Lake Bluff Downtown Streetscape Concept Plan
Adopted by the Village Board | December 13, 2021
Resolution #2021-68
SPECIAL THANKS

The Lake Bluff Downtown Streetscape Concept Plan is the product of a collaborative effort with the Architectural Board of Review (ABR), Sustainability and Community Enhancement Committee (SEC), Village Board, Village Staff, and multiple discussions throughout the community during events, polls, and meetings. Special thanks to the following individuals for their dedication to this important project for the Village of Lake Bluff.

Architectural Board of Review (ABR)
Timothy Callahan, Member
Neil Dahlmann, Member
Sheree Dittmer, Member
Robert D. Hunter, Chairman
Matt Kerouac, Member
Julie Wehmeyer, Member

Sustainability and Community Enhancement Committee (SEC)
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McCamie Cole, Member
Marietta Hance, Member
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Drew Irvin, Village Administrator
Glen Cole, Assistant to the Village Administrator
Michael Croak, Building Codes Supervisor
Jeff Hansen, Village Engineer

Teska Associates thanks the Lake Bluff Community for collaborating on this exciting and important planning effort.
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   *Village Board Resolution #2021-68*
   *Meeting Summaries*
Lake Bluff Downtown Streetscape Concept Plan is the result of a six-month effort by the Village to evaluate existing conditions, listen to community goals and consider conceptual streetscape enhancement plans for Lake Bluff’s Central Business District (CBD).

Lake Bluff’s Downtown has long been recognized as the historical and cultural center place of the community. The prior Streetscape Plan (2007) guided streetscape developments within the Downtown area. Since that time, many of the previously installed streetscape materials and plantings have not performed well. At the same time, recent events and initiatives have inspired the Village to pursue a comprehensive look at the future of Lake Bluff’s Downtown Streetscapes and to guide capital planning.

The global pandemic has significantly impacted Lake Bluff’s Downtown streetscapes. For nearly two years, Downtown restaurants and retailers have relied on outdoor seating and dining to safely operate their businesses. In partnership with Block 1 businesses, Scranton Avenue was temporarily modified as a one-way westbound travel pattern and (12) diagonal parking spaces were reallocated for outdoor seating and dining tents. The additional outdoor seating and dining spaces have been widely used and appreciated by businesses and their patrons during the warm and cold months.

In 2021, Scranton Avenue between Walnut Avenue and Oak Avenue was reconstructed to address roadway and sidewalk repairs. With guidance by the ABR, the Village seized this opportunity to incorporate additional features designed to better support downtown businesses and community placemaking efforts, namely public seating areas, masonry seat walls, specialty lighting and plantings.

Given Downtown Lake Bluff’s background and a renewed focus on public places, now is the time to focus on Lake Bluff’s Downtown environment. Downtown businesses are vibrant and want more public places. Community members are finding themselves outdoors more often, walking and biking between neighborhoods, parks, the beach, and Downtown. Staff is managing successful well-attended events which bring more visitors to downtown for the Farmers Market, 4th of July Parade, holiday events, Village Green performances, and others.

Now is an opportune time to capitalize on Downtown vibrancy and community interests in public places. The Downtown Streetscape Concept Plan presented herein is organized as a conceptual vision intended to be implemented over time as budgets and interests dictate. The purpose of the Downtown Streetscape Planning effort is to collect and document community perceptions, interests and needs. With the guidance of the ABR, SEC, Village Board and Village Staff, inputs were synthesized into an actionable concept plan intended to guide future discussions about Downtown streetscape planning and capital improvements. Following adoption of this Downtown Streetscape Concept Plan, next steps in streetscape development include coordination with adjacent or affected property owners, project selection, detailed design studies, budgeting and permitting where applicable.
Goals:

- Enhancing the CBD user experience.
- Preserving existing trees when possible.
- Elevating pedestrian safety.
- Maximizing the utility of the current parking inventory.
Members of the Lake Bluff community are passionate about the Downtown area and contributed to the concept development throughout the planning efforts. Community outreach activities and key outcomes follow below:

**Project Website.** Throughout the planning, the Village of Lake Bluff website included a dedicated webpage for the Streetscape Planning efforts. The website included project information, FAQ’s, project announcements, report documents and news postings about the project.

https://www.lakebluff.org/village-news/11-village-news/1091-downtown-streetscape-plan

In addition to website updates, staff promoted the project via weekly e-news and social media postings.

Between August 20 and November 16, 2021, the project received the following views:

- **Weekly e-news:** 10,994 views
- **Project webpage:** 3,685 views
- **Social media:** 8,605 views
Meetings and Events

The following meetings and events took place to help guide the Streetscape Plan. All ABR, SEC, and Village Board meetings were conducted as public meetings and often included public participation.

Staff meeting and walking tour. July 15, 2021. The purpose of this meeting was to kick off the project, evaluate existing streetscape conditions, and understand Public Works’ maintenance and operations practices.

Farmers Market. September 10, 2021. The project team set up an idea booth during the Farmers Market to solicit public input and to promote the project. The idea booth included engaging activities that invited comments about existing conditions and downtown streetscape opportunities. A visual preference survey activity invited inputs about what kinds of streetscape features and amenities were desired in Downtown. An open ended input board attracted a variety of inputs, ranging from policy recommendations to desired streetscape elements.

Community Poll, August 27 – September 26, 2021. The poll attracted 797 responses and 1,200 individual comments. The poll invited responses about current and potential future enhancements to downtown.

“
I love that our downtown is bustling, yet still feels intimate, not over commercialized. I love that it is safe for our children. I also really appreciate that our shops/restaurants are local/not chains. It should remain small, fitting of a town our size.”
- Comment received via Community Poll

ABR Meeting #1. October 5, 2021. Based on inputs gathered from the outreach activities above, Preliminary Streetscape Concepts and Alternatives were presented to the ABR. This meeting included a workshop activity to obtain inputs from ABR members and the public.

ABR Meeting #2. November 2, 2021. Following inputs gathered during ABR Meeting #1, Refined Streetscape Concepts were presented. This meeting included a detailed streetscape plan presentation and guided discussion. The outcome of this meeting was a recommendation by the ABR to the Village Board to accept the Streetscape Concept Plan.

Village Board Meeting #1. November 22, 2021. The Streetscape Concept Plan recommended by the ABR was presented to the Village Board. During this meeting, Board members and members of the community asked questions and provided comments.

SEC Meeting #1. December 1, 2021. The Streetscape Concept Plan recommended by the ABR was presented to the SEC. During this meeting, SEC members and members of the community asked questions and provided comments.

Village Board Meeting #2. December 13, 2021. The purpose of this meeting was to provide the Village Board a second reading of the Downtown Streetscape Concept Plan and to consider formal adoption of the Plan.
Community Feedback Poll Inputs

The community feedback poll was open from August 27 – September 26, 2021. The poll attracted 797 responses and 1,200 individual comments. The poll invited responses about current and potential future streetscape enhancements for the Downtown area. Key takeaways from the poll follow below.

The Village of Lake Bluff is studying the utilization of the public way within Downtown Lake Bluff. The public way is generally defined by the roadways, sidewalks, plantings, green spaces, and plaza spaces within Downtown Lake Bluff.

How are you connected to Downtown Lake Bluff?

- I use The Metra Station 46%
- I own property 58%
- I dine here 72%
- I visit the post office 65%
- I work here 15%
- I live in Lake Bluff 86%
- I shop here 63%
- Other 4%
- I visit the Village Hall 43%
- I visit the Village Green 69%

TOP EXPERIENCES / EVENTS THAT BRING PEOPLE DOWNTOWN
- Outdoor Dining 89%
- Farmers Market 89%

TOP 3 PROPOSED AMENITIES FOR THE DOWNTOWN STREETSCAPE
- Outdoor Dining #1
- Benches and Seating #2
- Landscape Plantings #3

MODES OF TRANSPORTATION TO DOWNTOWN
- Walk 27%
- Drive 57%
- Metra Train 16%
- Bike 23%

PERCENTAGE OF RESPONDENTS WHO SUPPORT FLEXIBLE PARKING / DINING IN DOWNTOWN LAKE BLUFF
- 82%
Community Feedback Poll Inputs

Poll participants reported that they generally park on-street in the Downtown and surrounding residential streets. Fewer respondents reported that they park in public or Metra parking lots, suggesting that those facilities are not currently used to their fullest potential.

Visits to Downtown Lake Bluff are generally balanced between daytimes and evenings during the weekdays and weekends, reinforcing the Downtown as a vibrant mixed use district which offers a variety of experiences.
Community Feedback Poll Inputs

When asked what brings folks to Downtown, outdoor dining ranked highest. Also, outdoor cafes, benches and seating, and landscape plantings were ranked as the top three desired amenities.

For approximately two years, Block 1 has tested a flexible streetscape, which reallocates one lane of traffic and 12 diagonal parking spaces for additional outdoor seating and dining tents. When asked if flexible streetscape functions should occur in the future, 82% of respondents reported they were supportive of this idea.

"Love the flexible streetscape functions, but the cement blocks are eyesores. Yes, safety is a priority, but is there something matching the downtown’s charm and character. “
- Comment received via Community Poll

WHAT TYPES OF EVENTS OR EXPERIENCES BRING TO YOU DOWNTOWN? (CONSIDER EXISTING EVENTS AND EXPERIENCES, AS WELL AS POTENTIAL FUTURE EVENTS. SELECT ALL THAT APPLY.)

LAKE BLUFF HAS TESTED FLEXIBLE STREETSCAPE FUNCTIONS, SUCH AS TEMPORARILY REALLOCATING ON-STREET PARKING FOR OUTDOOR DINING AND EVENTS. HOW LIKELY ARE YOU TO SUPPORT SIMILAR FLEXIBLE PARKING AND DINING ARRANGEMENTS IN THE FUTURE?

BASED ON THE LIST BELOW, PLEASE RANK THE STREETSCAPE AMENITIES THAT ARE MOST IMPORTANT TO YOU
Community Feedback - Key Takeaways

Based on the inputs received from the Farmers Market, Poll and discussions with the ABR and SEC, below is a list of key takeaways used to guide the Streetscape Concept Plan. Refer to the Appendix for meeting summary reports.

<p>| | |</p>
<table>
<thead>
<tr>
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<tbody>
<tr>
<td>1</td>
<td><strong>Downtown has a unique small-town ambiance and New England feel.</strong> Improvements should be in keeping with the character and scale of Downtown.</td>
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<tr>
<td>2</td>
<td><strong>‘Community, comfort, and safety’ are valued.</strong> Add traffic calming and pedestrian improvements for all users.</td>
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<td>3</td>
<td><strong>Build upon existing ‘gems’, such as Village Green, Village Hall Fountain, and Scranton Alley;</strong> Incorporate ‘seating nooks’ for public seating and gathering.</td>
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<tr>
<td>4</td>
<td><strong>Recent Block 1 improvements (one way traffic and dining areas) should be formalized and beautified.</strong></td>
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<tr>
<td>5</td>
<td><strong>Make better use of the existing parking inventory,</strong> including improved visibility, signage, and accessibility between Metra and Downtown.</td>
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<tr>
<td>6</td>
<td><strong>The downtown streetscape should be flexible to support day-to-day interactions and community fests;</strong> Accommodate access to power, curbless street sections, unobstructed sidewalks, and movable seating.</td>
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<tr>
<td>7</td>
<td><strong>Amenities should reference the existing streetscape and support pedestrian comfort,</strong> including benches, trash / recycling bins, water fountains, public seating areas, bike racks, lighting, and plantings.</td>
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<tr>
<td>8</td>
<td><strong>Sustainability should be applied to the materials and methods by which Downtown is maintained.</strong></td>
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<tr>
<td>9</td>
<td><strong>Greenery and seasonal décor are important aspects of the streetscape.</strong></td>
</tr>
<tr>
<td>10</td>
<td><strong>Downtown Lake Bluff is nearly perfect today – don’t change it too much!</strong></td>
</tr>
</tbody>
</table>
Downtown Lake Bluff is a welcoming gathering space and the community’s outdoor living room. The streetscape is recognized for its compact walkable scale, charming two and three story buildings, mature trees, and landscaping. In addition, Downtown maintains its historic mix of land uses that make for a vibrant community centerplace, including Village Hall, Police and Fire Station, Metra Station, Library and Museum, Village Green, Post Office, and a mix of attractive restaurants and retail shops.

The Streetscape Concept Plan is designed to support this vibrant mix, reinforcing pedestrian entrances, clear and open sidewalk spaces, and more opportunities for public seating and gathering.

“Scranton Alley; Farmers Market; restaurants, cafes and pubs; scenic outdoor dining —I don’t like the concrete barriers near the Village Green. Make all of downtown Lake Bluff as scenic and charming as Scranton Alley! Make the whole downtown area charming.”
- Comment received via Community Poll

During the pandemic, the Village and Block 1 businesses have partnered on a partial street closure to allow for expanded outdoor seating and dining.

Center Avenue is currently under construction and improvements include sidewalk and landscape repair to accommodate more outdoor seating and dining.
The Library and Museum is a welcoming destination and serves as a gateway into Downtown from the east.

Businesses and institutions have partnered to accommodate shared outdoor seating and dining spaces in Downtown.

(We need) more general seating (not so restaurant specific) Parking could be improved if more areas are shut down or blocked off for events, though even for the Farmer’s Market and weekend evenings it’s never been impossible to find parking.”
- Comment received via Community Poll

Scranton Alley is a valued gathering spot, supported by a vibrant business, attractive outdoor space, and walkable route between Village Hall and Scranton Avenue.
The seating area and gardens near the Village Hall Fountain are welcoming nooks and valuable places for community gathering.

The Veterans Memorial is an important community space that can be made more accessible with pavement improvements and seating.

The perimeters around Village Green may be enhanced to unify the pavements and furnishings into more welcoming public seating areas.

The bluestone pavers and limestone planter curbs are failing and require replacement in Block 1.
Issues and Opportunities

Access into Downtown should reinforce safe pedestrian and bicyclist entrances and crossings. Streetscape treatments should reinforce surrounding areas and land uses, including residential streets, shopping and dining streets and the civic entry street. The Village Green park edges are opportunities for additional public seating and gathering.
Overall Streetscape Plan

The following Streetscape Concept Plans and enlargements are organized by CBD blocks as highlighted below.
Block 2 Enlargement

Block 2 Planning Principles

- Maximize on-street parking
- De-clutter sidewalks
- Protect existing trees
- Infill new trees
- Incorporate flexible outdoor public seating
- Maintain high visibility crosswalks
- Reinforce placemaking at the Library / History Museum
Block 2 - area currently under construction

“Adirondack chairs for comfortable seating. Tree Lighting with tiny white lights year-round would be beautiful, Bikes that you can rent and ride” - Comment received via Community Poll

view looking east
Block 3 Enlargement

Block 3 Planning Principles

- Reinforce green transitions to neighborhood
- Protect existing trees
- Infill new trees
- Maintain lawn parkways
- Maintain high visibility crosswalks
- Replace (3) existing gas powered lights with Village standard LED poles (west section of Scranton Ave)
- Add seating nook, (1) Village standard LED light pole and new Library sign in partnership with the Lake Bluff Public Library
Block 4 Enlargement

Block 4 Planning Principles
- Maximize on-street parking
- De-clutter sidewalks
- Protect existing trees
- Infill new trees
- Incorporate flexible outdoor public seating with specialty lighting
- Maintain high visibility crosswalks
- Consolidate curb cuts + add (1) parking space at Oak Avenue
- Extend Scranton Alley pedestrian walkway to the east and west in partnership with adjacent property owners
Block 4 - Special Places

- **Seating nook at Library corner**
  incorporates new Library sign, masonry seatwall, Village standard light pole and seating elements.

- **Existing Library memorial and seating areas to be protected.**

- **consolidate curb cuts, add (1) parking space**

- **expanded pedestrian connection to Scranton Alley**

- **Replace (3) existing gas powered light poles with new Village standard LED poles.**
Block 1 Planning Principles

- Improve connectivity between Metra Parking Lot and Downtown
- Calm traffic and expand north sidewalk via one-way westbound traffic pattern
- Accommodate flexible street uses via a curbless street (adjacent to businesses at north) and curbed street (adjacent to Village Green)
- Incorporate flexible outdoor public seating with specialty lighting
- Maintain high visibility crosswalks

Add landscaped median with refuge island

Bike shelter with specialty lighting

Signage + pavement treatments to prevent motorists from cutting through the parking lot (in partnership with property owner)

Remove (1) parking space to accommodate corner plaza
Block 1 Enlargement

“Keep / expand the block parties and other weekend events. Expand sitting / dining venues. Make it a place to “hang out” even without buying a meal. Exploit underutilized parking spaces - especially train station and bank.”
- Comment received via Community Poll
Block 1 Sections

The proposed Block 1 Sections at right demonstrate how the curbless street at the north side of Scranton Avenue support the current traffic patterns.

