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**ORDINANCE NO. 2022-31**

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**AN ORDINANCE AMENDING THE  
COMPREHENSIVE PLAN OF THE VILLAGE OF LAKE BLUFF  
TO REFLECT UPDATES TO THE VILLAGE'S  
PLANNED RESIDENTIAL DEVELOPMENT (PRD) REGULATIONS**

Passed by the Board of Trustees, October 24, 2022

Printed and Published, October 25, 2022

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.



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Deputy Village Clerk

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COMPREHENSIVE PLAN OF THE VILLAGE OF LAKE BLUFF  
TO REFLECT UPDATES TO THE VILLAGE'S  
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**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 June 9, 1997, the Lake Bluff Board of Trustees adopted Ordinance No. 97-14, comprehensively amending the Village's Comprehensive Plan, and thereafter amended the Comprehensive Plan three times in 1999 (Ord. 99-5), 2000 (Ord. 2000-19), and 2016 (Ord. 2016-22) to update the Comprehensive Plan; and

**WHEREAS**, in recognition of the unique historic, cultural, and architectural value of the property located at 136 Green Bay Road ("**Stonebridge Development**") and following considerable planning for the Stonebridge Development, the Village enacted a number of legislative and corporate actions to allow for the prudent redevelopment of the Stonebridge Property as a planned residential development ("**PRD**"), including, but not limited to: Ordinance 2006-28 (establishing the PRD); Resolution 2008-08 (approving adjustments to the PRD); Ordinance 2011-7 (amending the PRD); and Resolution 2014-62 (approving a new preliminary plan for a possible new PRD); all of which have since been repealed as a result of a settlement agreement between the Village and the owner of the Stonebridge Development (collectively, the "**Stonebridge PRD Documents**"); and

**WHEREAS**, the Board of Trustees has determined that, in advance of future developments, it is in the best interests of the Village to undertake a review of the Village's planned residential development ("**PRD**") regulations ("**PRD Regulations**"), which regulations are meant to achieve certain goals, objectives, and policies within the Land Use and Annexation and Development sections of the Comprehensive Plan (collectively, "**Affected Sections**"); and

**WHEREAS**, the Affected Sections (i) are not consistent with the land use policy set forth by the Village's PRD Regulations as the result of its recent planning study; (ii) do not reflect that certain components of the Affected Sections have been achieved by successful redevelopment efforts or otherwise do not reflect the Village's current land use situation; and (iii) do not incorporate the important principles developed through the planning and zoning reviews for the Stonebridge Property, as previously expressed in the Stonebridge PRD Documents; and

**WHEREAS**, the Village has prepared certain amendments to the Comprehensive Plan (collectively, the "**Proposed Amendment**") to address these issues and ensure that the Village's Comprehensive Plan continues to serve as a current and valid expression of the Village's development and land use policy and be a useful tool for the future development of the Village; and

**WHEREAS**, a public notice describing the Proposed Amendment was duly advertised on or before September 6, 2022, in *The Lake County News-Sun*, and the Lake Bluff Plan Commission and Zoning Board of Appeals (“**PCZBA**”) conducted a public hearing on September 21, 2022 for the purpose of considering the Proposed Amendment; and

**WHEREAS**, pursuant to 65 ILCS 5/11-12-1 *et seq.*, the PCZBA considered the evidence presented at the public hearing and, after the conclusion of the public hearing on September 21, 2022, recommended that the Village Board adopt the Proposed Amendment; and

**WHEREAS**, the President and Board of Trustees have found and determined that the Proposed Amendment will achieve the foregoing objectives 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. Recitals.**

The foregoing recitals are incorporated herein as findings and determinations of the Board of Trustees.

**Section 2. Comprehensive Plan Amendment.**

**A. Amendment.** The Village of Lake Bluff Comprehensive Plan is hereby amended as follows:

1. Amend Policy AD2-4 to read as follows:

~~“AD2-4. Harrison House Conference Center and parcel south.~~

~~When a change in use is proposed, consider redevelopment of the Harrison Conference Center, and the private estate to the south, in a manner that serves as a compatible transition between the R-2 (12,000 sq. ft.) area to the north and the E-2 (43,560 sq. ft.) area to the south and require the dedication of land for public access to the open space to the west.~~

**AD2-4. Stonebridge Development**

**The Stonebridge Development (136 Green Bay Road) is a singular opportunity for redevelopment viewed in the context of the Village and the North Shore that is most appropriately developed as a Planned Residential Development. Specifically:**

- a) **Any proposed rezoning of the property in conjunction with redevelopment (see Policy AD2-10) should facilitate an effective transition between existing residential uses to the north and south along Green Bay Road.**

- b) The easterly ~11 acres of the parcel should be accessible to the public and reserved for open space and possible recreational use consistent with the restoration and preservation of the historic Jens Jensen landscape plans prepared for this area.
- c) The Planned Residential Development should be integrated with and connected to surrounding land uses and properties, including connections to the trail networks of the Oriole Grove Forest Preserve to the west.

