

**VILLAGE OF LAKE BLUFF
JOINT PLAN COMMISSION & ZONING BOARD OF
APPEALS SPECIAL MEETING**

OCTOBER 26, 2017

APPROVED MINUTES

Call to Order & Roll Call

Chair Kraus called to order a special meeting of the Joint Plan Commission and Zoning Board of Appeals (PCZBA) of the Village of Lake Bluff on Thursday, October 26, 2017, at 6:00 p.m. in the Village Hall Conference Room (40 East Center Avenue).

The following members were present:

Members: Sam Badger (late)
 David Burns
 Leslie Bishop
 Mary Collins
 Elliot Miller
 Steven Kraus, Chair
 Gary Peters

Also Present: Glen Cole, Assistant to the Village Administrator (AVA)
 John Scopelliti, Administrative Intern (AI)

Non-Agenda Items and Visitors

There were no requests to address the PCZBA.

Comprehensive Plan Workshop

Member Miller informed the committee about a recent criminal act of vandalism in the Tangley Oaks subdivision. AVA Cole explained the status of the investigation in more detail to the committee.

Chair Kraus stated that the first thing he would like to accomplish, before moving on, is to review the updated Draft Residential Environment Policies. Before going over the draft, Chair Kraus asked AVA Cole to review the Lake Bluff Demographics handout.

Chair Kraus expressed the importance to look at earlier years and see if there is any type of trend or movement.

AI Scopelliti asked Chair Kraus how far back he would like to see the data collected from. Chair Kraus expressed he would like to see data from 2000 and 2010 along with population and basic demographics in the introductory section.

Member Collins was curious as to why it says 5-year estimates for this data. AVA Cole explained what the 5-year estimates meant.

Chair Kraus stated that a great tool to use for U.S. Census data is the American FactFinder.

After a brief discussion on types of data that would be interesting to have in the comprehensive plan, the committee moved forward to the topics on the agenda.

Member Bishop was curious if anyone else in the committee was in the same predicament as she was, in that she has not physically seen all the possible development areas in the Village. She stated that she went out the other day to a possible development area marked by the committee. Her views of what she wanted to do with the space changed after seeing it in person.

Member Bishop mentioned the idea of a tour for the committee to see the possible development areas in person. Member Bishop clarified that, along with the possible development areas, it would be good for the committee to see the annexation areas, open land areas, and open estates.

AVA Cole explained to the committee the different options they have to address this idea.

Chair Kraus stated that the committee should continue the format of these workshops in order to stay on track with completing the comprehensive plan. He emphasized that staff will be in charge of filling the plan with statistics. The committee has four areas left of the plan to work on. Chair Kraus fully supported the idea of a tour and would like to tour before Thanksgiving so he can attend. Regardless of whether he is there or not, he emphasized that the committee needs to go on this tour.

The committee started to discuss potential dates that would work for everyone.

Member Badger arrived at 6:15 p.m.

The Committee agreed to perform their tour on Saturday, November 18th 2017 at 9:00a.m. Member Badger, Member Peters, and AI Scopelliti stated they have previous commitments.

A. Annexation – First Review based on 1997 Annexation Plan

Chair Kraus started to discuss the possible route for the tour that the group would take.

AI Scopelliti mentioned that he made a preliminary map for the group for this workshop. Based off the feedback from the committee, he can make a more polished map for the tour so they have a more definite route.

Once the committee started going over the annexation map, AVA Cole brought up the Lake County Illinois Maps online website, in order to give the committee members a more in depth visual of what they were looking at on the map.

The committee started to go through the Village to address the annexation areas, possible development areas, open land areas, and open estates that the committee would like to see.

B. Housing – Map Review. Statistics, Vision, Policies, Objectives, Implementation Steps

Once the discussion was over, Chair Kraus emphasized that he would like to start going through the Draft Residential Environment Policies document with the committee.

Chair Kraus stated that the introduction and background is an area that still needs to be worked on, along with incorporating statistics throughout the report.

Chair Kraus discussed the Residential Environment goals. Member Collins made a comment about having a statement that relates more to the character of the Village.

Member Burns commented that the Residential Environment goal is the closest thing to an appropriate statement describing our community. No community fits a description perfectly, since it's always a mixture to some extent. He thought it was the closest approximation for an appropriate description of the Village.