During fests and events, the curbless street section allows for the street to transform to a plaza space at one consistent grade.
Village Green Enlargement

Village Green Planning Principles

- Protect existing Gazebo, split rail fencing, tree canopy and green space
- Replace existing drinking fountain with new fountain
- Add casual seating nooks and amenities at Village Green perimeters
- Protect the existing Veterans Memorial; Enhance the surrounding pavements for improved access and visibility
- Maintain high visibility crosswalks
- Improve Sheridan Road entry plantings

“Village Green, the beautiful garden club display, and everything that promotes the togetherness and sense of community we have.”
- Comment received via Community Poll
Village Green - Special Places

“Our village is quaint, friendly, and welcoming. It is a place where you can casually meet friends and neighbors.”
- Comment received via Community Poll

Seating nook may include:
- concrete pad, adirondack chairs, fireplace feature,
- and drinking fountain replacement.
Village Green - Special Places

Seating nook may include:
- concrete pad
- masonry seatwalls
- bike racks

Bike racks at Village Hall
Streetscape Amenities - Furnishings + Pavements

- **Bench**
  - Mfr: Victor Stanley

- **Trash / Recycling**
  - Mfr: Victor Stanley
  
  Add recycling receptacles and signage to Village standard models

- **Movable Bike Rack**
  - Mfr: ParkIt

- **Precast Concrete Planter Pot**
  - Mfr: Wausau Tile

- **Drinking Fountain with Pet Bowl**
  - Mfr: Murdoch

- **Electric Vehicle (EV) Charging Stations**
  - Incorporate low profile EV stations at existing parking lots and at on-street parking where space and visibility allows, such as adjacent to Village Green.

- Secure bike racks are recommended at the Metra Station.

- **Adirondack Chairs**
  - Mfr: Landscape Forms

- **Broom finish concrete with regular joint spacing is recommended for the streetscape pavements.**

Lake Bluff Downtown Streetscape Concept Plan
Streetscape Amenities - Decorative Lighting

Lighting in Downtown Lake Bluff should work towards achieving Dark Skies Compliance. Staff should explore the feasibility to retrofit existing Village standard light poles. Festoon string lighting may explore shields or housings to achieve downward facing lighting and should include controllers that allow for flexibility in lighting intensity and timing.

Festoon poles and string lighting
Mfr: Sternberg

Village standard light pole
Streetscape Amenities - Bike Shelter Options

Bike Shelter, Option 1
Mfr: Duo Gard

Bike Shelter, Option 2
Mfr: Streetscapes

Bike Shelter, Option 3
Mfr: Cyclehoop
Streetscape Amenities - Signage

- **Parking lot entry sign**
  - Pole Mounted Entry Sign with Optional Weathervane Topper

- **Business Directory**
  - Business Directory Sign Kiosk - custom

- **Decorative Poles**
  - Decorative poles for regulatory signs
    - Mfr: Tapco
Streetscape Plantings
Native Trees

Native trees, shrubs, and perennials plantings have been selected for their ability to tolerate de-icing salts and urban conditions. All plantings require maintenance and oversight to ensure success.

Swamp White Oak
Quercus bicolor
Mature Height: 50’
Mature Width: 40’
Pollinators: Butterflies/Moths

Ohio Buckeye
Aesculus glabra
Mature Height: 30’
Mature Width: 30’
Pollinators: Bees & Hummingbirds

Yellowwood
Cladrastis kentukea
Mature Height: 40’
Mature Width: 40’
Pollinators: Butterflies/Moths

Red Maple
Acer rubrum
Mature Height: 45’
Mature Width: 40’
Pollinators: Bees & Butterflies/Moths

American Hornbeam
Carpinus caroliniana
Mature Height: 25’
Mature Width: 25’
Pollinators: Butterflies/Moths

Black Tupelo
Nyssa sylvatica
Mature Height: 40’
Mature Width: 50’
Pollinators: Bees

Common Hackberry
Celtis occidentalis
Mature Height: 60’
Mature Width: 50’
Pollinators: Butterflies/Moths

Kentucky Coffeetree
Gymnocladus dioicus
Mature Height: 50’
Mature Width: 50’
Pollinators: Butterflies/Moths

Ohio Buckeye
Aesculus glabra
Mature Height: 30’
Mature Width: 30’
Pollinators: Bees & Hummingbirds

Swamp White Oak
Quercus bicolor
Mature Height: 50’
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Common Hackberry
Celtis occidentalis
Mature Height: 60’
Mature Width: 50’
Pollinators: Butterflies/Moths
Lake Bluff Downtown Streetscape Concept Plan

**Streetscape Plantings**

**Native Shrubs + Perennials**

- **New Jersey Tea**  
  *Ceanothus americanus*  
  Mature Height: 2'-3'  
  Mature Width: 2'-3'  
  Flower Color: White  
  Pollinators: Bees, Butterflies/Moths, & Hummingbirds

- **Dwarf Bush Honeysuckle**  
  *Diervilla lonicera*  
  Mature Height: 1'-3'  
  Mature Width: 3'-5'  
  Flower Color: Red/Orange/Yellow  
  Pollinators: Butterflies & Hummingbirds

- **Kalm’s St. John's wort**  
  *Hypericum kalmianum*  
  Mature Height: 2'-3'  
  Mature Width: 3'-4'  
  Flower Color: Yellow  
  Pollinators: Bees

- **Palm Sedge**  
  *Carex muskingumensis*  
  Mature Height: 1'-3'  
  Mature Width: 1'-3'  
  Flower Color: Yellow  
  Pollinators: Butterflies/Moths & Hummingbirds

- **Prairie Dropseed**  
  *Sporobolus heterolepis*  
  Mature Height: 1'-2'  
  Mature Width: 2'-3'  
  Flower Color: Orange  
  Pollinators: Bees & Butterflies/Moths

- **Butterflyweed**  
  *Asclepias tuberosa*  
  Mature Height: 1'  
  Mature Width: 2'  
  Flower Color: Orange  
  Pollinators: Bees & Butterflies/Moths

- **Lance-Leaf Coreopsis**  
  *Coreopsis lanceolaria*  
  Mature Height: 2'  
  Mature Width: 1'-2'  
  Flower Color: Yellow  
  Pollinators: Bees, Butterflies/Moths & Hummingbirds

- **Nodding Wild Onion**  
  *Allium cernuum*  
  Mature Height: 1'-2'  
  Mature Width: 1'  
  Flower Color: Pink  
  Pollinators: Bees, Butterflies/Moths, & Hummingbirds

- **Prairie Sedge**  
  *Carex bicknellii*  
  Mature Height: 1'-3'  
  Mature Width: 1'-3'  
  Flower Color: Blue  
  Pollinators: Butterflies/Moths

- **Smooth Blue Aster**  
  *Aster laevis*  
  Mature Height: 2'-3'  
  Mature Width: 2'-4'  
  Flower Color: Blue  
  Pollinators: Butterflies/Moths

- **Black-eyed Susan**  
  *Rudbeckia hirta*  
  Mature Height: 2'-3'  
  Mature Width: 1'-2'  
  Flower Color: Red/Yellow  
  Pollinators: Butterflies/Moths & Hummingbirds

- **Prairie Junegrass**  
  *Koeleria macrantha*  
  Mature Height: 1'-2'  
  Mature Width: 1'-2'  
  Flower Color: Lavender  
  Pollinators: Bees, Butterflies/Moths, & Flies

- **Sideoats Grama**  
  *Bouteloua curtipendula*  
  Mature Height: 1'-25'  
  Mature Width: 1'-2'  
  Pollinators: Butterflies/Moths

- **Palm Sedge**  
  *Carex muskingumensis*  
  Mature Height: 1'-3'  
  Mature Width: 1'-3'  
  Flower Color: White  
  Pollinators: Bees, Butterflies/Moths, Flies, & Wasps

- **Lance-Leaf Coreopsis**  
  *Coreopsis lanceolaria*  
  Mature Height: 2'  
  Mature Width: 1'-2'  
  Flower Color: Yellow  
  Pollinators: Bees, Butterflies/Moths & Flies
The following streetscape budget analysis addresses priority streetscape areas highlighted below and on the following pages. The budget analysis references current pricing for public streetscape projects using prevailing wage rates and a general contractor form of delivery.

Prior to implementation, final design engineering is required.

Any work within the Sheridan Road public right of way requires coordination and permitting with the Illinois Department of Transportation (IDOT).

### Summary of Budget Costs

<table>
<thead>
<tr>
<th>AREA</th>
<th>DESCRIPTION</th>
<th>BUDGET COSTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>AREA 1</td>
<td>SCRANTON AVE (Sheridan Rd to Walnut Ave)</td>
<td>$1,057,370</td>
</tr>
<tr>
<td>AREA 1A</td>
<td>SHERIDAN RD / METRA STATION ENTRY AREA</td>
<td>$207,085</td>
</tr>
<tr>
<td>AREA 1B</td>
<td>VILLAGE GREEN (east)</td>
<td>$186,978</td>
</tr>
<tr>
<td>AREA 2</td>
<td>OAK STREET / SCRANTON AVENUE</td>
<td>$134,257</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>$1,585,690</td>
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## Budget Costs | Area 1, Scranton Ave Block 1

<table>
<thead>
<tr>
<th>AREA 1: SCRANTON AVENUE (Sheridan Rd to Walnut Ave)</th>
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<tbody>
<tr>
<td>ROADWAY / DEMO</td>
<td>$ 347,470</td>
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<tr>
<td>(site mobilization, traffic control, remove roadway + sidewalk, excavation, relocate lights, curb + gutter, concrete roadway)</td>
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<tr>
<td>HARDSCAPE / PAVING</td>
<td>$ 169,970</td>
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<tr>
<td>(sidewalks, concrete pads, masonry seatwalls)</td>
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<tr>
<td>SITE FURNISHINGS / LIGHTING</td>
<td>$ 164,800</td>
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<tr>
<td>(festoon light poles, sign kiosk, tree grates, planters, trash/recycling bins)</td>
<td></td>
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<tr>
<td>PLANTINGS</td>
<td>$ 62,775</td>
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<tr>
<td>(trees, understory plantings, soils, mulches)</td>
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<tr>
<td>UTILITIES</td>
<td>$ 50,000</td>
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<tr>
<td>(allowance for utility adjustments, electrical, underdrains)</td>
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<tr>
<td><strong>SUBTOTAL</strong></td>
<td>$ 795,015</td>
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</thead>
<tbody>
<tr>
<td>Design engineering (8%)</td>
<td>$ 63,601</td>
</tr>
<tr>
<td>Construction phase design (10%)</td>
<td>$ 79,502</td>
</tr>
<tr>
<td>Contingency (15%)</td>
<td>$ 119,252</td>
</tr>
<tr>
<td><strong>AREA 1 TOTAL</strong></td>
<td>$1,057,370</td>
</tr>
</tbody>
</table>
## Area 1A: Sheridan Rd / Metra Station Entry

<table>
<thead>
<tr>
<th>Category</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Roadway / Demo</strong></td>
<td>$57,833</td>
</tr>
<tr>
<td>(site mobilization, traffic control, preparation for entry drive median + crosswalk, new curb + gutter)</td>
<td></td>
</tr>
<tr>
<td><strong>Hardscape / Paving</strong></td>
<td>$12,620</td>
</tr>
<tr>
<td>(sidewalks)</td>
<td></td>
</tr>
<tr>
<td><strong>Site Furnishings / Lighting</strong></td>
<td>$70,300</td>
</tr>
<tr>
<td>(bike shelter, specialty lighting, bike racks, trash/recycling bins)</td>
<td></td>
</tr>
<tr>
<td><strong>Plantings</strong></td>
<td>$14,950</td>
</tr>
<tr>
<td>(tree, understory plantings, soils, mulches)</td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>$155,703</td>
</tr>
<tr>
<td><strong>Design engineering (8%)</strong></td>
<td>$12,456</td>
</tr>
<tr>
<td><strong>Construction phase design (10%)</strong></td>
<td>$15,570</td>
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<td><strong>Contingency (15%)</strong></td>
<td>$23,355</td>
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<tr>
<td><strong>Area 1A Total</strong></td>
<td>$207,085</td>
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</table>
## Budget Costs | Area 1B, Village Green East

### AREA 1B: VILLAGE GREEN EAST

<table>
<thead>
<tr>
<th>Category</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROADWAY / DEMO</td>
<td>$17,825</td>
</tr>
<tr>
<td>(site mobilization, sidewalk removal, excavation)</td>
<td></td>
</tr>
<tr>
<td>HARDSCAPE / PAVING</td>
<td>$78,560</td>
</tr>
<tr>
<td>(sidewalks, concrete pads, masonry seatwalls)</td>
<td></td>
</tr>
<tr>
<td>SITE FURNISHINGS / LIGHTING</td>
<td>$21,700</td>
</tr>
<tr>
<td>(movable seating, bike racks, drinking fountain replacement, trash/recycling bins)</td>
<td></td>
</tr>
<tr>
<td>PLANTINGS</td>
<td>$22,500</td>
</tr>
<tr>
<td>(understory plantings, soils, mulches)</td>
<td></td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td><strong>$140,585</strong></td>
</tr>
<tr>
<td>Design engineering (8%)</td>
<td>$11,247</td>
</tr>
<tr>
<td>Construction phase design (10%)</td>
<td>$14,059</td>
</tr>
<tr>
<td>Contingency (15%)</td>
<td>$21,088</td>
</tr>
<tr>
<td><strong>AREA 1 TOTAL</strong></td>
<td><strong>$186,978</strong></td>
</tr>
</tbody>
</table>
### AREA 2: OAK STREET / SCRANTON AVENUE

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROADWAY / DEMO</td>
<td>$15,275</td>
</tr>
<tr>
<td>(site mobilization, remove roadway + sidewalk, excavation, new curb + gutter, new asphalt)</td>
<td></td>
</tr>
<tr>
<td>HARDSCAPE / PAVING</td>
<td>$30,310</td>
</tr>
<tr>
<td>(sidewalks, masonry seatwalls)</td>
<td></td>
</tr>
<tr>
<td>SITE FURNISHINGS / LIGHTING</td>
<td>$47,950</td>
</tr>
<tr>
<td>(movable seating, library sign, bike rack, pedestrian light pole, trash/recycling bins)</td>
<td></td>
</tr>
<tr>
<td>PLANTINGS</td>
<td>$7,410</td>
</tr>
<tr>
<td>(understory plantings, soils, mulches)</td>
<td></td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td><strong>$100,945</strong></td>
</tr>
<tr>
<td>Design engineering (8%)</td>
<td>$8,076</td>
</tr>
<tr>
<td>Construction phase design (10%)</td>
<td>$10,095</td>
</tr>
<tr>
<td>Contingency (15%)</td>
<td>$15,142</td>
</tr>
<tr>
<td><strong>AREA 1 TOTAL</strong></td>
<td><strong>$134,257</strong></td>
</tr>
</tbody>
</table>
Village Board Resolution
• Resolution #2021-68

Meeting and Event Summaries
• Farmers Market, September 10, 2021
• Community Poll, August 29 - September 27, 2021
• ABR Meeting #1, October 5, 2021
• ABR Meeting #2, November 2, 2021
• SEC Meeting #1, December 1, 2021
• Public Library Input
RESOLUTION 2021-68
A RESOLUTION ADOPTING THE 2021 DOWNTOWN STREETSCAPE CONCEPT PLAN

WHEREAS, Lake Bluff's 2023 Strategic Plan states that the Village will pursue (i) "a planned vision for the growth and sustainability of our downtown" by "igniting interest in the Central Business District as a destination location" and (ii) "maintain and build upon Lake Bluff's charm and intrinsic character" by "preserving quality public space for community gathering" and by implementing "design principles that better integrate the train depot with our walkable neighborhoods and Central Business District;" and,

WHEREAS, streetscapes and their visual experience largely influence public places where people interact, and ultimately define a community's aesthetic quality, economic activity, health, and sustainability; and

WHEREAS, streetscape plans are used to coordinate and guide the establishment of development regulations and standards, as well as to provide guidance in the evaluation of future decisions on land use, public and private infrastructure improvements, transportation, and other issues; and

WHEREAS, the Village has pursued the redevelopment and revitalization of its Central Business District since 1996, and previously adopted a Streetscape Concept Plan to guide the development of the Central Business District through the adoption of Resolution 2003-7 and the accepted report of the Architectural Board of Review on February 26, 2007 ("Prior Streetscape Plan"); and,

WHEREAS, throughout 2021 and at the direction of the Village Board, the Architectural Board of Review has studied and prepared a new Lake Bluff Downtown Streetscape Concept Plan ("2021 Plan") with the assistance of a professional planning consultancy (Teska Associates of Evanston, Illinois); and,

WHEREAS, following extensive community engagement, the Architectural Board of Review, after receiving and incorporating feedback from Village property owners, businesses, and residents, recommended on November 2, 2021 that the Village Board adopt the 2021 Plan; and,

WHEREAS, the Village Board has determined that it will serve and be in the best interest of the Village and its residents to adopt the 2021 Plan as set forth in this Resolution.

NOW, THEREFORE, BE IT RESOLVED 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 into, and made a part of, this Resolution as findings of the Village Board.

Section 2. Adoption of 2021 Lake Bluff Streetscape Concept Plan.

1. The 2021 Lake Bluff Downtown Streetscape Concept Plan, attached to this Resolution as Exhibit A, is hereby adopted as an official plan of the Village of Lake Bluff, Illinois. The 2021 Plan expressly supersedes the Prior Streetscape Plan, which shall be of no further force and effect.

2. The Village Administrator is hereby directed to ensure that the principles of the Plan are considered and, where appropriate, are incorporated into the Village's facilities, rights-of-way, and future capital improvement projects.

3. The Village's residents, institutions, businesses, and volunteer groups are encouraged to review and consider incorporating the principles of the Plan throughout their own property and initiatives.

Section 3. Effective Date.

This Resolution shall be in full force and effect upon passage and approval in the manner provided by law.

PASSED this 13th day of December 2021 by vote of the Board of Trustees of the Village of Lake Bluff as follows:

AYES: (4) Fisher, Markee, Rider, Ankenman
NAYS: (1) Briand
ABSENT: (1) Rappin
APPROVED this 13th day of December, 2021.

