

**VILLAGE OF LAKE BLUFF
BUSINESS ADVISORY AD HOC COMMITTEE
REGULAR MEETING
APRIL 30, 2024**

APPROVED MINUTES

1. CALL TO ORDER AND ROLL CALL

The Village of Lake Bluff Business Advisory Ad Hoc Committee (BAC) met on April 30, 2024 in the Village Hall Board Room (40 East Center Avenue) at 6:15 p.m. The following were present:

Present: Mark Dewart, Co-Chair
 Paul Lemieux, Co-Chair
 Brad Andersen
 Deborah Fischer
 Ron Oesterlein

Absent Gary Lawrence
 Jeff Lynch

Also Present: R. Drew Irvin, Village Administrator (VA)

2. CONSIDERATION OF THE MINUTES OF THE MARCH 14, 2024 REGULAR MEETING

Member Andersen made a motion to approve the minutes as submitted. Member Fischer seconded the motion. The motion passed on a unanimous voice vote.

3. NON-AGENDA ITEMS AND VISITORS

Co-Chair Dewart stated the BAC allocates 15 minutes for those individuals who would like the opportunity to address the BAC on any matter not listed on the agenda. There were no requests.

4. COMMITTEE SETS THE ORDER OF THE MEETING

There were no requests to change the order of the meeting.

5. DISCUSSION REGARDING ECONOMIC DEVELOPMENT GOALS, TACTICS AND MEASURES OF SUCCESS

Co-Chair Dewart introduced the agenda item then commented on the BAC mission and progress regarding the review, prioritizing and narrowing of the BAC list of priorities. Co-Chair Dewart said the five strategic goals are: (i) CBD, (ii) Zoning for business districts, (iii) Stonebridge Development, (iv) Multi-family regulations and controls (v)

expand the strengths of the CBD and east Lake Bluff to other parts of town. He said the BAC goal this evening is to identify (i) tactics and (ii) measures of success for the five categories on the condensed/re-organized table of goals, strategies, tactics and potential measures of success chart provided by Staff. A discussion ensued that included the following changes:

1. CBD/Block 3 Redevelopment:

- a) Rather than focus on how many stories a building may be, instead focus on height restrictions for the CBD with the intent of allowing developers to be creative with building design to allow for 3-story structures that fit within the overall look and feel of the Village. BAC identified the tactics as approach the property owners, refer to the PCZBA for reconsideration of the previous restriction and revised zoning more palatable for a developer and Village Board/Finance Committee review impact fee structure; and the measures of success as issue Request for Proposals and ultimately enter into a development agreement.
- b) Development of Block 3 ~~and additional parking lot~~. The Village should work with the current owner of this property ~~to this developed~~. ~~Just sitting there, it looks like an unviable downtown area. If not, they use right of eminent domain and buy the property and turn it into a parking lot or use it for moving the history museum into the space and expanding the library into the history museum.~~ BCA recommended the stricken words be deleted.
- c) Support new high-quality commercial and residential development (target missing middle housing). BAC identified the tactics as evaluate possible building permit fees/impact fee reduction/incentives.

2. Rework Zoning for Business Districts

- a) Rework commercial zoning for the Business Districts to remove all existing zoning and replace with an all-encompassing zone structure “framework of business” to allow for more flexibility over time while still maintain the attributes that make Lake Bluff special. This includes examining all special use permits within the new framework. Following a comment/example from VA Irvin, BAC identified the tactics as update/align the Comprehensive Plan and regroup #2 and #5.

5. Bring the Strengths of the CBD and East Lake Bluff to other Parts of Town

- a) Western entrance into community seems tone-deaf. It is not just an entrance; it is a significant portion of Lake Bluff’s land where many people live and many businesses operate. The priority here should be to bring the strengths of the CBD and east Lake Bluff to other parts of town. BAC identified the tactics as update/align the Comprehensive Plan and regroup #2 and #5.

3. Ignite Stonebridge Development

- a) Attempt to work with the owner of Stonebridge for development, ~~or the County (perhaps) for additional forest preserve land connect to Oriole Forest Preserve.~~ BCA recommended the stricken words be deleted.
- b) Make it clear to Development Community that Village is open for business/support development and redevelopment.
- c) Support new high-quality residential development (target missing middle housing).

4. Rework Multi-Family Regulatory Controls

- a) Re-write R-5 (Multi-Family Zoning) to facilitate New multi-family.
- b) Work on increasing diversity of ~~small~~ more attainable housing as is being identified in the new Comp Plan, as there is a lack of TRULY diversified housing, ~~where—that's~~ **(e.g. condos, townhouses, apartments or rentals)**. BAC recommended the stricken words be deleted and underlined words added.
- c) Support high-quality residential development/redevelopment by targeting missing middle housing.

6. VILLAGE ADMINISTRATOR'S REPORT

VA Irvin had no report.

7. CHAIR'S REPORT

Co-Chair Dewart said the BAC has been actively recruiting leadership from business professionals in the Lake Bluff Business Park along Waukegan Road and stated Lori Lemme from Elco Mutual and Annuity who is in attendance this evening has expressed interest in providing perspective from that corner of Lake Bluff. Co-Chair Lemieux said it was suggested that a representative from Pasquesi Home and Gardens be asked to serve on the BAC as well. A discussion followed.

8. COMMITTEE MEMBER'S REPORT

There was no Committee Member's report.

9. ADJOURNMENT

As there were no further business to consider, Co-Chair Dewart closed the meeting at 7:10 p.m.

Respectfully Submitted,

R. Drew Irvin
Village Administrator