Chair Kraus brought up Policy 1.2 and 1.4 to clarify the changes made to these policies.

Member Burns wanted to confirm that these corrections in red were made based off the previous special meeting in September. Both Chair Kraus and AVA Cole confirmed that he was correct.

Member Badger asked if it was important to clarify that a goal is to preserve the existing residential value of the Village. A brief discussion commenced about whether this is a goal or an action, along with where this should be placed in the document.

Chair Kraus mentioned that Policy 3.7 had been removed from the plan.

Member Collins mentioned that she had attended a historic society presentation over the weekend. Chair Kraus had mentioned previously how historic districts are something he has been trying to advocate for implementing in the Village for a long time. Member Collins stated that, if we were interested in really pursuing historic districts in the Village, then we could possibly vote this idea as Policy 2.4.

A conversation commenced in regards to the legislative history behind the idea of historic districts as described by Chair Kraus.

Chair Kraus moved on with the draft and he stated that Objective 4, which was to inventory undeveloped parcels within the residential zoning districts of the Village, will either be kept or deleted from the draft.

A mix of members wanted to address Policy 3.2, which deals with the effectiveness of R-5 zoning policies. A conversation commenced in regards to R-5 zoning, along with recent town home development plans within the Village by some developers, and parking requirement issues for residential areas both on the property and on the street. Member Collins added that with all the different types of transportation services, it should be possible for individuals to live in Lake Bluff without owning a vehicle.

Chair Kraus and AVA Cole started to review the analysis of the Crabtree Farm Parcels in the Village. A discussion commenced.

Chair Kraus finished the conversation by giving out assignments for certain Members and Staff to work on for next workshop.

C. Transportation – Review of Vision, Policies, Objectives, Implementation Steps

Chair Kraus introduced the revised section, Transportation, to the committee which they had talked about at the previous workshop. He created the first draft for the Transportation section, which he

then shared with the committee. Chair Kraus mentioned the need from Staff, to have a visual map of the existing and proposed bike paths, a map of railroads/freight-lines/commuter lines, and the locations of sidewalks within the Village.

Member Burns was curious if there is any data the committee can obtain that supported the modes of transportation in and out of the Village. He stated it would be interesting to see if there are any trends, for example are more people working from home now or where are the people going once they enter the Village. AVA Cole addressed the committee by explaining what type of data is realistic to obtain and what data is difficult to obtain. Some data about commute notes and destinations was previously presented in earlier workshops

Member Burns mentioned the idea of figuring out if there are certain hotspots within the Village whether that is based off of bicycle/train/resident traffic.

Chair Kraus addressed the committee about what changes should be made and what section to be named. A conversation commenced about the Connectivity/Transportation Policies/Goals/Objectives.

Member Collins stated that the committee needs to address walkability as a real goal in this plan overall. Member Bishop agreed with Member Collins, stating that it would be important to state the importance of our resident's well-being by walking, which is exercising. The previous conversation continued on.

Member Miller asked if this should be considered a goal instead of an objective. The previous conversation continued on.

Chair Kraus believes walkability should be considered a separate objective. The conversation continued on. He believes that walkability should then be Objective 3.

Member Bishop stated that we should encourage middle school students to ride their bikes to school, which may decrease the amount of vehicles going to and from the school.

Member Bishop mentioned that many sidewalks have been altered by tree roots but also that while walking on some of the sidewalks, some bushes are so large and have not been cut. A pedestrian may get hit in the face by branches at night if you're not familiar with the area. Also, some areas do not even have sidewalks, so some families with children had to walk on the streets which are not safe. A discussion commenced.

Chair Kraus asked the group to start talking about the policies, which was then opened up to the committee members. A discussion commenced. This discussion consisted of vehicle access within the Village, along with one way streets and decreasing speed. Also, the committee has talked about proposed cyclist infrastructure to increase bike usage and safe routes for children to get to school by constructing tunnels or bridges. The committee understands the importance transportation so they spent some time collaborating and making sure the policies that may be put in place will have a positive effect on the residents of Lake Bluff. Lastly, the committee talked about walkability throughout this whole section and the possibility to promote alternative transportation roots.

Adjournment

As there was no further business to come before the PCZBA, a motion was made and seconded to

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adjourn the meeting at 9:17 p.m. The meeting adjourned.

Respectfully submitted,

John Scopelliti
Administrative Intern