ATTEST:

Village President

Village Clerk
FARMERS MARKET HIGHLIGHTS

Thanks to everyone who visited our Idea Booth to share insights about the Lake Bluff Downtown Streetscape Plan!

Event Date: September 10th, 2021 | 7am - noon

Stationed in the southeast corner of Scranton and Center Avenues on a warm summer day, the Idea Booth featured materials for folks to learn about the project and to share input. Farm fresh-themed idea posters were pinned up, maps and exhibit boards were posted, and comment sheets were rolled out. From jotting down and mapping ideas to conversation with residents, business owners and visitors, the team learned so much about what people viewed as important issues and key opportunities for Downtown Lake Bluff.
Project background: The Village of Lake Bluff is studying the utilization of the public way within Downtown Lake Bluff. The public way is generally defined by the roadways, sidewalks, plantings, green spaces, and plaza spaces controlled by the Village. This Streetscape Plan will build on previous planning studies that have been put to work and identify further opportunities to benefit downtown businesses, residents, and visitors.

Study Area: The project area is generally between Union Pacific Railroad (to the west), Evanston Avenue (to the east), North Avenue (to the north), and Center Avenue (to the south).

Project Outcomes: Block 2 of Scranton Avenue, between Walnut Avenue and Oak Avenue, is anticipated to be reconstructed in the fall of 2021 to address roadway improvements, ADA issues, electrical and lighting enhancements, and the addition of masonry seatwalls. Beyond the Scranton Streetscape, other downtown streetscape enhancements are not currently funded. The outcome of this planning effort will be concept level planning, supported by cost estimates and project prioritization to help guide future decision making for capital improvements. See the Scranton Avenue Streetscape Concept below:
Planning + Design Team: There are three primary members of our design team: (1) Residents, business owners and stakeholders: you are the guiding element of this plan -- share what you want both in-person and online. To date we have 840+ responses to our poll. Join in on the discussion and take the [Downtown Streetscape Poll](#) today! (2) Village of Lake Bluff Staff and Architectural Board of Review, which is comprised of community partners and residents just like you! And lastly, (3) creative consultants – our team has been so pleased to work with the Village on past projects including the Waukegan Road and Route 176 Corridor Studies. We’re excited to continue to work with the community to plan for Lake Bluff’s Downtown Streetscape.

**Primary Objective: Protect Lake Bluff’s quaint character...**

First and foremost, one thing was made clear... Lake Bluff is a charming downtown, bordered primarily by two-story buildings, attractive storefronts, and walkable sidewalks. Downtown is accessible to key destinations, including Village Hall, Village Green, Metra Station and Parking, Post Office, Library, Shops, Restaurants, Businesses, and neighborhoods. Any improvements made within the Downtown Streetscape should be considerate of the things that make Lake Bluff already a special and inviting place.
What else did you tell us?

When asked what about Downtown Lake Bluff is special and what should be improved, we heard the following:
Existing Conditions. A summary of existing conditions comments follows below:

- Flowering planters are an attractive recent addition to Downtown.
- Overnight parking in the Metra lot is a useful resource for residents who need additional parking space.
- Charming, human-scaled, two-story buildings promote a walkable and friendly downtown environment.
- Scranton Alley is a charming people friendly destination.
- Downtown is family oriented.
- Holiday decorations, including Christmas bulb lights in the Village Green are welcome improvements during the winter holidays.
- Downtown is handy and convenient, providing walkable access to a range of destinations and businesses.

Improvements. When asked about what kinds of improvements should be considered within the study area, suggestions included:

- Enhance entry points into downtown from all directions and slow traffic.
- Block 1 enhancements may consider a shared or curbless street.
- Block 1 temporary dining functions should remain at this street. However, the appearance of the dining area should be improved. Outdoor dining should be located adjacent to the restaurants to prevent pedestrian/auto conflicts and to be more compatible with restaurant operations.
- Block 2 enhancements should consider improvements that will promote a livelier North Scranton area.
- Block 3 enhancements should include temporarily utilizing the surface parking lot as public parking; and long term should be redeveloped as apartments to support affordable housing for empty nesters who wish to stay in the community. (note private property enhancements / redevelopments are not part of the Downtown Streetscape Plan scope)
- Enhance the switchback pathway railing and plantings south of the Mera station.
- Provide clearer and better sited signage for parking.
- Add more recycling bins.
- Add bike racks to the Library area.
- Consider a bike share program (like Divvy).
- Incorporate public art with community input.
- The planned seating area at the southeast corner of Scranton and Center Avenues (in front of Inovasi) should be public space.
- Provide more gathering areas for children to play and collaborate.
- The Metra lot should include additional signage to support downtown parking. Improve parking visibility and safety.
- The crosswalk between Metra lot and Downtown area should be improved for pedestrian safety.
- Keep sidewalks clear and open and reduce sandwich boards and site furniture conflicts.
- Add parklets for additional seating and dining areas adjacent to sidewalks.
- Festive lighting for trees should be considered a year-round installation.
- Add more greenery throughout downtown.
Image preferences. When reviewing a range of streetscape amenity imagery from other communities, the following insights came to the forefront, organized by project area:

1. **BENCHES.** The Adirondack chairs ranked highest at (11) votes. The traditional Lake Bluff model bench with metal seat and back ranked second highest at (5) votes.

2. **BIKE RACKS.** The single post and ring bike bollard ranked highest at (11) votes.

3. **TRASH / RECYCLING RECEPTACLES.** The wood facing receptacles received (8) votes. A receptacle system that closely matches the Village’s traditional trash receptacles received (5) votes.

4. **PARKING ENTRY SIGNS.** The vertical column with masonry base ranked highest at (7) votes. The post and panel sign received (5) votes.

5. **AMENITIES.** Festoon string lighting ranked highest at (10) votes. The fireplace ranked second highest at (5) votes.
FARM FRESH IDEAS

My big idea for the Downtown Lake Bluff Streetscape is

- **Native Plants!!**
  - Protect the trees

- **PROTECT HISTORY**
  - Tree planting on Main Street

- **Swathing at Hours!**
  - Should be public

- **Maintain good access for farm market vendors.**

- **Parking in Block 1**
  - Replace or identify concrete barriers

- **Formalize outdoor dining.**
  - Promote parking

- **Public Art**
  - Love the overhead casting lights

- **The temperance**
  - Dining in Block 1 is restricted by street

- **Sidewalks need**
  - More to be more clean, open, wider, more, sponsored, etc.

- **Hostel is a good example.**

- **LAKE BLUFF DOWNTOWN STREETSCAPE PLAN**
General Comments. Ideas were provided to staff and added to the ‘big ideas’ board. These additional comments and suggestions, grouped by themes, follow below:

- **Access and safety.** Downtown Lake Bluff is surrounded by neighborhoods. As such it needs to continue to be welcoming and friendly to walkers and bikers of all ages and abilities.
- **Maintain clear and open sidewalks.** Sidewalks are sometimes blocked by furniture and temporary signage. Sidewalks should be designed and managed to maintain a clear walkway.
- **Support and beautify outdoor seating and dining.** The temporary dining at the south side of Block 1 is much loved, however folks reported they would like to see this area beautified and relocated to the north side of the street where it can be more accessible to restaurant waitstaff.
- **Make better use of the Metra parking lot.** The Metra lot is an underutilized resource and could be more accessible to downtown patrons provided improvements were made, such as lighting enhancements, Sheridan Road crosswalk improvements, parking lot entry signage and other aesthetic features that may visually draw people into the Downtown area.
- **Incorporate more handicapped parking spaces and consider exceeding the ADA code requirements to accommodate these improvements.**
- **Improve seasonal banner displays.** The existing banners are too large for the light poles upon which they are mounted. Consider smaller banners and less conspicuous banner hardware.
- **Celebrate local history and culture** including partnership with the Library and local historians to interpret Lake Bluff’s unique history.
- **Support tree preservation, new trees, plantings and pollinators** with a focus on natives and best practices for tree and landscape maintenance.
- **Support fests and events** including considerations for accommodating crowds and vendors.
- **Consider flexible roadway / parking arrangements.** Shared or curbless streets were suggested to allow for flexible use of the street and sidewalk spaces, including parking, travel lanes, walking space and events spaces.
- **Incorporate overhead string lighting** at strategic locations to create a unified sense of place in the downtown area.
- **Promote public art** throughout the downtown in partnership with local artist groups. Some suggestions included mosaic inlay, bronze plaques, and sculpture.
- **Support Garden Club Initiatives** including new hose bibs throughout the downtown and replacement of the 37 free standing concrete planter urns, troughs, and cubes.
- **Incorporate sustainable features** in the streetscape, such as permeable pavements, stormwater storage (as practical), lighting color temperature and lighting timing adjustments (as practical) to be more friendly to pollinators.
- **Be budget friendly**. Make simple, strategic improvements that get the most bang for the buck. Sometimes less is more.
- **Activate the north side of Scranton Avenue in block 2** with well-placed features that extend block 2 functions to both sides of the street.
- **Maintenance** was noted as an important element, including regular tree maintenance and snow removal.
- **Support affordable housing in downtown.** Although private property enhancements are not included in the current scope of work, we agree that improvements within the public rights of way can support adjacent land uses.
Missed the event? Want to tell us more? Our ears are open...

Visit the [website](#) There you can find project updates and important announcements about upcoming events.

Take the [community poll](#) and share your inputs.

Share this with your friends and neighbors – we’d love to hear from them too!

---

Thank you, Lake Bluff!

Most importantly... thank you for supporting Lake Bluff and taking the time to be a part of the Downtown Streetscape Planning Study! We truly value your feedback and look forward to working with you to create a design that brings out the best of Lake Bluff.

Cheers,
The Planning + Design Team
The Village of Lake Bluff is studying the utilization of the public way within Downtown Lake Bluff. The public way is generally defined by the roadways, sidewalks, plantings, green spaces, and plaza spaces within Downtown Lake Bluff.

**LAKE BLUFF DOWNTOWN STREETSCAPE POLL**

Results are in! Thanks for sharing your inputs on the Streetscape Poll. A summary of what we heard follows below.

Number of Responses: 797  |  Polling Dates: August 27th–September 26th, 2021

---

**How are you connected to Downtown Lake Bluff?**

- I work here: 15%
- I live here: 72%
- I visit the Village Green: 69%
- I visit the Village Hall: 43%
- I own property: 58%
- I use the Metra Station: 46%
- I shop here: 63%
- I visit the post office: 65%
- I dine here: 72%
- I visit the Village Hall: 43%
- I use the Village Green: 69%

---

**TOP EXPERIENCES / EVENTS THAT BRING PEOPLE DOWNTOWN**

- Outdoor Dining: 89%
- Farmers Market: 89%

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**TOP 3 PROPOSED AMENITIES FOR THE DOWNTOWN STREETSCAPE**

1. Outdoor Dining
2. Benches and Seating
3. Landscape Plantings

---

**MODES OF TRANSPORTATION TO DOWNTOWN**

- Walk: 26%
- Drive: 17%
- Metra Train: 40%
- Bike: 29%

---

**PERCENTAGE OF RESPONDENTS WHO SUPPORT FLEXIBLE PARKING / DINING IN DOWNTOWN LAKE BLUFF**

- 82%
Many thanks to the 797 participants who shared their input as part of the ‘Lake Bluff Downtown Streetscape Plan’ Neighborhood Poll. Between August 27th-September 26th, 2021, we heard from a wide range of ages and various connections to Downtown Lake Bluff. From residents (86%), folks who dine there (72%), visit the Village Green (69%), visit the post office (65%), shop here (63%), own property (58%), use the Metra Station (46%), visit Village Hall (43%), work here (15%), and other (4%). “Other” responses include respondents who grew up in Lake Bluff and/or visit family (6), bike here (3), visit the library (6), live in neighboring communities (3), pay taxes (1), own business (1), work remotely (1), and paint (1).
When do you typically visit Downtown Lake Bluff? (Select all that apply)

When asked when folks typically visit Downtown Lake Bluff, less than 1 percent stated they didn’t visit downtown. Most visits occurred on weekends with 78% visiting during daytime and 74% in the evenings. During weekdays, 72% visited during the daytime and 60% in the evenings. In the comments, respondents explained why they visit, including dog walking and getting coffee in mornings (4), attending farmers market on Fridays (2), and dining in the evenings (6).

<table>
<thead>
<tr>
<th>Frequency</th>
<th>Weekends - daytimes</th>
<th>Weekends - evenings</th>
<th>Weekdays - daytimes</th>
<th>Weekdays - evenings</th>
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<tr>
<td>Often</td>
<td>617</td>
<td>587</td>
<td>566</td>
<td>472</td>
</tr>
<tr>
<td>Sometimes</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rarely</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Never</td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

I do not visit Downtown Lake Bluff

0 100 200 300 400 500 600 700

How do you usually travel to Downtown Lake Bluff?

<table>
<thead>
<tr>
<th>Mode</th>
<th>Often</th>
<th>Sometimes</th>
<th>Rarely</th>
<th>Never</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walk</td>
<td>417</td>
<td>169</td>
<td>83</td>
<td>63</td>
</tr>
<tr>
<td>Bicycle</td>
<td>162</td>
<td>278</td>
<td>145</td>
<td>129</td>
</tr>
<tr>
<td>Drive</td>
<td>430</td>
<td>235</td>
<td>104</td>
<td>14</td>
</tr>
<tr>
<td>Metra Train</td>
<td>31</td>
<td>101</td>
<td>169</td>
<td>346</td>
</tr>
</tbody>
</table>
When visiting Downtown Lake Bluff by car, where do you typically park?

<table>
<thead>
<tr>
<th>Location</th>
<th>Often</th>
<th>Sometimes</th>
<th>Rarely</th>
<th>Never</th>
</tr>
</thead>
<tbody>
<tr>
<td>On-Street in the Downtown Area</td>
<td>621</td>
<td>118</td>
<td>28</td>
<td>12</td>
</tr>
<tr>
<td>On-Street in the Residential Area</td>
<td>54</td>
<td>192</td>
<td>259</td>
<td>180</td>
</tr>
<tr>
<td>Public Parking Lot</td>
<td>57</td>
<td>221</td>
<td>190</td>
<td>227</td>
</tr>
<tr>
<td>Metra Station Parking Lot</td>
<td>30</td>
<td>111</td>
<td>191</td>
<td>340</td>
</tr>
</tbody>
</table>

What types of events or experiences bring you downtown? (Consider existing events and experiences, as well as potential future events. Select all that apply.)

The top 3 events or experiences that brought the respondents downtown included outdoor dining (89%), farmers market (89%), and 4th of July parade (77%), followed by music concerts (74%), block parties (65%), bike race (59%), holiday markets (56%), art festivals (53%), food truck events (40%), physical fitness (27%), and private gatherings (26%). The “other” (7%) responses included running errands such as banking and visiting the post office (11), dining/coffee (10), Rib Fest (3), visiting the Library (9), and dog walking (4).
Lake Bluff has tested flexible streetscape functions, such as temporarily reallocating on-street parking for outdoor dining and events. How likely are you to support similar flexible parking and dining arrangements in the future?

When asked about the temporarily reallocated on-street parking for outdoor dining and events (such as the outdoor dining area at the south side of Scranton Ave in Block 1), respondents were supportive of this for the future (82%). Some indicated they were unsure and needed more information (14%). Very few respondents indicated they did not support this idea (4%). In the comments, respondents favorably referenced the partial closure of Scranton Ave at the south side of Block 1 (35). Some mentioned that they would like to see a more visually appealing solution (7). Some indicated that they like that this installation is “flexible” (10) and not “permanent” (12). A few suggested installation of a pedestrian only street (6).
Based on the list below, please rank the streetscape amenities that are most important to you (click and drag the items below, placing the highest priority at the top of the list):

When asked to rank the importance of various streetscape amenities, an overwhelming 77% (613) respondents ranked “Outdoor cafes” as their top priority. 69% of respondents also indicated “Benches and Seating” within their top 3, and 48% included “landscape plantings” in their top 3.

1. Outdoor cafes
2. Benches and seating
3. Landscape plantings
4. Lighting enhancements
5. Bike racks
6. Public art
7. Trash and recycling receptacles
8. Outdoor fireplace
9. Light pole decor / banners
10. Wayfinding Signage
What about Downtown Lake Bluff is special and should be protected?

When asked about what makes Downtown Lake Bluff special today, 526 open ended responses were provided. A summary of common themes follows below:

1. **Small Town Ambiance.** Small town feel, including charming buildings, mix of businesses, and ‘low stress’ parking; neighborhood commercial ambiance; New England feel.
2. **Downtown ‘Gems’.** Unique places such as Village Green, Gazebo, Village Hall Fountain, Scranton Alley and outdoor dining.
3. **Quaint Details.** Charming features such as the historic storefronts, seasonal planters, and holiday lighting.
4. **Variety of Gathering Options.** Outdoor street dining, lawn spaces, and seating nooks.
5. **Fests + Events.** Bluffinia, 4th of July parade, bike races, Rib Fest, Block Parties, Music in the Park, Farmers Markets.
6. **The People.** Welcoming spirit of neighbors and businesses, family friendly setting, ‘community, comfort, safety’.

