

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

NOVEMBER 18, 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 Saturday, November 18, 2017, at 9:07 a.m. outside of Village Hall (40 E. Center Avenue).

The following members were present:

Members: David Burns
Leslie Bishop
Mary Collins
Elliot Miller
Steven Kraus, Chair

Absent: Sam Badger
Gary Peters

Also Present: Glen Cole, Assistant to the Village Administrator (AVA)

Non-Agenda Items and Visitors

There were no requests to address the PCZBA.

PCZBA Bus Tour

AVA Cole welcomed Chair Kraus and the committee members to the bus tour. The first location the PCZBA visited was the North Terrace. This area includes 664 Pine Court, which was recently approved for demolition and subdivision. AVA Cole explained the process for 664 Pine Court to be demolished and subdivided along with their next steps. Chair Kraus explained the zoning in this area.

AVA Cole moved to the second location, the West Terrace. He discussed the open lands east of JAWA, which consists of mostly Village-owned parcels maintained in a natural state. The West Terrace does not have as many house demolitions compared to the North Terrace.

A brief conversation started in regards to the bulk ordinance and FAR regulations within the Village.

Chair Kraus asked AVA Cole if there have been any drainage studies to mitigate the flooding areas within the Village. AVA Cole explained the drainage studies and a brief discussion commenced about causes and interventions.

Member Bishop mentioned she was at a meeting that related to flood mitigation and that one of

the issues is that the Village has been planning for 20-year storm instead of a 100-year storm. The Village has had two storms of at least 100-year severity in recent memory.

Member Burns mentioned he was curious to see how much of an effect impervious surfaces have on the flooding issues within the Village. A brief conversation ensued.

During the bus tour, the committee also looked at the Skokie River Prairie Reserve, which is just south of JAWA.

AVA Cole moved to the third location, which is the small ComEd parcel on the west side of the Public Works building. A brief discussion commenced about future uses of the parcel as it may relate to the expansion of the Public Works Facility.

AVA Cole moved to the fourth location, which consists of the three parcels on the east side of Route 41. AVA Cole stated the old USPS office is located in the first parcel. A brief discussion commenced. AVA Cole mentioned DK Organics operates in unincorporated and incorporated Lake Bluff. The property runs up against the back side of the Public Works Facility.

AVA Cole moved to the fifth location, Knollwood. AVA Cole stated Knollwood is completely unincorporated and contains the Shields Township offices. Knollwood's infrastructure would not meet Village standards; for example, due to a lack of curb and gutter on streets. A brief discussion commenced about the future development in this area.

AVA Cole moved to the sixth location, the Sanctuary. AVA Cole expressed that there no major drainage or stormwater issues in this area. AVA Cole discussed the Sanctuary's role in the Village's real estate market, including purchasers who are Abbott employees and professional athletes. A brief discussion commenced.

AVA Cole moved to the seventh location, Thorn Valley Road. This area is south of Belle Foret. AVA Cole expressed that this is the only unpaved road within the Village. Public Works is in charge of re-graveling this road periodically and has expressed desire to pave the road. AVA Cole explained why this is the only unpaved road within the Village. A brief discussion commenced.

AVA Cole moved to the eighth location, Arden Shore South. AVA Cole stated that the Village of Lake Bluff is the only municipality that can annex this area due to the North Chicago boundary agreement. The Arden Shore South area has similar infrastructure challenges to Knollwood. A brief discussion commenced.

AVA Cole moved to the ninth location, the Campbell Court neighborhood. AVA Cole expressed that this area has major stormwater issues. AVA Cole stated that Campbell Court consists of about 15 homes or so. A brief discussion commenced.

AVA Cole moved to the tenth location, Arden Shore North. AVA Cole stated again that only the Village of Lake Bluff can annex this area due to the North Chicago boundary agreement. Also, Arden Shore North has no curbs and similar infrastructure concerns. Arden Shore North has very diverse housing. AVA Cole mentioned that LBOLA has land in the most northern piece of Arden Shore North. AVA Cole explained the agreement between the Village of Lake Bluff and City of North Chicago. A brief discussion commenced.

AVA Cole moved to the eleventh location, Arbor Drive. AVA Cole explained the locations of fire hydrants in this area. AVA Cole mentioned there is no Village infrastructure out here for water and sewer and that extending services would be challenging. A brief discussion commenced.

AVA Cole moved to the twelfth location, unincorporated Shoreacres Drive. AVA Cole mentioned this area consists of the Shoreacres golf course and the former Arden Shore Child & Family Services Property. AVA Cole mentioned that this location pays the Village of Lake Bluff for both fire & police protection.

Chair Kraus mentioned how beautiful the former Arden Shore Child & Family Services Property is. Chair Kraus gave the committee some history in regards to the former Arden Shore Child & Family Services Property. A brief discussion commenced.

Member Bishop was curious as to what the committee can implement into the comprehensive plan to give the Village a voice when developers want to work with the former Arden Shore Child & Family Services Property.

AVA Cole moved to the thirteenth location, the estates along incorporated Shoreacres Drive. Chair Kraus gave some history about this location to the committee. AVA Cole mentioned that the Village is only in charge of trash for this location and nothing else. A brief discussion commenced.

AVA Cole moved to the fourteenth location, the most northern piece of the Metra parking lot located on the west side of Sheridan Road. AVA Cole mentioned that Metra may consider allowing the Village to explore higher uses and development of lot if the Village and a developer can maintain parking. Chair Kraus emphasized that this is an interesting area that is under-utilized. A brief discussion commenced.

Adjournment

As there was no further business to come before the PCZBA, a motion was made and seconded to adjourn the meeting at 11:48a.m. The meeting adjourned.

Respectfully submitted,

Glen Cole
Assistant to the Village Administrator