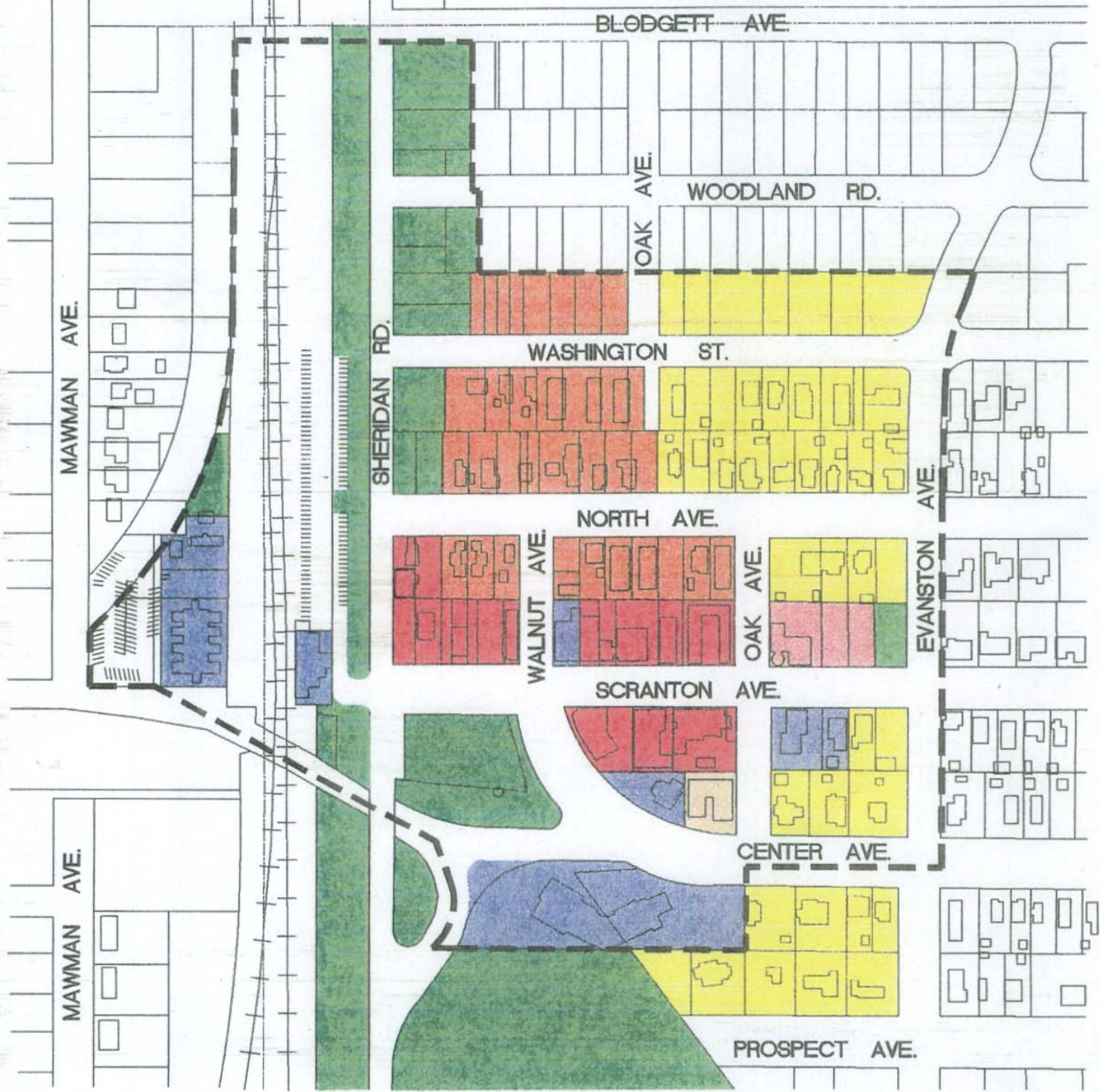
**LEGEND**

- |   |                                    |   |                         |
|---|------------------------------------|---|-------------------------|
|  | Business                           |  | Single Family Residence |
|  | Business with Residence Above      |  | Public Open Space       |
|  | Multi-Family Residence             |  | Civic                   |
|  | Multi-Family Residences or Offices |   |                         |

**FIGURE 1**  
**LAND USE PLAN**  
**DOWNTOWN LAKE BLUFF**



NOVEMBER 17, 1998  
**TESKA ASSOCIATES INC.**



### LEGEND








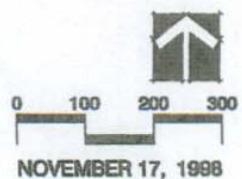
- |   |   |
|---|---|
|  Business                           |  Single Family Residence |
|  Business with Residence Above      |  Public Open Space       |
|  Multi-Family Residence             |  Civic                   |
|  Multi-Family Residences or Offices |   |

FIGURE 1  
LAND USE PLAN



NOVEMBER 17, 1998