The following quotes were provided:

- “Outdoor dining Love the use of the Alley! Maybe more of these hidden gems would be cute!”
- “Ease of parking without a lengthy search for a space”
- “The ability to gather outside, whether that be dining on the sidewalks and street or the lawn. Our village is quaint, friendly, and welcoming. It is a place where you can casually meet friends and neighbors.”
- “Village green, the beautiful garden club display, and everything that promotes the togetherness and sense of community we have.”
- “Lack of commercialism… franchise restaurants and corporate stores”
- “Its charm! Find balance between attracting people to downtown LB and keeping it quaint and charming”
- “Restaurants, businesses and community events. Keeping it clean, green, artsy and fun is what attracts.”
- “I love that our downtown is bustling, yet still feels intimate, not over commercialized. I love that it is safe for our children. I also really appreciate that our shops/restaurants are local/not chains. It should remain small, fitting of a town our size.”
- “Unpretentious relaxation and enjoyment of Lake Shore life / Lake Bluff style in a safe environment that is accessible to all - visitors and residents.”
“What about Downtown Lake Bluff should be improved upon?

When asked to provide comments about opportunities for improvement in Downtown Lake Bluff, 483 open ended responses were provided. A summary of common themes follows below:

1. **People first.** More spaces for people and less space for cars; wider sidewalks with less clutter.
2. **Traffic calming.** Improve pedestrian crossings throughout, incorporate lighting and a sense of arrival at Sheridan Road / Scranton Avenue.
3. **Parking.** Make better use of existing parking areas, incorporate more parking and handicapped spaces.
4. **Seating and gathering.** Accommodate sidewalk cafes. Prioritize public outdoor seating for all to use (ie. not associated with private establishments); improve the appearance of the temporary outdoor dining areas; site trash bins away from benches.
5. **Amenities.** More amenities for all users (dogwalkers, runners, bikers, adults, and kids), such as Adirondack chairs, fire pits, bike racks, bottle fillers and dog waste bags.
6. **Maintenance.** Maintain trees, empty trash bins
7. **Power.** Provide access to power for farmers markets and EV charging stations.
8. **Lake Bluff is nearly perfect -- don’t change it too much!**

The following quotes were provided:

- “Love the flexible streetscape functions, but the cement blocks are eyesores. Yes safety is a priority, but is there something matching the downtown’s charm and character. Also, I miss a downtown ice cream place. Better yet, pizza and ice cream”

- “Figuring out how to have outdoor seating and tables so u r not walking into them while you walk down the street Personaly, I don’t think restaurants should be able to put reserved signs on tables on public property There needs to be a balance so u can sit with friends and not have to order from a restroom to be there.”

- “More general seating (not so restaurant specific) Parking could be improved on if more areas are shut down or blocked off for events, though even for the Farmer’s Market and weekend evenings it’s never been impossible to find parking.”

- “Too many portable signs on the sidewalk (particularly along the south side of Scranton); outdoor seating too crowded on public walk outside of Prairie Espresso, particularly with portable signage on sidewalk; pedestrian access from Metra station; add wayfinding signs to encourage parking at Metra; narrow road/tighten corners to allow for easier pedestrian crossing at intersections”
“Persistent vacant storefronts are an eyesore, they don't really add to our tax base and they don't provide convenience to residents. Perhaps additional zoning flexibility or mixed-use should be considered to encourage use of existing structures.”

“I'd love to see an expansion of retail, as an example possibly a locally owned higher end clothing store. I'd always be interested in new good restaurants! The outdoor fireplace idea is great.”

“Great already. Keep / expand the block parties and other weekend events. Expand sitting / dining venues. Make it a place to “hang out” even without buying a meal. Exploit underutilized parking spaces - especially train station and bank.”

“Adirondack chairs through for comfortable seating Tree Lighting with tiny white lights year-round would be beautiful, Bikes that you can rent and ride”

“Organization of space to support outdoor dining by creating a space out of the way of main pedestrian traffic. Your proposed plan appears to do this. More amenities ie a public restroom, more trash/recycling containers and seating spaces are also welcome.”

Thank you for your helpful insights, Lake Bluff!
It is much appreciated and is informing next steps: concept development.

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For more information and to learn about upcoming meetings and events, please see the project webpage:

https://www.lakebluff.org/village-news/11-village-news/1091-downtown-streetscape-plan
ARCHITECTURAL BOARD OF REVIEW MEETING #1

October 5, 2021 | videoconference | 7:00 pm

Meeting Summary

Teska made a presentation to the ABR during a regularly scheduled ABR meeting on October 5, 2021 at 7pm. Following the Architectural Board of Review’s (ABR) meeting agenda items, Teska presented a slide show that was comprised of the following:

1. Project Introduction, scope + timeline
2. Scranton Avenue streetscape
3. What we heard from the community (community feedback poll, farmers market)
4. Downtown streetscape issues + opportunities
   a. Entries to downtown
   b. Street types + alleyway connectors
   c. Village Green edges
   d. Block 1 opportunities
5. Next steps
6. Input activity
7. Discussion

Following the slide show, Teska conducted an online poll with members of the ABR plus members of the public who were in attendance in-person and virtually via zoom webinar. Approximately 16 people participated in the polling activity. A summary report from the online poll is attached to this summary.

Following the online poll, the ABR participated in a guided discussion. The following items were discussed, organized by topic:

1. Block 1
   a. Concept 2 was generally preferred. The group liked this concept because the one-way westbound travel system has been operating well and has been positively received by the community over the past 18 months. The group indicated they like that the one-way system calms traffic and prioritizes pedestrian uses in the downtown area. Members of the ABR also mentioned that they like that the diagonal parking spaces are maintained at the south side.
   b. The following suggestions were made to improve upon Concept 2:
      i. Consider a shared or curbless street at the north side and incorporate curbs at the south side of the street to maximize flexibility in the streetscape.
      ii. Consider replacing the (4) parallel parking spaces at the north with widened sidewalk.
iii. Break up the large masses of the north side concrete sidewalk with trees, planter pots, or plantings for when dining tables are not in use.

c. Fire pits and casual seating were generally well received. There was a comment about reorienting the seating nooks in the Village Green perimeter to face the Gazebo.

d. Consider providing a canopy for the north side of Block 1. Suggestions included an awning system that is hung from the building facade, or a free-standing shelter located within the sidewalk area. An example mentioned is the Lake Forest bike shelter near the Metra station. It was noted that the structure should be well coordinated with the building architecture and should not block signs or store fronts.

2. Block 3

a. Per the Village’s Comprehensive Plan, Block 3 is designated to be transitional residential. The streetscape concepts identify this as an opportunity to maintain a green lawn parkway with shade trees as a transition between the downtown area and residential areas to the east.

b. Existing gas-powered light poles should be replaced with the Village standard electric light poles.

3. Amenities

a. It was noted that generally businesses and residents want more trash/recycling cans and bike racks, however they prefer them not to be in front of their businesses.

b. Additional bike racks were suggested for the following areas: in front of the Library and the SE corner of Village Green. Movable bike racks are preferred due to their flexibility and ability to accommodate more bikes.

c. Scranton Avenue underpass entrance. The group liked the concept of improving the ‘tunnel’ surfaces with vertical plantings. Freeway Park in Seattle was referenced as an example. It was noted that this area may be the subject of a phase 1 study in partnership with IDOT for reconstruction in 20 years.

d. Gateway features. Generally the archway and pylon features and over-the-roadway string lights were seen as too ‘heavy’ for the downtown streetscape. Rather the group discussed keeping the level of improvements as intimate features, such as pedestrian scale sign kiosks and corner bump outs with string lights.

Next steps include the following:

- Based on the inputs provided, Teska will produce a Preliminary Streetscape Plan for the next ABR meeting, scheduled for November 2nd.

Teska’s portion of the meeting was complete around 9pm.

**End: meeting presentation, Mentimeter activity results**
AGENDA

1. Project Introduction, scope + timeline
2. Scranton Avenue streetscape
3. What we heard from the community
   - (Community feedback poll + farmers market)
4. Downtown streetscape issues + opportunities
   - Entries to Downtown
   - Street Types + Alleyway Connectors
   - Village Green Edges
   - Block 1 Opportunities
5. Next steps
6. Input Activity - please keep your smart phones nearby!
7. Discussion
STUDY AREA + PROJECT GOAL

Goal:
The Downtown Streetscape should provide a unified and welcoming backdrop to Lake Bluff’s charming character and build upon the Scranton Avenue Streetscape.
TIMELINE

July
- Staff Kickoff
- Village Webpage

August
- Community Poll
- 8/29 – 9/27
- Farmers Market
- 09/10

September
- Prelim. Streetscape Concepts

October
- ABR Mtg #1
- 10/05
- Draft Streetscape Plan

November
- ABR Mtg #2
- 11/02
- Final Streetscape Plan

December
- Village Board

Events:
- Village Board Meeting
- Community Poll
- Farmers Market
- Preliminary Streetscape Concepts
- ABR Meetings
- Final Streetscape Plan
SCRANTON AVENUE STREETSCAPE

Lake Bluff Downtown Streetscape Concept Plan | Appendix | p.27
OUTREACH STATISTICS

(8/20 – 9/29)
Weekly e-news: 5,786 views
Project Webpage: 2,065 views
Social Media: 8,520 views

(8/29 – 9/27)
Community Poll: 797 responses,
1,200 individual comments

(9/10)
Farmers Market: 7am – 12pm
COMMUNITY FEEDBACK POLL INPUTS

Who we heard from:
• 86% residents
• 72% diners
• 69% visitors to Village Green
• 65% visitors to the Post Office
• 63% shoppers
• 58% property owners
• 46% Metra riders’
• 43% visitors to Village Hall
• 15% employees
• 5% other (Library)

Age groups:
• 24% age 45-54
• 24% age 55-64
• 22% age 35-44
• 15% age 65-74
• 9% age 25-34
• 4% age 75 and older
• 1% age 18-24
• <1% age 17 and younger

Dates: August 27 – Sept 26
Participants: 797
Individual Comments: 1,200
COMMUNITY FEEDBACK POLL INPUTS

When do you typically visit Downtown Lake Bluff?

- Weekends – daytimes: 78% (617 votes)
- Weekends – evenings: 74% (587 votes)
- Weekdays – daytimes: 72% (566 votes)
- Weekdays – evenings: 60% (472 votes)
- I do not visit Downtown Lake Bluff: <1% (7 votes)
COMMUNITY FEEDBACK POLL INPUTS

How do you usually travel to Downtown Lake Bluff?

<table>
<thead>
<tr>
<th>Mode</th>
<th>Often</th>
<th>Sometimes</th>
<th>Rarely</th>
<th>Never</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walk</td>
<td>417</td>
<td>199</td>
<td>63</td>
<td>63</td>
</tr>
<tr>
<td>Bicycle</td>
<td>162</td>
<td>278</td>
<td>145</td>
<td>128</td>
</tr>
<tr>
<td>Drive</td>
<td>430</td>
<td>235</td>
<td>104</td>
<td>14</td>
</tr>
<tr>
<td>Metra Train</td>
<td>31</td>
<td>101</td>
<td>169</td>
<td>346</td>
</tr>
</tbody>
</table>
COMMUNITY FEEDBACK POLL INPUTS

When visiting Downtown Lake Bluff by car, where do you typically park?

<table>
<thead>
<tr>
<th>Location</th>
<th>Often</th>
<th>Sometimes</th>
<th>Rarely</th>
<th>Never</th>
</tr>
</thead>
<tbody>
<tr>
<td>On-street in the Downtown Area</td>
<td>621</td>
<td>118</td>
<td>28</td>
<td>12</td>
</tr>
<tr>
<td>On-street in the Residential Area</td>
<td>54</td>
<td>199</td>
<td>250</td>
<td>180</td>
</tr>
<tr>
<td>Public Parking lot</td>
<td>57</td>
<td>221</td>
<td>190</td>
<td>227</td>
</tr>
<tr>
<td>Metra Station Parking Lot</td>
<td>30</td>
<td>111</td>
<td>191</td>
<td>340</td>
</tr>
</tbody>
</table>
COMMUNITY FEEDBACK POLL INPUTS

What types of events or experiences bring you to Downtown Lake Bluff?

- Outdoor Dining: 89%
- Farmers Market: 89%
- 4th of July Parade: 77%
- Music Concerts: 74%
- Block Parties: 65%
- Bike Race (Criterium): 59%
- Holiday Markets: 56%
- Art Festivals: 53%
- Food Truck Events: 40%
- Physical Fitness: 27%
- Private Gatherings: 26%
- Other: 7%

Counts:
- Outdoor Dining: 700
- Farmers Market: 698
- 4th of July Parade: 610
- Music Concerts: 580
- Block Parties: 515
- Bike Race (Criterium): 461
- Holiday Markets: 443
- Art Festivals: 417
- Food Truck Events: 318
- Physical Fitness: 210
- Private Gatherings: 202
- Other: 53
COMMUNITY FEEDBACK POLL INPUTS

Lake Bluff has tested flexible streetscape functions, such as temporarily reallocating on-street parking for outdoor dining and events. How likely are you to support similar flexible parking and dining arrangements in the future?

- I support this idea: 82%
- I am unsure / need more information: 14%
- I do not support this idea: 4%

<table>
<thead>
<tr>
<th>Response</th>
<th>Count</th>
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</thead>
<tbody>
<tr>
<td>I support this idea</td>
<td>643</td>
</tr>
<tr>
<td>I am unsure / need more information</td>
<td>108</td>
</tr>
<tr>
<td>I do not support this idea</td>
<td>34</td>
</tr>
</tbody>
</table>
COMMUNITY FEEDBACK POLL INPUTS

Based on the list provided, please rank the streetscape amenities that are most important to you:

1. Outdoor cafes
2. Benches and seating
3. Landscape plantings
4. Lighting enhancements
5. Bike racks
6. Public art
7. Trash and recycling receptacles
8. Outdoor fireplace
9. Light pole décor / banners
10. Wayfinding signage
COMMUNITY FEEDBACK POLL INPUTS

What about Downtown Lake Bluff is special and should be protected?

1. **Small Town Ambiance.** Small town feel, including charming buildings, mix of businesses, and 'low stress' parking; neighborhood commercial ambiance; New England feel.

2. **Downtown ‘Gems’.** Unique places such as Village Green, Gazebo, Village Hall Fountain, Scranton Alley and outdoor dining.

3. **Quaint Details.** Charming features such as the historic storefronts, seasonal planters and holiday lighting.

4. **Variety of Gathering Options.** Outdoor street dining, lawn spaces, and seating nooks.

5. **Fests + Events.** Bluffinia, 4th of July parade, bike races, Rib Fest, Block Parties, Music in the Park, Farmers Markets.

6. **The People.** Welcoming spirit of neighbors and businesses, family friendly setting, ‘community, comfort, safety’.
COMMUNITY FEEDBACK POLL INPUTS

What about Downtown Lake Bluff should be improved upon?

1. **People first.** More spaces for people and less space for cars; wider sidewalks with less clutter.
2. **Traffic calming.** Improve pedestrian crossings throughout, incorporate lighting and a sense of arrival at Sheridan Road / Scranton Avenue.
3. **Parking.** Make better use of existing parking areas, incorporate more parking and handicapped spaces.
4. **Seating and gathering.** Accommodate sidewalk cafes. Prioritize public outdoor seating for all to use (ie. not associated with private establishments); improve the appearance of the temporary outdoor dining areas; site trash bins away from benches.
5. **Amenities.** More amenities for all users (dogwalkers, runners, bikers, adults and kids), such as Adirondacks, fire pits, bike racks bottle fillers and dog waste bags.
6. **Maintenance.** Maintain trees, empty trash bins
7. **Power.** Provide access to power for farmers markets and EV charging stations.
8. **Lake Bluff is nearly perfect -- don’t change it too much!**
FARMERS MARKET INPUTS
FARMERS MARKET INPUTS

1. **Walkability.** Downtown should remain a 'handy and convenient' neighborhood serving destination.
2. **Family friendly.** Keep Downtown safe and welcoming to families and kids.
3. **Enhance the entrances** into downtown from all directions and slow traffic.
4. **Sidewalks** should be kept clear and free of barriers.
5. **Block 1** temporary dining should remain and should be more visually appealing; Consider a shared street for flexibility.
6. **Block 2** should consider improvements that will promote a livelier North Scranton area.
7. **Block 3** should consider temporary parking and long-term affordable housing for empty nesters.
8. **Parking.** Improve signage to all public lots. Metra is an underutilized resource; people love the ability to park overnight.
9. **Support local destinations.** Scranton Alley is charming and should be protected.
10. **Support biking** and consider a bike share program.
11. **Promote public seating spaces** that are truly public and not associated with private establishments.
12. **Improve site furnishings** including more bike racks and trash/recycling receptacles.
13. **Incorporate public art** with community input.
14. **Seasonal décor** including holiday lighting + seasonal planters are welcome pops of color throughout the year. Consider year-round lighting for trees.
15. **Greenery** is needed and should be added throughout downtown.
FARMERS MARKET | VISUAL PREFERENCES, BENCHES

Highest ranked

(existing bench)
FARMERS MARKET | VISUAL PREFERENCES, RECEPTACLES

Highest ranked

(existing receptacles with additional features)
FARMERS MARKET | VISUAL PREFERENCES, BIKE RACKS

Highest ranked

[Images of bike racks]
FARMERS MARKET | VISUAL PREFERENCES, AMENITIES

Highest ranked

Lake Bluff Downtown Streetscape Concept Plan | Appendix | p.44
ISSUES + OPPORTUNITIES | ENTRIES TO DOWNTOWN

ENTRY SIGN

LANDSCAPE PLANTINGS

ENHANCED RAILING
ISSUES + OPPORTUNITIES | ENTRIES TO DOWNTOWN

BRIDGE RAILING ENHANCEMENTS

ART PANELS

ENHANCED RAILING
ISSUES + OPPORTUNITIES | ENTRIES TO DOWNTOWN

- VERTICAL GATEWAY FEATURES
- BUSINESS SIGN KIOSK
- IMPROVED PARKING LOT SIGN FACING SHERIDAN ROAD
ISSUES + OPPORTUNITIES | ENTRIES TO DOWNTOWN