See also Policy AD2-10, which applies to the Stonebridge development as well as 1650 Green Bay Road (a separate parcel located between the Stonebridge Development and the railroad tracks to the south)."

- 2. Insert the following new Policy AD2-10:

"AD2-10. Redevelopment of Existing Estates.

Monitor the continued maintenance and market for large lot estates. Consider actions to support their continued viability consistent with Objective H2.

Any redevelopment of these lots is best accomplished in the context of a Planned Residential Development, owing to their significant impact on the community and the presence of important historic, aesthetic, and environmental resources that were previously preserved through their inclusion in an estate. Should redevelopment be proposed, in addition to any specific objectives and policies provided elsewhere in this Plan, redevelopment should prioritize and balance (in no specific order):

- a) The introduction of new housing types to the Village in view of the limited opportunities for residential development in the Village, all as expressed in Objective H3;
- b) The preservation of the Village's natural resources, open spaces, and urban tree canopy, as expressed in Objectives ER1 and ER2; and,
- c) If possible, the preservation of the Village's historic resources, as expressed in Objective H2.

Notwithstanding any policy to the contrary in the Land Use (LU) section, these redevelopments may include modifications to the density available under existing zoning as necessary to allow the foregoing goals to be realistic and achievable. These modifications may be achieved through application of the Village's Planned Residential Development regulations and/or rezoning. Any changes should respect the reasonable reliance of existing residents on the continuation of established land-use patterns.

3. Append the following to Policy AD2-2, Policy AD2-6, and Policy AD2-7:

"See also Policy AD2-10 for applicable principles concerning this type of redevelopment."

4. Replace each of Policy AD2-1, Policy AD2-3, Policy AD2-9, PolicyLU1-1(b), and Policy LU4-3 with the following text:

"[Deleted and reserved. The specific area referenced by this Policy has been redeveloped since the original adoption of this 1997 Comprehensive Plan.]"

5. Replace each of Policy LU5-1, Policy LU5-3, Policy LU7-3, and Policy LU7-4 with the following text:

"[Deleted and reserved. This Policy was duplicative of a Policy in the Annexation & Development (AD) Section of this Plan. See the AD Goals, Objectives, and Policies for relevant information about redevelopment within this Land Use Area.]"

**B. Conflicts.** The Comprehensive Plan Amendment set forth in Section 3.A of this Ordinance is intended to modify and amend the Village Comprehensive Plan. To the extent that the terms and provisions of the Comprehensive Plan Amendment conflict with or are inconsistent with other provisions of the Village Comprehensive Plan, the terms and provisions of the Comprehensive Plan Amendment shall control.

#### **Section 4. 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 5. 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 24<sup>th</sup> day of October, 2022, by vote of the Board of Trustees of the Village of Lake Bluff, as follows:

**AYES:** (6) Rappin, Rider, Ankenman, Fisher, Hatch, Markee

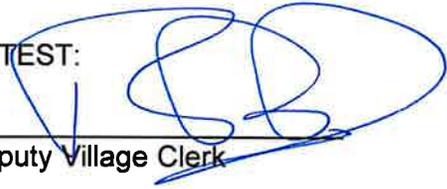
**NAYS:** (0)

**ABSTAIN:** (0)

**ABSENT:** (0)

**APPROVED** this 24<sup>th</sup> day of October, 2022.

**ATTEST:**

  
Deputy Village Clerk

  
Village President

**FIRST READING:** October 10, 2022

**SECOND READING:** October 24, 2022

**PASSED:** October 24, 2022

**APPROVED:** October 24, 2022

**PUBLISHED IN PAMPHLET FORM:** October 25, 2022

Lake County IL Recorder  
Mary Ellen Vanderventer Recorder  
Lake County Building  
18 N County Street  
Waukegan, IL 60085  
Phone Number: (847)377-2575

Official Receipt: 2022-00073906  
Printed on 11/07/2022 at 03:46:06 PM  
By: 35 on RD1930D

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LAKE BLUFF  
VILLAGE OF LAKE BLUFF  
40 E CENTER AVE  
LAKE BLUFF IL 60044

Date Recorded: 11/07/2022

Instrument ID	Recorded Time	Amount
7942931	03:46:05 PM	\$50.00

NOTICE-NOTIFICATION  
LAKE BLUFF VIL  
TO:-----

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Total Due:	\$50.00
Amount Charged:	\$50.00
Change Tendered:	\$0.00

THANK YOU  
MARY ELLEN VANDERVENTER  
LAKE COUNTY ILLINOIS RECORDER