- DOWNTOWN ENTRY SIGN
- SPLIT RAIL FENCE WITH NATIVE PLANTINGS
ISSUES + OPPORTUNITIES | ENTRIES TO DOWNTOWN

CROSSING IMPROVEMENTS MAY INCLUDE:
RELOCATED SIDEWALK, NEW PARKWAY PLANTINGS, RAISED SPEED TABLE, AND ENHANCED CROSSWALK STRIPING
Opportunities:
- Pull sidewalks away from curbs and add landscaped parkways
- Add code compliant tactile curb ramps
- Consider intersection speed tables / textured pavements to calm traffic.
Opportunities:
- Improve pavement durability and accessibility
- Formalize outdoor dining adjacent to businesses
- Explore shared street for maximum flexibility
ISSUES + OPPORTUNITIES | RESIDENTIAL STREETS

Opportunities:
- Maximize visibility near landscaping
- Enhance crosswalk striping
- Add landscaping to screen parked vehicles
- Add code compliant tactile curb ramps
- Tree infill
- Continue to tell stories with bronze!
ISSUES + OPPORTUNITIES | ALLEYWAY CONNECTORS

Opportunities:
- Build upon Scranton Alley with a connected network of routes (paved, painted, signed)
- Consider mid block crosswalks where practical
ISSUES + OPPORTUNITIES | VILLAGE GREEN EDGES

Opportunities:
- Protect Village Green + Trees
- Protect the Memorial and improve surrounding paving and plantings
- Enhance park perimeters with more inviting public seating options
**BLOCK 1 | EXISTING CONDITIONS**

<table>
<thead>
<tr>
<th>BLOCK 1 PARKING</th>
<th>NORTH</th>
<th>SOUTH</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXISTING</td>
<td>5</td>
<td>12</td>
<td>17</td>
</tr>
</tbody>
</table>
 BLOCK 1 | CONCEPT 1: FESTIVAL STREET

- Two-way curbless street provides flexibility for street closures to support fests
- Expanded sidewalk allows additional dining at north side
- West gateway features, corner festoon lighting, enhanced memorial plaza pavement + fire pit seating nooks

<table>
<thead>
<tr>
<th>BLOCK 1</th>
<th>NORTH</th>
<th>SOUTH</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXISTING</td>
<td>5</td>
<td>12</td>
<td>17</td>
</tr>
<tr>
<td>CONCEPT 1</td>
<td>4</td>
<td>6</td>
<td>10</td>
</tr>
</tbody>
</table>
**BLOCK 1 | CONCEPT 2: ONE WAY STREET**

- One way street formalizes existing temporary one-way traffic pattern
- Expanded sidewalk allows additional dining at north side
- West gateway features, corner festoon lighting, enhanced memorial plaza pavement, fire pit seating + trellis swings

<table>
<thead>
<tr>
<th>BLOCK 1 PARKING</th>
<th>NORTH</th>
<th>SOUTH</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXISTING</td>
<td>5</td>
<td>12</td>
<td>17</td>
</tr>
<tr>
<td>CONCEPT 1</td>
<td>4</td>
<td>6</td>
<td>10</td>
</tr>
<tr>
<td>CONCEPT 2</td>
<td>4</td>
<td>12</td>
<td>16</td>
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</tbody>
</table>
BLOCK 1 | EXISTING CONDITIONS SECTION
BLOCK 1 | CONCEPT 1: FESTIVAL STREET SECTION
BLOCK 1 | CONCEPT 2: ONE WAY STREET SECTION
GATEWAY FEATURES

LARIMER SQUARE, COLORADO

VALLEY JUNCTION, IOWA

SCHUYLER AVE, KANKAKEE
CATENARY LIGHTING

MARION STREET, OAK PARK

LARIMER SQUARE, COLORADO

ITHACA COMMONS, NY
BANNERS, MEDALLIONS + PLANTER POTS
FIRE PITS, ADIRONDACKS + PORCH SWINGS

BEAUFORT, SOUTH CAROLINA

DOWNTOWN WHEATON
NEXT STEPS | DISCUSSION

MENTIMETER ACTIVITY

Please keep your screens open and use your smartphone or other device to log on to: MENTI.com

Enter code: 4646 4497
Virtual Sign In Sheet - please add your name

Joe Swee  Matthew Kerouac  Ron
Todd porter  Katherine Swee  Megan
Julie Wehmeyer  Sheree Dittmer  Mike croak
Virtual Sign In Sheet - please add your name

- Jeff
- Mary Ellen Swee
- Sarah
- Mike
- John Davis
- Bob Hunter
- Robin Huszagh
Rank the streetscape projects that offer the most value to the community.

1st: Block 1 - Streetscape improvements
2nd: Village Green - Perimeter seating + gathering
3rd: Scranton Ave underpass / bridge entry features
4th: Block 1 - Scranton Ave gateway features
5th: Alleyway connector enhancements
6th: Improved crosswalks + signage at intersections
7th: Sheridan Road gateway landscaping
8th: Public parking lot signage
Select your preferred Block 1 Configuration

- Concept 1: Festival Street (2-way, curbless street)
- Concept 2: One Way Street (1-way, expanded dining)
- No Change: Keep Block 1 As-Is
Select your preferred gateway feature type

- Gateway arch: 3
- Gateway pier: 2
- Gateway string lights + temporary banners: 5
- None of these options appeal to me: 6

Mentimeter
Select your preferred specialty lighting feature

- Decorative arms and pendant: 1
- Lighting strings and pendants: 3
- Lighting strings and bulbs: 11
- None of these options appeal to me: 3
Select your preferred planter pot configuration
Select your preferred light pole identifier

- Banner: 16
- Medallion: 2
- None of these appeal to me: 0

(Mentimeter)
Please rank the streetscape amenities that are most important to you:

1st: Outdoor cafes
2nd: Lighting enhancements
3rd: Landscape plantings
4th: Bike racks
5th: Light pole decor / banners
6th: Public art
7th: Adirondack chairs
8th: Outdoor fireplace(s)
9th: Wayfinding signage
10th: Porch swings
### What have we missed? Please add your suggestions + comments here:

<table>
<thead>
<tr>
<th>Suggestion</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pick the curbless street!</td>
<td></td>
</tr>
<tr>
<td>The curb less option and public art are strongly not preferred. None of the pathway options work for Lake Bluff. I like the idea of increasing space for outdoor cafes.</td>
<td></td>
</tr>
<tr>
<td>Diagonal parking is greatly preferred and less parallel parking.</td>
<td></td>
</tr>
<tr>
<td>Does like before...or pigs, cats, etc.</td>
<td></td>
</tr>
<tr>
<td>What type of fuel would the fireplace use? Would use if a fireplace become an onerous maintenance issue?</td>
<td></td>
</tr>
<tr>
<td>A sidewalk along Sheridan Road which extends the length of the Metro parking lot would provide for the safety of drivers and passengers and thus would encourage usage if the parking lot.</td>
<td></td>
</tr>
<tr>
<td>Thanks for your care and work on the project. Please continue for lots of opportunities for the public to be involved in the voting.</td>
<td></td>
</tr>
<tr>
<td>I like the idea of concept 2 with eliminating the 4 spots on the north side of the street.</td>
<td></td>
</tr>
<tr>
<td>Thanks for your care and work on this project. Please continue to solicit and provide significant opportunities for community feedback as the project moves forward.</td>
<td></td>
</tr>
<tr>
<td>Love the idea of keeping the 12 parking spaces on the north side and incorporating the 6/6 spaces on the north side for seating.</td>
<td></td>
</tr>
<tr>
<td>---</td>
<td></td>
</tr>
<tr>
<td>Outdoor igloos is a great idea. I would totally like to take part in that as opposed to a bigger tent. But absolutely no curbs less street, really bad idea.</td>
<td></td>
</tr>
<tr>
<td>Precast bumper curbs are really ugly and would detract from the town.</td>
<td></td>
</tr>
<tr>
<td>Adding things for curbless parking to help cars park, etc is going to look bad and detract from what town is known for.</td>
<td></td>
</tr>
<tr>
<td>Should public restrooms be provided so individual businesses not be bothered by visitors looking for rest?</td>
<td></td>
</tr>
<tr>
<td>I think shared seating could be a good idea as long as it is done very carefully. Town colors don’t work (boils in December are hideous).</td>
<td></td>
</tr>
<tr>
<td>Fire pit facing the green as opposed to away from it is a much better idea.</td>
<td></td>
</tr>
<tr>
<td>The proposal to flip the fire pit 180 degrees is good.</td>
<td></td>
</tr>
</tbody>
</table>
What have we missed? Please add your suggestions + comments here:

- I feel an awning would block the store fronts too much, especially if someone wants to sit in the sun while at a restaurant.
- I do not think the ped kiosk is a good idea. I think the 1 way signal is a good idea for the kids that run/take around town is a good idea.
- Enhanced signage and railing by the viaduct are very good ideas. Plantings (such as a terraced planter) or lighting may be an improvement. But I don’t like the idea of art panels, a mural, etc.
- I think the viaduct is definitely an area where the fewer distractions the better.
Thank you and Q+A
ARCHITECTURAL BOARD OF REVIEW MEETING #2

November 2, 2021 | 7:00 pm

Meeting Summary

Teska made a presentation to the ABR during a regularly scheduled ABR meeting on November 2, 2021 at 7pm. Following the Architectural Board of Review’s (ABR) meeting agenda items, Teska presented a slide show that was comprised of the following:

Agenda

1. **Project Intro: Study Area, Goals + Timeline**
2. **Presentation: Draft Plan Recommendations**
   a. Overall Plan
   b. Enlargement Areas + Special Places
   c. Streetscape Amenities
3. **Discussion + Priority Projects**
4. **Reference: Outreach and Opportunities**
   a. Farmers Market Summary
   b. Community Poll Summary
   c. Streetscape Opportunities

Following the slide show, Teska responded to questions and comments by the ABR plus members of the public who were in attendance in-person and virtually via zoom webinar.

The following items were discussed, organized by topic:

1. **Block 1**
   a. The curbless / flexible street with widened sidewalks were well-received.
   b. The in-ground planters were well-received.
   c. Parklets were recommended.
   d. Streetscape seating nooks and features should maintain adequate clear distance from building entry/exit doors.
   e. Loading functions at Lake Forest Bank should be maintained.
   f. Due to the current one-way westbound traffic pattern in Block 1, it was reported that some cut-through traffic occurs from Sheridan Road through the parking lot north of Block 1. Recommendations to dissuade cut-through traffic were recommended and included ‘do not enter’ signage, pavement treatments and speed tables.
   g. It was suggested that the travel lane located at the east end of Block 1 be reviewed for travel lane width.
2. Metra entry area
   a. Consider reducing the amount of pavement and adding lawn parkway between sidewalk
      and curb at the north side of the entry drive.
   b. The bike shelter was well received – consider reusing Green Bay Road bridge steel
      structures if possible; consider string lighting enhancements to improve visual
      connections between the Metra parking and downtown area.

3. Block 2
   a. A striped triangular area is planned between a diagonal parking space and the
      Bluffington’s bump out. This could be a place for motorcycle parking.
   b. The pedestrian alley treatments near Scranton Alley should be coordinated with
      adjacent property owners and potential new outdoor uses in the area.

4. Village Green Park
   a. The seating nooks should be oriented to view the Park and green space.
   b. It was recommended that the quantity of bike racks near the southeast corner of the
      park be reduced to provide a more natural transition between the widened sidewalk
      and park area.
   c. There was a recommendation to reduce the quantity of seating nooks overall.

5. Library seating nook
   a. It was noted that the Library has plans to expand the west Library façade further west.
      The final seating nook design should be coordinated with the planned expansion.
   b. The Library Director noted that the conceptual seating and bike rack areas would be a
      welcome addition to that corner.

6. Amenities
   a. Fire pits – concerns were noted about gas-powered fire pits, including environmental
      concerns and utility costs.
   b. Regulatory signs – reduce overall sign clutter.
   c. Parking entry sign – the pole mounted 2-sided sign, oriented perpendicularly to
      Sheridan Road was preferred. The weathervane element was not preferred. Sign copy
      should be minimized to include: “P. Public Parking, Free after 10am” only.
Following the discussion, the ABR unanimously recommended the Preliminary Downtown Streetscape Plan to the Village Board. Next steps include the following:

- Based on the inputs provided, Teska will make refinements to the documents and prepare a budget analysis.
- Teska will make a presentation to Village Board, anticipated November 22nd.

Teska’s portion of the meeting was complete around 8:45 pm.

Encl: meeting presentation
AGENDA

1. Project Intro: Study Area, Goals + Timeline
2. Presentation: Draft Plan Recommendations
   • Overall Plan
   • Enlargement Areas + Special Places
   • Streetscape Amenities
3. Discussion + Priority Projects
4. Reference: Outreach and Opportunities
   • Farmers Market Summary
   • Community Poll Summary
   • Streetscape Opportunities
PROJECT INTRO: STUDY AREA + PROJECT GOALS

Goals:

- Enhancing the CBD user experience.
- Preserving existing trees when possible.
- Elevating pedestrian safety.
- Maximizing the utility of the current public parking inventory.
PROJECT INTRO: TIMELINE

- Staff Kickoff: 07/15
- Village Webpage
- Community Poll: 8/29 – 9/27
- Farmers Market: 09/10
- Prelim. Streetscape Concepts
- Draft Streetscape Plan
- Final Streetscape Plan
- ABR Mtg #1: 10/05
- ABR Mtg #2: 11/02
- ABR Mtg #3: 12/10
- ABR Mtg #4: 01/07
- Village Board

Events:
- Community Poll: 8/29 – 9/27
- Farmers Market: 09/10
- ABR Mtg #1: 10/05
- ABR Mtg #2: 11/02
- ABR Mtg #3: 12/10
- ABR Mtg #4: 01/07
- Village Board
RECAP:
ISSUES + OPPORTUNITIES

- Entries
- Crossings
- Living Rooms
- Active Park Edges
- Street Types
PRESENTATION: DRAFT PLAN RECOMMENDATIONS
PRELIMINARY DOWNTOWN STREETSCAPE PLAN CONCEPTS

VILLAGE OF LAKE BLUFF

ABR Presentation | November 2, 2021

Block 2 Planning Principles
- Maximize on-street parking
- De-clutter sidewalks
- Protect existing trees
- Infill new trees
- Incorporate flexible outdoor public seating
- Maintain high visibility crosswalks
- Reinforce placemaking at the Library / History Museum
BLOCK 2
UNDER CONSTRUCTION

Preliminary Downtown Streetscape Plan Concepts
Village of Lake Bluff
ABR Presentation | November 2, 2021

Lake Bluff Downtown Streetscape Concept Plan | Appendix | p.94
**BLOCK 3 ENLARGEMENT**

Block 3 Planning Principles:
- Reinforce green transitions to neighborhood
- Protect existing trees
- Infill new trees
- Maintain lawn pathways
- Maintain high visibility crosswalks
- Replace gas powered lights with Village standard LED poles (west section of Scranton Ave)

PRELIMINARY DOWNTOWN STREETSCAPE PLAN CONCEPTS
VILLAGE OF LAKE BLUFF
ABR Presentation | November 2, 2021
Block 4 Planning Principles
- Calm traffic via pavement treatments at Center Ave intersection.
- Maximize on-street parking
- De-clutter sidewalks
- Protect existing trees
- Infill new trees
- Incorporate flexible outdoor public seating with specialty lighting.
- Maintain high visibility crosswalks
- Consolidate curb cuts + add parking at Oak Avenue
- Extend Scranton Alley pedestrian walkway to east and west.
BLOCK 4
SPECIAL PLACES

- Seating nook at Library corner, incorporates relocated Library sign, seatwall, Village standard light pole and seating elements.

- Consolidate curb cuts, add (1) parking space.

- Expanded pedestrian connection to Scranton Alley.
**Block 1 Planning Principles**

- Improve connectivity between Metra Parking Lot and Downtown.
- Calm traffic and expand north sidewalk via one-way westbound traffic pattern.
- Accommodate flexible street uses via a cutless street (adjacent to businesses at north) and curbed street (adjacent to Village Green).
- Incorporate flexible outdoor public seating with specialty lighting.
- Maintain high visibility crosswalks.

---

**Preliminary Downtown Streetscape Plan Concepts**

**Village of Lake Bluff**

ABR Presentation | November 2, 2021
BLOCK 1
ENLARGEMENT

PRELIMINARY DOWNTOWN STREETSCAPE PLAN CONCEPTS
VILLAGE OF LAKE BLUFF
ABR Presentation | November 2, 2021
Block 1

Sections

Existing

Proposed (day-to-day)

Proposed (event layout)

PRELIMINARY DOWNTOWN STREETSCAPE PLAN CONCEPTS
VILLAGE OF LAKE BLUFF
ABR Presentation | November 2, 2021
VILLAGE GREEN 
ENLARGEMENT

Village Green Planning Principles
- Protect existing Gazebos, split rail fencing, tree canopy and green space.
- Replace existing drinking fountain with new fountain.
- Reinforce placemaking at Village Green perimeters via casual public seating and amenities.
- Protect the existing Veterans Memorial and enhance the surrounding hardscape and pavements for improved access and visibility.
- Maintain high visibility crosswalls.
- Improve Sheridan Road entry plantings.
VILLAGE GREEN
SPECIAL PLACES

Seating nook may include:
- concrete pad
- adirondack chairs
- fireplace feature
- and drinking fountain replacement.
VILLAGE GREEN
SPECIAL PLACES

Seating nook may include:
concrete pad, masonry seatwalls and bike racks

Bike racks at Village Hall
STREETSCAPE AMENITIES - FURNISHINGS

- **Bench**
  Mfr: Victor Stanley

- **Trash / Recycling**
  Mfr: Victor Stanley

- **Movable Bike Rack**
  Mfr: ParkIt

- **Precast Concrete Planter Pot**
  Mfr: Wausau Tile

- **Drinking Fountain**
  Mfr: Murdoch

- **Electric Vehicle (EV) Charging Stations**
  Incorporate low profile EV stations at existing parking lots and at on-street parking where space and visibility allows, such as adjacent to Village Green.

Add recycling receptacles and signage to Village standard models.
STREETScape AMENITIES – DECORATIVE LIGHTING

Festoon Poles and String Lighting
Mfr: Sternberg
STREETSCAPE AMENITIES – BIKE SHELTER OPTIONS

Bike Shelter, Option 1
Mfr: Duo Gard

Bike Shelter, Option 2
Mfr: Streetscapes

Bike Shelter, Option 3
Mfr: Cyclehoop
STREETSCEAPE AMENITIES – SEATING NOOKS

Adirondack Chairs
Mfr: Landscape Forms

Custom Fireplace, low profile
Homewood, IL

Custom Fireplace, chimney
Wheaton, IL
STREETSCAPE AMENITIES – SIGNS

Parking lot entry signs

Option 1 – decorative column

Option 2 – pole mounted

Business Directory

Decorative Poles

Business Directory Sign Kiosk - custom

Decorative poles for regulatory signs

Mfr: Tapco
STREETSCAPE PLANTINGS – NATIVE TREES

- American Hornbeam: 
  - Common Name: American Hornbeam
  - Mature Height: 30'
  - Mature Width: 20'
  - Pollinators: Bees and Bats,

- Black Tupelo: 
  - Common Name: Black Tupelo
  - Mature Height: 40'
  - Mature Width: 20'
  - Pollinators: Bees

- Ohio Buckeye: 
  - Common Name: Ohio Buckeye
  - Mature Height: 60'
  - Mature Width: 35'
  - Pollinators: Butterflies, Bees

- Common Redbud: 
  - Common Name: Common Redbud
  - Mature Height: 50'
  - Mature Width: 40'
  - Pollinators: Butterfly, Bees

- Sugar Maple: 
  - Common Name: Sugar Maple
  - Mature Height: 60'
  - Mature Width: 40'
  - Pollinators: Bees, Butterflies

- Yellowwood: 
  - Common Name: Yellowwood
  - Mature Height: 50'
  - Mature Width: 40'
  - Pollinators: Bees

- Red Maple: 
  - Common Name: Red Maple
  - Mature Height: 50'
  - Mature Width: 40'
  - Pollinators: Bees, Butterflies

- Honey Locust: 
  - Common Name: Honey Locust
  - Mature Height: 60'
  - Mature Width: 40'
  - Pollinators: Bees, Butterflies

- White Oak: 
  - Common Name: White Oak
  - Mature Height: 60'
  - Mature Width: 40'
  - Pollinators: Bees, Butterflies

- Redbud: 
  - Common Name: Redbud
  - Mature Height: 60'
  - Mature Width: 40'
  - Pollinators: Bees, Butterflies
STREETSCAPE PLANTINGS
NATIVE SHRUBS + PERENNIALS
DISCUSSION + PRIORITY PROJECTS

- Block 1: Flexible Streetscape
- Village Green: Perimeter Walks, Nooks + Bikes
- Metra Parking: Signage + Entry
REFERENCE: OUTREACH AND OPPORTUNITIES SLIDES
OUTREACH STATISTICS

(8/20 – 9/29)
Weekly e-news: 5,786 views
Project Webpage: 2,065 views
Social Media: 8,520 views

(8/29 – 9/27)
Community Poll: 797 responses,
1,200 individual comments

(9/10)
Farmers Market: 7am – 12pm
COMMUNITY FEEDBACK POLL INPUTS

Who we heard from:
• 86% residents
• 72% diners
• 69% visitors to Village Green
• 65% visitors to the Post Office
• 63% shoppers
• 58% property owners
• 46% Metra riders’
• 43% visitors to Village Hall
• 15% employees
• 5% other (Library)

Age groups:
• 24% age 45-54
• 24% age 55-64
• 22% age 35-44
• 15% age 65-74
• 9% age 25-34
• 4% age 75 and older
• 1% age 18-24
• <1% age 17 and younger

Dates: August 27 – Sept 26
Participants: 797
Individual Comments: 1,200
COMMUNITY FEEDBACK POLL INPUTS

When do you typically visit Downtown Lake Bluff?

- Weekends – daytimes: 78%
- Weekends – evenings: 74%
- Weekdays – daytimes: 72%
- Weekdays – evenings: 60%
- I do not visit Downtown Lake Bluff: <1%
COMMUNITY FEEDBACK POLL INPUTS

How do you usually travel to Downtown Lake Bluff?

<table>
<thead>
<tr>
<th>Mode</th>
<th>Often</th>
<th>Sometimes</th>
<th>Rarely</th>
<th>Never</th>
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</thead>
<tbody>
<tr>
<td>Walk</td>
<td>417</td>
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<td>Bicycle</td>
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<td>128</td>
</tr>
<tr>
<td>Drive</td>
<td>430</td>
<td>235</td>
<td>104</td>
<td>14</td>
</tr>
<tr>
<td>Metra Train</td>
<td>31</td>
<td>101</td>
<td>169</td>
<td>346</td>
</tr>
</tbody>
</table>
## COMMUNITY FEEDBACK POLL INPUTS

When visiting Downtown Lake Bluff by car, where do you typically park?

<table>
<thead>
<tr>
<th></th>
<th>OFTEN</th>
<th>SOMETIMES</th>
<th>RARELY</th>
<th>NEVER</th>
</tr>
</thead>
<tbody>
<tr>
<td>On-street in the Downtown Area</td>
<td>621</td>
<td>118</td>
<td>28</td>
<td>12</td>
</tr>
<tr>
<td>On-street in the Residential Area</td>
<td>54</td>
<td>199</td>
<td>250</td>
<td>180</td>
</tr>
<tr>
<td>Public Parking lot</td>
<td>57</td>
<td>221</td>
<td>190</td>
<td>227</td>
</tr>
<tr>
<td>Metra Station Parking Lot</td>
<td>30</td>
<td>111</td>
<td>191</td>
<td>340</td>
</tr>
</tbody>
</table>
COMMUNITY FEEDBACK POLL INPUTS

What types of events or experiences bring you to Downtown Lake Bluff?

- Outdoor Dining 89%
- Farmers Market 89%
- 4th of July Parade 77%
- Music Concerts 74%
- Block Parties 65%
- Bike Race (Criterium) 59%
- Holiday Markets 56%
- Art Festivals 53%
- Food Truck Events 40%
- Physical Fitness 27%
- Private Gatherings 26%
- Other 7%
COMMUNITY FEEDBACK POLL INPUTS

Lake Bluff has tested flexible streetscape functions, such as temporarily reallocating on-street parking for outdoor dining and events. How likely are you to support similar flexible parking and dining arrangements in the future?

- I support this idea: 82%
- I am unsure / need more information: 14%
- I do not support this idea: 4%

COUNT
643
108
34
COMMUNITY FEEDBACK POLL INPUTS

Based on the list provided, please rank the streetscape amenities that are most important to you:

1. Outdoor cafes
2. Benches and seating
3. Landscape plantings
4. Lighting enhancements
5. Bike racks
6. Public art
7. Trash and recycling receptacles
8. Outdoor fireplace
9. Light pole décor / banners
10. Wayfinding signage
COMMUNITY FEEDBACK POLL INPUTS

What about Downtown Lake Bluff is special and should be protected?

1. **Small Town Ambiance.** Small town feel, including charming buildings, mix of businesses, and ‘low stress’ parking; neighborhood commercial ambiance; New England feel.

2. **Downtown ‘Gems’.** Unique places such as Village Green, Gazebo, Village Hall Fountain, Scranton Alley and outdoor dining.

3. **Quaint Details.** Charming features such as the historic storefronts, seasonal planters and holiday lighting.

4. **Variety of Gathering Options.** Outdoor street dining, lawn spaces, and seating nooks.

5. **Fests + Events.** Bluffinia, 4th of July parade, bike races, Rib Fest, Block Parties, Music in the Park, Farmers Markets.

6. **The People.** Welcoming spirit of neighbors and businesses, family friendly setting, ‘community, comfort, safety’.
COMMUNITY FEEDBACK POLL INPUTS

What about Downtown Lake Bluff should be improved upon?

1. **People first.** More spaces for people and less space for cars; wider sidewalks with less clutter.
2. **Traffic calming.** Improve pedestrian crossings throughout, incorporate lighting and a sense of arrival at Sheridan Road / Scranton Avenue.
3. **Parking.** Make better use of existing parking areas, incorporate more parking and handicapped spaces.
4. **Seating and gathering.** Accommodate sidewalk cafes. Prioritize public outdoor seating for all to use (ie. not associated with private establishments); improve the appearance of the temporary outdoor dining areas; site trash bins away from benches.
5. **Amenities.** More amenities for all users (dogwalkers, runners, bikers, adults and kids), such as Adirondacks, fire pits, bike racks bottle fillers and dog waste bags.
6. **Maintenance.** Maintain trees, empty trash bins
7. **Power.** Provide access to power for farmers markets and EV charging stations.
8. **Lake Bluff is nearly perfect -- don’t change it too much!**
FARMERS MARKET INPUTS
FARMERS MARKET INPUTS

1. **Walkability.** Downtown should remain a ‘handy and convenient’ neighborhood serving destination.
2. **Family friendly.** Keep Downtown safe and welcoming to families and kids.
3. **Enhance the entrances** into downtown from all directions and slow traffic.
4. **Sidewalks** should be kept clear and free of barriers.
5. **Block 1** temporary dining should remain and should be more visually appealing; Consider a shared street for flexibility.
6. **Block 2** should consider improvements that will promote a livelier North Scranton area.
7. **Block 3** should consider temporary parking and long-term affordable housing for empty nesters.
8. **Parking.** Improve signage to all public lots. Metra is an underutilized resource; people love the ability to park overnight.
9. **Support local destinations.** Scranton Alley is charming and should be protected.
10. **Support biking** and consider a bike share program
11. **Promote public seating spaces** that are truly public and not associated with private establishments.
12. **Improve site furnishings** including more bike racks and trash/recycling receptacles.
13. **Incorporate public art** with community input.
14. **Seasonal décor** including holiday lighting + seasonal planters are welcome pops of color throughout the year. Consider year-round lighting for trees.
15. **Greenery** is needed and should be added throughout downtown.
FARMERS MARKET | VISUAL PREFERENCES, BENCHES

(existing bench)
FARMERS MARKET | VISUAL PREFERENCES, RECEPTACLES

Highest ranked
(existing receptacles with additional features)
FARMERS MARKET | VISUAL PREFERENCES, BIKE RACKS
FARMERS MARKET | VISUAL PREFERENCES, PARKING SIGNS
FARMERS MARKET | VISUAL PREFERENCES, AMENITIES

Highest ranked

Lake Bluff Downtown Streetscape Concept Plan | Appendix | p.129
ISSUES + OPPORTUNITIES
ISSUES + OPPORTUNITIES | ENTRIES TO DOWNTOWN

ENTRY SIGN

LANDSCAPE PLANTINGS

ENHANCED RAILING
ISSUES + OPPORTUNITIES | ENTRIES TO DOWNTOWN

- BRIDGE RAILING ENHANCEMENTS
- ART PANELS
- ENHANCED RAILING
ISSUES + OPPORTUNITIES | ENTRIES TO DOWNTOWN

- VERTICAL GATEWAY FEATURES
- BUSINESS SIGN KIOSK
- IMPROVED PARKING LOT SIGN FACING SHERIDAN ROAD
ISSUES + OPPORTUNITIES | ENTRIES TO DOWNTOWN

DOWNTOWN ENTRY SIGN

SPLIT RAIL FENCE WITH NATIVE PLANTINGS
ISSUES + OPPORTUNITIES | ENTRIES TO DOWNTOWN

CROSSING IMPROVEMENTS MAY INCLUDE:
RELOCATED SIDEWALK, NEW PARKWAY PLANTINGS, RAISED SPEED TABLE, AND ENHANCED CROSSWALK STRIPING
Opportunities:
- Pull sidewalks away from curbs and add landscaped parkways
- Add code compliant tactile curb ramps
- Consider intersection speed tables / textured pavements to calm traffic.
Opportunities:
- Improve pavement durability and accessibility
- Formalize outdoor dining adjacent to businesses
- Explore shared street for maximum flexibility
Oppportunities:
- Maximize visibility near landscaping
- Enhance crosswalk striping
- Add landscaping to screen parked vehicles
- Add code compliant tactile curb ramps
- Tree infill
- Continue to tell stories with bronze!
ISSUES + OPPORTUNITIES | ALLEYWAY CONNECTORS

Opportunities:
- Build upon Scranton Alley with a connected network of routes (paved, painted, signed)
- Consider mid-block crosswalks where practical
ISSUES + OPPORTUNITIES | VILLAGE GREEN EDGES

Opportunities:
- Protect Village Green + Trees
- Protect the Memorial and improve surrounding paving and plantings
- Enhance park perimeters with more inviting public seating options
BLOCK 1 | EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>BLOCK 1 PARKING</th>
<th>NORTH</th>
<th>SOUTH</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXISTING</td>
<td>5</td>
<td>12</td>
<td>17</td>
</tr>
</tbody>
</table>

Scranton Ave

Lake Bluff Downtown Streetscape Concept Plan | Appendix | p.142
BLOCK 1 | CONCEPT 1: FESTIVAL STREET

- Two-way curbless street provides flexibility for street closures to support fests
- Expanded sidewalk allows additional dining at north side
- West gateway features, corner festoon lighting, enhanced memorial plaza pavement + fire pit seating nooks

<table>
<thead>
<tr>
<th>BLOCK 1 PARKING</th>
<th>NORTH</th>
<th>SOUTH</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXISTING</td>
<td>5</td>
<td>12</td>
<td>17</td>
</tr>
<tr>
<td>CONCEPT 1</td>
<td>4</td>
<td>6</td>
<td>10</td>
</tr>
</tbody>
</table>
BLOCK 1 | CONCEPT 2: ONE WAY STREET

- One way street formalizes existing temporary one-way traffic pattern
- Expanded sidewalk allows additional dining at north side
- West gateway features, corner festoon lighting, enhanced memorial plaza pavement, fire pit seating + trellis swings

<table>
<thead>
<tr>
<th></th>
<th>NORTH</th>
<th>SOUTH</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXISTING</td>
<td>5</td>
<td>12</td>
<td>17</td>
</tr>
<tr>
<td>CONCEPT 1</td>
<td>4</td>
<td>6</td>
<td>10</td>
</tr>
<tr>
<td>CONCEPT 2</td>
<td>4</td>
<td>12</td>
<td>16</td>
</tr>
</tbody>
</table>
BLOCK 1 | EXISTING CONDITIONS SECTION
BLOCK 1 | CONCEPT 1: FESTIVAL STREET SECTION
BLOCK 1 | CONCEPT 2: ONE WAY STREET SECTION
GATEWAY FEATURES

LARIMER SQUARE, COLORADO

VALLEY JUNCTION, IOWA

SCHUYLER AVE, KANKAKEE
CATENARY LIGHTING

MARION STREET, OAK PARK

LARIMER SQUARE, COLORADO

ITHACA COMMONS, NY
BANNERS, MEDALLIONS + PLANTER POTS
FIRE PITS, ADIRONDACKS + PORCH SWINGS

BEAUFORT, SOUTH CAROLINA

DOWNTOWN WHEATON
### Virtual Sign In Sheet - please add your name

<table>
<thead>
<tr>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jeff</td>
</tr>
<tr>
<td>Mary Ellen Swee</td>
</tr>
<tr>
<td>Sarah</td>
</tr>
<tr>
<td>Mike</td>
</tr>
<tr>
<td>John davis</td>
</tr>
<tr>
<td>Bob hunter</td>
</tr>
<tr>
<td>Robin huszagh</td>
</tr>
</tbody>
</table>
Rank the streetscape projects that offer the most value to the community.

1st: Block 1 - Streetscape improvements
2nd: Village Green - Perimeter seating + gathering
3rd: Scranton Ave underpass / bridge entry features
4th: Block 1 - Scranton Ave gateway features
5th: Alleyway connector enhancements
6th: Improved crosswalks + signage at intersections
7th: Sheridan Road gateway landscaping
8th: Public parking lot signage
Select your preferred Block 1 Configuration

Concept 1: Festival Street (2-way, curbless street)

Concept 2: One Way Street (1-way, expanded dining)

No Change: Keep Block 1 As-Is
Select your preferred gateway feature type

- Gateway arch: 3
- Gateway pier: 2
- Gateway string lights + temporary banners: 5
- None of these options appeal to me: 6
Select your preferred specialty lighting feature

<table>
<thead>
<tr>
<th>Option</th>
<th>Votes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Decorative arms and pendant</td>
<td>1</td>
</tr>
<tr>
<td>Lighting strings and pendants</td>
<td>3</td>
</tr>
<tr>
<td>Lighting strings and bulbs</td>
<td>11</td>
</tr>
<tr>
<td>None of these options appeal to me</td>
<td>3</td>
</tr>
</tbody>
</table>
Select your preferred planter pot configuration

- 3: Planters located near intersections
- 10: Planters located at back of curb
- 4: Planters located at building face (match existing)
Select your preferred light pole identifier

Banner: 16
Medallion: 2
None of these appeal to me: 0
Please rank the streetscape amenities that are most important to you:

1st: Outdoor cafes
2nd: Lighting enhancements
3rd: Landscape plantings
4th: Bike racks
5th: Light pole decor / banners
6th: Public art
7th: Adirondack chairs
8th: Outdoor fireplace(s)
9th: Wayfinding signage
10th: Porch swings
What have we missed? Please add your suggestions + comments here:

- Pick the curbless street!
- Dogs like before...cigs, cats, etc.
- A sidewalk along Sheridan Road which extends the length of the Metro parking lot would provide for the safety of drivers and passengers and thus would encourage usage if the parking lot.
- Thanks for your care and work on this project. Please continue to solicit and provide significant opportunities for community feedback as the project moves forward.
- I like the idea of concept 2 with eliminating the 4 spots on the north side of the street.
- The curb less option and public art are strongly not preferred. None of the archway options work for Lake Bluff. I like the idea of increasing space for outdoor cafes.
- What type of fuel would the fireplace use? Would use if a fireplace become an onerous maintenance issue?
- Thanks for your care and work on the project. Please continue for lists of opportunities for the public to be involved in the voting.
- Diagonal parking is greatly preferred and less parallel parking.
What have we missed? Please add your suggestions + comments here:

- Love the idea of keeping the 12 parking spaces on the north side and incorporating the 4/5 spaces on the north side for seating.
- Outdoor igloos is a great idea. I would totally like to take part in that as opposed to a bigger tent. But absolutely no curbs less street, really bad idea.
- Should public restrooms be provided so individual businesses not be bothered by visitors looking for relief?
- Precast bumper curbs are really ugly and would detract from the town.
- Adding things for curbless parking to help cars park, etc is going to look bad and detract from what town is known for.
- I think shared seating could be a good idea as long as it is done very carefully. Town colors don’t work (bells in December are hideous).
- The seating and green area in front of Q&Q and all need to be seating as well for future flexibility on businesses that may go in that space in the future. We should also be thinking about giving the seating outside ample space for traffic and safety.
- Fire pit facing the green as opposed to away from it is a much better idea.
- The proposal to flip the fire pit 180 degrees is good.
What have we missed? Please add your suggestions + comments here:

- I feel an awning would block the store fronts too much, especially if someone wants to sit in the sun while at a restaurant.
- I do not think the ped kiosk is a good idea. I think the 1 way street is a good idea for the kids that run/ride around town is a good idea.
- Enhanced signage and railing by the viaduct are very good ideas. Plantings (such as a terraced planter) or lighting may be an improvement. But I don’t like the idea of art panels, a mural, etc.
- I think the viaduct is definitely an area where the fewer distractions the better.
Thank you and Q+A
South Sheridan Road Landscape Enhancements

Sustainability + Community Enhancement Ad Hoc Committee (SEC) Meeting

December 1, 2021 | 7:00 pm

Meeting Summary

Teska made a presentation for the South Sheridan Road Landscape Enhancements Plan to the SEC during a scheduled SEC meeting on December 1, 2021 at 7pm. This meeting follows the previous presentation to the SEC dated November 3, 2021. The purpose of this meeting was to review the following items:

1. South Sheridan Road Landscape Enhancements and revisions made since the November meeting
2. Downtown Streetscape Plan Concept

Following the Sustainability and Community Enhancement Ad Hoc Committee’s (SEC) meeting agenda items, Teska presented two slide shows, including the following presentation agendas:

Agenda 1: Lake Bluff South Sheridan Road Landscape Enhancements

1. Project Intro: Study Area + Scope
2. Recommended Plant + Furnishings Palette
3. Refined Concept Presentation
4. Q+A / Discussion

Agenda 2: Lake Bluff Downtown Streetscape Concept Plan (Nov 22 Presentation to the Village Board)

1. Project Intro: Study Area, Goals + Timeline
2. Public Outreach Summary: What we Heard
3. Presentation: Plan Recommendations
4. Priority Projects + Budget Costs
5. Q+A / Discussion

Following each slide show, Teska responded to questions and comments by SEC members.

Teska participated virtually via zoom webinar.
The following items were discussed, organized by topic:

**Agenda 1: Lake Bluff South Sheridan Road Landscape Enhancements**

1. *Plant Species Selections.* The group discussed concerns raised during public comment regarding plant location and species. The group generally liked the plant species selections. The group discussed adding a third understory tree species to provide more diversity to the palette.

2. *Bike Racks and Repair Station.* The group discussed and supported the bicycle repair station and bike racks.

3. *Bench selections.* The group preferred the appearance of bench type “C” provided that a locally sourced, reclaimed wood product would be used. The group’s second choice is bench type “F” with a reclaimed thermally modified ash tree seat and back.

4. *Botanical plant signs* were recommended and some discussed matching those installed at Washington Park. The discussion included the desire for an educational element as well as identification.

5. *Recycling bins* should have clear decals and signs at the sides and tops of cans. Per the SEC’s previous planning efforts, “Landfill” should be indicated on trash receptacles.

6. *Dog waste stations* were discussed and should be considered.

*The SEC unanimously approved the Sheridan Road Landscape Enhancements Plan.*
Agenda 2: Downtown Streetscape Concept Plan

1. Lighting. All lighting should be Dark Skies Compliant, including lower light temperatures and controls to accommodate flexibility in the intensity and timing of lighting.
   a. Village standard pedestrian light poles should be retrofit with internal housings to direct all lighting downward.
   b. Festoon lighting controls should accommodate flexibility in intensity and timing.
   c. Festoon lighting fixtures should include shrouds or hoods to direct all lighting downward. The group reviewed the specification sheet from the specified festoon string lighting for the Scranton Avenue project and discussed a preference to include the ‘Standard Canopy’ shrouds shown below:


2. Permeable paving should be considered for the Block 1 festival street surface area as practical to engineering and drainage.

3. Bike routes and bike facilities were discussed in the Downtown, including the following items:
   i. The committee’s goal is to increase biking throughout Downtown. Participants spoke for and against a designated bike facility through the downtown area. The group discussed the potential to conduct a bike study to support an east-west connector between the bicycle path and Sunrise Park / Lake Michigan.
   ii. The following items were discussed regarding bike racks:
      1. Utilize secure bicycle rack designs at the train station.
      2. Consider Village logo on bicycle racks in downtown.
      3. Consider moveable bike racks for special events.
      4. Consider simple bike racks at rest areas or outside storefronts.

4. Native plantings should be incorporated throughout the downtown planting palette. Fescue should be used in lieu of sodded lawn.
5. *Dancer statue.* The dancer statue that previously existed in the planter at the southeast corner of Center Ave and Scranton Ave should be relocated to a prominent location in Lake Bluff befitting its significance, such as Sunrise Park and Beach.

*Teska’s portion of the meeting was complete around 9:30 pm.*

*Encl: meeting presentations*
AGENDA

1. Project intro, study area + scope
2. Recommended plant + furnishings palette
3. Refined concept presentation
4. Q+A / Discussion
STUDY AREA, SCOPE + PROJECT GOAL

Goal: Enhance the south Sheridan Road entry to Lake Bluff with improvements that reflect the Village's corridor plan direction.
Sheridan Place and Artesian Park
Metra Station and East Scranton Avenue
PAST PLANNING EFFORTS | Landscape Playbook

VILLAGE OF LAKE BLUFF
LANDSCAPE PLAYBOOK
THEMATIC LANDSCAPE IDENTITY, GATEWAY & CORRIDOR PLAN

Accepted by the Village Board | March 4, 2019

Split rail fencing

Naturalistic plantings behind mown lawn
PAST PLANNING EFFORTS | Landscape Playbook

- Split rail fencing
- Naturalistic plantings behind mown lawn
PAST PLANNING EFFORTS | Landscape Playbook

- Shrub copes
- Tree groupings
- Mown lawn
- Split rail fence
- Drifts of native grasses, perennials, and forbs
- Edge of pavement
- North Shore Bike Path
- Route 176
PAST PLANNING EFFORTS | Landscape Playbook

Canopy Trees:
- Acer rubrum, Red Maple
- Acer saccharum, Sugar Maple
- Carya ovata, Shagbark Hickory
- Carya illinoinensis, Butternut
- Juglans nigra, Black Walnut
- Populus deltoides, Cottonwood
- Quercus alba, White Oak
- Quercus bicolor, Swamp White Oak
- Quercus ellipsoidalis, Hill’s Oak
- Quercus macrocarpa, Bur Oak
- Quercus rubra, Red Oak
- Quercus velutina, Black Oak
- Ulmus americana ‘Princeton’, American Elm

Understory Trees:
- Amelanchier arborea, Common Serviceberry
- Amelanchier lamarckii, Allegheny Serviceberry
- Betula papyrifera ‘Renaissance Reflection’, Paper Birch
- Carpinus caroliniana ‘3N Select’, Blue Beech
- Cornus alternifolia, Dogwood
- Crataegus punctata, Dotted Hawthorn
- Crataegus op. Hawthorn
- Juniperus virginiana, Eastern Red Cedar
- Malus ioensis, Prairie Crab
- Ostrya virginiana, Hophornbeam
- Populus tremuloides, Quaking Aspen
- Prunus americana, Vineyard
- Prunus serotina, Black Cherry
- Thuja occidentalis, Eastern White Cedar

Shrub Capses:
- Ceanothus americanus, New Jersey Tea
- Cephalanthus occidentalis, Common Buttonbush
- Cornus obliqua, Silky Dogwood
- Cornus racemosa, Gray Dogwood
- Cornus stolonifera, Redosier Dogwood
- Corylus americana, American Hazel
- Dianthus caryophyllus, Smooth Sages
- Hamamelis virginiana, Witchhazels
- Illex verticillata, Winterberries
- Prunus americana, Wild Plum
- Prunus virginiana, Chokecherry
- Rhododendron maximum, Wild Blue Cranberry
- Rosa banksiae, Meadow Rose
- Rosa canina, Carolinian Rose
- Rosa palustris, Swamp Rose
- Rubus odoratus, Purple-flowering Raspberry
- Sambucus canadensis, Common Elderberry
- Staphylea trifolia, American Bitternut
- Viburnum lantana, Nannyberry
- Viburnum prunifolium, Blackhaw Viburnum
- Viburnum rafinesqueanum, Downy Arrowwood

Shrub Screening:
- Cornus racemosa, Gray Dogwood
- Cornus sericea, Silky Dogwood
- Physocarpus op. Ninebark
- Juniperus virginiana, Eastern Red Cedar
- Salix nigra, Black Willow
- Viburnum dentata, American Viburnum
- Viburnum lantana, Nannyberry
- Viburnum prunifolium, Blackhaw Viburnum

Drifts of Native Grasses, Perennials and Forbs:

Inferior Tall Grasses:
- Andropogon scoparius, Little Bluestem
- Bouteloua curtipendula, Side-oats Grama
- Elymus canadensis, Canada wild rye
- Sporobolus heterolepis, Prairie dropseed

DOT Class A Low Profile Native Mixture:
- Andropogon scoparius, Little Bluestem
- Bouteloua curtipendula, Side-oats Grama
- Elymus canadensis, Canada wild rye
- Sporobolus heterolepis, Prairie dropseed

DOT Class 5 Forbs with Annual Mixture:
- Lead Plant
- Smooth Aster
- Prairie Corncockle
- Qu-Eye
- Prairie Bergamot
- Purple Prairie Clover
- Fragrant Cornflower
- Spiderwort
- Sky Blue Aster
- New Jersey Tea
- Dowtie Sunflower
- Prairie Blazing Star
- White Prairie Clover
- Wildflower Cornflower
- Narrow-leafed Lupine
- Culver’s Root
NATIVE TREE PLANTINGS

CANOPY TREES
- Red Oak
  - Mature Height: 60'
  - Mature Width: 60'
  - Pollinators: Butterflies/Moths
- Common Hackberry
  - Mature Height: 60'
  - Mature Width: 60'
  - Pollinators: Butterflies/Moths

UNDERSTORY TREES
- Eastern Redbud
  - Mature Height: 20'
  - Mature Width: 20'
  - Flower Color: Pink
  - Pollinators: Bees, Butterflies, & Birds
- Witch Hazel
  - Mature Height: 25'
  - Mature Width: 30'
  - Flower Color: Pink
  - Pollinators: Bees, Butterflies, & Birds
- Serviceberry
  - Mature Height: 20'
  - Mature Width: 30'
  - Flower Color: White
  - Pollinators: Bees, Butterflies, & Birds
NATIVE SHRUBS, GRASSES + PERENNIALS PLANTINGS

PERENNIALS + GRASSES

**PHLOX GENICULATA**
- Mature Height: 1' 1"
- Flower Color: Pink
- Pollinators: Bees, Butterflies, Moths, & Hummingbirds

**AUGUSTA CONIFERE LAEVIFOLIA**
- Mature Height: 1' 2"
- Flower Color: Red/Yellow
- Pollinators: Bees, Butterflies, Moths & Hummingbirds

**ASSOCIATE VEILIGRO BIBERFORTI PHENOMENON**
- Mature Height: 1' 6"
- Flower Color: Orange
- Pollinators: Bees & Butterflies/Moths

**AVENARIPA NUTTALLII**
- Mature Height: 2' 3"
- Flower Color: Blue
- Pollinators: Bees, Butterflies/Moths, & Hummingbirds

**PHLOX GLOBOSA**
- Mature Height: 2' 0"
- Flower Color: Pink
- Pollinators: Bees, Butterflies, Moths & Hummingbirds

**SIMPSONIA MONTANA**
- Mature Height: 1' 0"
- Flower Color: Yellow
- Pollinators: Bees, Butterflies/Moths & Hummingbirds

**PHLOX GLOBOSA**
- Mature Height: 2' 0"
- Flower Color: Pink
- Pollinators: Bees, Butterflies, Moths & Hummingbirds

SHRUBS

**CHAMOMILE AMERICANUS**
- Mature Height: 2' 3"
- Flower Color: White
- Pollinators: Bees, Butterflies/Moths & Hummingbirds

**DERIVIMA CONIFER**
- Mature Height: 3' 0"
- Flower Color: Red/Orange/Yellow
- Pollinators: Butterflies & Hummingbirds

**DERIVIMA CONIFER**
- Mature Height: 3' 3"
- Flower Color: White
- Pollinators: Bees, Butterflies/Moths & Hummingbirds

**DERIVIMA CONIFER**
- Mature Height: 4' 0"
- Flower Color: Pink
- Pollinators: Bees, Butterflies/Moths & Hummingbirds
TRAIL AMENITIES

- **Movable Bike Rack**
  Mfr: ParkIt

- **U-Bike Rack**
  Mfr: Madrax

- **Trash / Recycling**
  Mfr: Victor Stanley

- **Bike Repair**
  Mfr: Dero

*Split rail fence – match existing 2-rail fencing*
BENCH OPTIONS

A

B

C

D

E

F
BENCH OPTIONS
Sheridan Place Crossing

PLANT SCHEDULE

<table>
<thead>
<tr>
<th>TREES</th>
<th>QTY</th>
<th>BOTANICAL / COMMON NAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>AME</td>
<td>18</td>
<td>Amelanchier arborea / Common Serviceberry</td>
</tr>
<tr>
<td>CEL</td>
<td>4</td>
<td>Celtis occidentalis / Common Hackberry</td>
</tr>
<tr>
<td>CER</td>
<td>13</td>
<td>Ceris canadensis / Eastern Redbud</td>
</tr>
<tr>
<td>CNE</td>
<td>6</td>
<td>Carya virginiana / American Hornbeam</td>
</tr>
<tr>
<td>CUE</td>
<td>8</td>
<td>Quercus rubra / Red Oak</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SHRUBS</th>
<th>QTY</th>
<th>BOTANICAL / COMMON NAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>CEA</td>
<td>100</td>
<td>Ceanothus americanus / New Jersey Tea</td>
</tr>
<tr>
<td>DIE</td>
<td>29</td>
<td>Dianella lineata / Dwarf Bush Honeysuckle</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>GRASSES</th>
<th>QTY</th>
<th>BOTANICAL / COMMON NAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>PAN</td>
<td>55</td>
<td>Panicum virgatum / Switch Grass</td>
</tr>
<tr>
<td>SPO</td>
<td>153</td>
<td>Sporobolus heterolepis / Prairie Dropseed</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PERENNIALS</th>
<th>QTY</th>
<th>BOTANICAL / COMMON NAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>ALL</td>
<td>32</td>
<td>Alumimum campanula / Nodding Onion</td>
</tr>
<tr>
<td>CAN</td>
<td>47</td>
<td>Aquilegia canadensis / Eastern Columbine</td>
</tr>
<tr>
<td>ASC</td>
<td>47</td>
<td>Asclepias tuberosa / Butterfly Milkweed</td>
</tr>
<tr>
<td>GER</td>
<td>68</td>
<td>Geranium maculatum / Spotted Geranium</td>
</tr>
</tbody>
</table>
Mid Block
Crossing
south of
Sheridan
Road Cutoff

PLANT SCHEDULE

<table>
<thead>
<tr>
<th>TYPE</th>
<th>QTY</th>
<th>BOTANICAL / COMMON NAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>TREES</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ABE</td>
<td>55</td>
<td>Amelanchier arborea / Common Serviceberry</td>
</tr>
<tr>
<td>CEB</td>
<td>22</td>
<td>Celtis occidentalis / Common Hackberry</td>
</tr>
<tr>
<td>GER</td>
<td>45</td>
<td>Ceratostigma plattianum / Eastern Redbud</td>
</tr>
<tr>
<td>GME</td>
<td>8</td>
<td>Quercus rubra / Red Oak</td>
</tr>
<tr>
<td>SHRUBS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CEA</td>
<td>100</td>
<td>Carpinus caroliniana / New Jersey Tea</td>
</tr>
<tr>
<td>DIE</td>
<td>29</td>
<td>Clerodendrum trichotomum / Dwarf Bush Honeysuckle</td>
</tr>
<tr>
<td>GRASSES</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PAN</td>
<td>6</td>
<td>Panicum virgatum / Switch Grass</td>
</tr>
<tr>
<td>SPO</td>
<td>15</td>
<td>Sporobolus heterolepis / Prairie Dropseed</td>
</tr>
<tr>
<td>PERENNIALS</td>
<td>QTY</td>
<td>BOTANICAL / COMMON NAME</td>
</tr>
<tr>
<td>ALL</td>
<td>32</td>
<td>Allium savileanum / nodding Onion</td>
</tr>
<tr>
<td>CAN</td>
<td>47</td>
<td>Aquilegia canadensis / Eastern Columbine</td>
</tr>
<tr>
<td>ASC</td>
<td>47</td>
<td>Asclepias tuberosa / Butterfly Milkweed</td>
</tr>
<tr>
<td>GER</td>
<td>88</td>
<td>Geranium maculatum / Spotted Geranium</td>
</tr>
</tbody>
</table>

Refer to L-1 for 
Tree Plantings
## BUDGET COSTS

**BASE COSTS**

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
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</thead>
<tbody>
<tr>
<td>TREE PLANTINGS</td>
<td>$40,000</td>
</tr>
<tr>
<td>SPLIT RAIL FENCE</td>
<td>$5,000</td>
</tr>
<tr>
<td>PAVING + FURNISHINGS</td>
<td>$26,000</td>
</tr>
</tbody>
</table>

**Total Base Costs**

$71,000

**UNDERSTORY PLANTINGS - OPTION A**

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHRUBS + CONTAINERIZED PERENNIALS / GRASSES</td>
<td>$28,000</td>
<td>($TOTAL OPTION A: $99,000)</td>
</tr>
</tbody>
</table>

**UNDERSTORY PLANTINGS - OPTION B**

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHRUBS + SEED MIX</td>
<td>$17,000</td>
<td>($TOTAL OPTION B: $88,000)</td>
</tr>
</tbody>
</table>
AGENDA

1. Project Intro: Study Area, Goals + Timeline
2. Public Outreach Summary: What we heard
   • Farmers Market, Community Poll, ABR Guidance
3. Presentation: Plan Recommendations
   • Overall Plan
   • Enlargement Areas + Special Places
   • Streetscape Amenities
4. Priority Projects + Budget Costs
5. Discussion / Q+A
PROJECT INTRO: STUDY AREA + PROJECT GOALS

Goals:

- Enhancing the CBD user experience.
- Preserving existing trees when possible.
- Elevating pedestrian safety.
- Maximizing the utility of the current public parking inventory.
PROJECT INTRO: TIMELINE

July
Staff Kickoff 07/15
Village Webpage

August
Community Poll 8/29 – 9/27
Farmers Market 09/10

September
Prelim. Streetscape Concepts 09/10

October
Draft Streetscape Plan 10/05

November
Final Streetscape Plan 11/02

December
ABR Mtg #2 11/02
Village Board Mtg 11/22

webpage Poll Public Event ABR ABR VB Village Board
OUTREACH STATISTICS

(8/20 – 11/16)
Weekly e-news: 10,994 views
Project Webpage: 3,685 views
Social Media: 8,605 views

(8/29 – 9/27)
Community Poll: 797 responses, 1,200 individual comments

(9/10)
Farmers Market: 7am – 12pm
FARMERS MARKET INPUTS
COMMUNITY FEEDBACK POLL INPUTS

When do you typically visit Downtown Lake Bluff?

- Weekends – daytimes: 78%
- Weekends – evenings: 74%
- Weekdays – daytimes: 72%
- Weekdays – evenings: 60%
- I do not visit Downtown Lake Bluff: <1%
COMMUNITY FEEDBACK POLL INPUTS

How do you usually travel to Downtown Lake Bluff?

<table>
<thead>
<tr>
<th></th>
<th>OFTEN</th>
<th>SOMETIMES</th>
<th>RARELY</th>
<th>NEVER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walk</td>
<td>417</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bicycle</td>
<td>162</td>
<td>278</td>
<td>145</td>
<td>128</td>
</tr>
<tr>
<td>Drive</td>
<td>430</td>
<td>235</td>
<td>104</td>
<td>14</td>
</tr>
<tr>
<td>Metra Train</td>
<td>31</td>
<td>101</td>
<td>169</td>
<td>346</td>
</tr>
</tbody>
</table>
COMMUNITY FEEDBACK POLL INPUTS

When visiting Downtown Lake Bluff by car, where do you typically park?

<table>
<thead>
<tr>
<th></th>
<th>OFTEN</th>
<th>SOMETIMES</th>
<th>RARELY</th>
<th>NEVER</th>
</tr>
</thead>
<tbody>
<tr>
<td>On-street in the Downtown Area</td>
<td>621</td>
<td>118</td>
<td>28</td>
<td>12</td>
</tr>
<tr>
<td>On-street in the Residential Area</td>
<td>54</td>
<td>199</td>
<td>250</td>
<td>180</td>
</tr>
<tr>
<td>Public Parking lot</td>
<td>57</td>
<td>221</td>
<td>190</td>
<td>227</td>
</tr>
<tr>
<td>Metra Station Parking Lot</td>
<td>30</td>
<td>111</td>
<td>191</td>
<td>340</td>
</tr>
</tbody>
</table>
COMMUNITY FEEDBACK POLL INPUTS

What types of events or experiences bring you to Downtown Lake Bluff?

- Outdoor Dining: 89%
- Farmers Market: 89%
- 4th of July Parade: 77%
- Music Concerts: 74%
- Block Parties: 65%
- Bike Race (Criterium): 59%
- Holiday Markets: 56%
- Art Festivals: 53%
- Food Truck Events: 40%
- Physical Fitness: 27%
- Private Gatherings: 26%
- Other: 7%

Counts:
- Outdoor Dining: 700
- Farmers Market: 698
- 4th of July Parade: 610
- Music Concerts: 580
- Block Parties: 515
- Bike Race (Criterium): 461
- Holiday Markets: 443
- Art Festivals: 417
- Food Truck Events: 318
- Physical Fitness: 210
- Private Gatherings: 202
- Other: 53
COMMUNITY FEEDBACK POLL INPUTS

Lake Bluff has tested flexible streetscape functions, such as temporarily reallocating on-street parking for outdoor dining and events. How likely are you to support similar flexible parking and dining arrangements in the future?

<table>
<thead>
<tr>
<th>Option</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>I support this idea</td>
<td>643</td>
</tr>
<tr>
<td>I am unsure / need more information</td>
<td>108</td>
</tr>
<tr>
<td>I do not support this idea</td>
<td>34</td>
</tr>
</tbody>
</table>

82% 14% 4%
COMMUNITY FEEDBACK POLL INPUTS

Based on the list provided, please rank the streetscape amenities that are most important to you:

1. Outdoor cafes
2. Benches and seating
3. Landscape plantings
4. Lighting enhancements
5. Bike racks
6. Public art
7. Trash and recycling receptacles
8. Outdoor fireplace
9. Light pole décor / banners
10. Wayfinding signage
COMMUNITY FEEDBACK – KEY TAKEAWAYS

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td><strong>Downtown has a unique small-town ambiance and New England feel.</strong> Improvements should be in keeping with the character and scale of Downtown.</td>
</tr>
<tr>
<td>2</td>
<td>‘<strong>Community, comfort, and safety</strong>’ are valued. Add traffic calming and pedestrian improvements for all users.</td>
</tr>
<tr>
<td>3</td>
<td><strong>Build upon existing ‘gems’, such as Village Green, Village Hall Fountain, and Scranton Alley; Incorporate ‘seating nooks’</strong> for public seating and gathering.</td>
</tr>
<tr>
<td>4</td>
<td><strong>Recent Block 1 improvements (one way traffic and dining areas) should be formalized and beautified.</strong></td>
</tr>
<tr>
<td>5</td>
<td><strong>Make better use of the existing parking inventory</strong>, including improved visibility, signage, and accessibility between Metra and Downtown.</td>
</tr>
<tr>
<td>6</td>
<td><strong>The downtown streetscape should be flexible to support day-to-day interactions and community fests; Accommodate access to power, curbless street sections, unobstructed sidewalks, and movable seating.</strong></td>
</tr>
<tr>
<td>7</td>
<td><strong>Amenities should reference the existing streetscape and support pedestrian comfort</strong>, including benches, trash / recycling bins, water fountains, public seating areas, bike racks, lighting, and plantings.</td>
</tr>
<tr>
<td>8</td>
<td><strong>Sustainability should be applied to the materials and methods by which Downtown is maintained.</strong></td>
</tr>
<tr>
<td>9</td>
<td><strong>Greener and seasonal décor are important aspects of the streetscape.</strong></td>
</tr>
<tr>
<td>10</td>
<td><strong>Downtown Lake Bluff is nearly perfect today – don’t change it too much!</strong></td>
</tr>
</tbody>
</table>
ISSUES + OPPORTUNITIES

- Entries
- Crossings
- Living Rooms
- Active Park Edges
- Street Types
PRESENTATION:
DRAFT CONCEPT PLAN RECOMMENDATIONS
BLOCK 2
UNDER CONSTRUCTION

view looking east

DOWNTOWN STREETSCAPE CONCEPT PLAN (DRAFT)
VILLAGE OF LAKE BLUFF
Village Board Presentation | November 22, 2021
Block 3 Planning Principles
- Reinforce green transitions to neighborhood
- Protect existing trees
- Infill new trees
- Maintain lawn parkways
- Maintain high visibility crosswalks
- Replace (3) existing gas-powered lights with Village standard LED poles (west section of Scranton Ave)
- Add seating nook, (1) Village standard LED light pole and new Library sign in partnership with the Lake Bluff Public Library
Block 4 Planning Principles

- Maximize on-street parking
- De-clutter sidewalks
- Protect existing trees
- Infill new trees
- Incorporate flexible outdoor public seating with specialty lighting
- Maintain high visibility crosswalks
- Consolidate curb cuts + add (1) parking space at Oak Avenue
- Extend Scranton Alley pedestrian walkway to the east and west in partnership with adjacent property owners
DOWNTOWN STREETSCAPE CONCEPT PLAN (DRAFT)
VILLAGE OF LAKE BLUFF
Village Board Presentation | November 22, 2021
Lake Bluff Downtown Streetscape Concept Plan | Appendix | p.213

**BLOCK 1 ENLARGEMENT**

- Add landscaped medians with refuge islands
- Increase shelter with specialty lighting
- Align signage - pavement treatments
- To prevent/redirect turning cutting through the parking lot
- Improve connectivity between Metra Parking Lot and Downtown
- Calm traffic and expand north sidewalk via one-way westbound traffic pattern
- Accommodate flexible street uses via a curbless street (adjacent to businesses at north) and curbed street (adjacent to Village Green)
- Incorporate flexible outdoor public seating with specialty lighting
- Maintain high visibility crosswalks

**BLOCK 1 Planning Principles**

- Improve connectivity between Metra Parking Lot and Downtown
- Calm traffic and expand north sidewalk via one-way westbound traffic pattern
- Accommodate flexible street uses via a curbless street (adjacent to businesses at north) and curbed street (adjacent to Village Green)
- Incorporate flexible outdoor public seating with specialty lighting
- Maintain high visibility crosswalks
Lake Bluff Downtown Streetscape Concept Plan | Appendix | p.214

BLOCK 1
ENLARGEMENT

lighting enhancements at the Metra Station
planter pots define the edge of the curvilinear street

DOWNTOWN STREETSCAPE CONCEPT PLAN (DRAFT)
VILLAGE OF LAKE BLUFF
Village Board Presentation | November 22, 2021
DOWNTOWN STREETSCAPE CONCEPT PLAN (DRAFT)
VILLAGE OF LAKE BLUFF
Village Board Presentation | November 22, 2021
VILLAGE GREEN ENLARGEMENT

Village Green Planning Principles
- Protect existing Gazebo, split rail fencing, tree canopy and green space
- Replace existing drinking fountain with new fountain
- Add casual seating nooks and amenities at Village Green perimeters
- Protect the existing Veterans Memorial; Enhance the surrounding pavements for improved access and visibility
- Maintain high visibility crosswalks
- Improve Sheridan Road entry plantings
VILLAGE GREEN
SPECIAL PLACES

Seating nook may include:
- concrete pad
- adirondack chairs
- fireplace feature,
- and drinking fountain replacement.
VILLAGE GREEN
SPECIAL PLACES
Seating nook may include: concrete pad, masonry seatwalls and bike racks

Bike racks at Village Hall

VILLAGEBLE GREEN
SPECIAL PLACES
Seating nook may include: concrete pad, masonry seatwalls and bike racks

Bike racks at Village Hall
STREETSCAPE AMENITIES - FURNISHINGS

Bench
Mfr: Victor Stanley

Trash / Recycling
Mfr: Victor Stanley

Precast Concrete Planter Pot
Mfr: Wausau Tile

Movable Bike Rack
Mfr: ParkIt

Add recycling receptacles and signage to Village standard models

Electric Vehicle (EV) Charging Stations incorporate low profile EV stations at existing parking lots and at on-street parking where space and visibility allows, such as adjacent to Village Green.

Drinking Fountain with Pet Bowl
Mfr: Murdoch
STREETScape AMENITIES – DECORATIVE LIGHTING

Festoon Poles and String Lighting
Mfr: Sternberg
STREETSCAPE AMENITIES – BIKE SHELTER OPTIONS

Bike Shelter, Option 1
Mfr: Duo Gard

Bike Shelter, Option 2
Mfr: Streetscapes

Bike Shelter, Option 3
Mfr: Cyclehoop
STREETSCAPE AMENITIES – SEATING NOOKS

Adirondack Chairs
Mfr: Landscape Forms

ABR Recommendation
(minus fire feature)

Custom Fireplace, low profile
Homewood, IL
STREETSCAPE AMENITIES – SIGNS

Parking lot entry signs

Option 1 – decorative column

Option 2 – pole mounted

ABR Recommendation (simplified sign copy, minus weathervane topper)

Business Directory

Directory Sign Kiosk - custom

Decorative Poles

Decorative poles for regulatory signs
Mfr: Tapco
BLOCK 1 – ONE WAY TRAFFIC PATTERN
STREETSCAPE PLANTINGS – NATIVE TREES

- American Hawthorn
  - Cespitosa serotina
  - Mature Height: 25'
  - Mature Width: 20'
  - Pollinators: Bear, Bee, Hawk

- Yellow Maple
  - Acer rubrum
  - Mature Height: 45'
  - Mature Width: 40'
  - Pollinators: Bear, Bee, Hawk

- Common Redbud
  - Cercis canadensis
  - Mature Height: 80'
  - Mature Width: 50'
  - Pollinators: Deer, Bumble Bee

- Black Tupelo
  - Nyssa sylvatica
  - Mature Height: 65'
  - Mature Width: 50'
  - Pollinators: Bear, Bee

- Swamp White Oak
  - Quercus bicolor
  - Mature Height: 80'
  - Mature Width: 60'
  - Pollinators: Deer, Bumble Bee

- White Oak
  - Quercus alba
  - Mature Height: 80'
  - Mature Width: 60'
  - Pollinators: Deer, Bumble Bee
STREETSCAPE PLANTINGS
NATIVE SHRUBS + PERENNIALS
PRIORITY PROJECTS + BUDGET COSTS
## BUDGET COSTS | AREA 1, SCRANTON AVE BLOCK 1

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ROADWAY / DEMO</strong>&lt;br&gt;(site mobilization, traffic control, remove roadway + sidewalk, excavation, relocate lights, curb + gutter, concrete roadway)</td>
<td>$347,470</td>
</tr>
<tr>
<td><strong>HARDSCAPE / PAVING</strong>&lt;br&gt;(sidewalks, concrete pads, masonry seatwalls)</td>
<td>$169,970</td>
</tr>
<tr>
<td><strong>SITE FURNISHINGS / LIGHTING</strong>&lt;br&gt;(festoon light poles, sign kiosk, tree grates, planters, trash/recycling bins)</td>
<td>$164,800</td>
</tr>
<tr>
<td><strong>PLANTINGS</strong>&lt;br&gt;(trees, understory plantings, soils, mulches)</td>
<td>$62,775</td>
</tr>
<tr>
<td><strong>UTILITIES</strong>&lt;br&gt;(allowance for utility adjustments, electrical, underdrains)</td>
<td>$50,000</td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td>$795,015</td>
</tr>
<tr>
<td>Design engineering (8%)</td>
<td>$63,601</td>
</tr>
<tr>
<td>Construction phase design (10%)</td>
<td>$79,502</td>
</tr>
<tr>
<td>Contingency (15%)</td>
<td>$119,252</td>
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<tr>
<td><strong>AREA 1 TOTAL</strong></td>
<td>$1,057,370</td>
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</table>
## BUDGET COSTS | AREA 1A, SHERIDAN RD / METRA ENTRY

<table>
<thead>
<tr>
<th>AREA 1A: SHERIDAN RD / METRA STATION ENTRY</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>ROADWAY / DEMO (site mobilization, traffic control, preparation for entry drive median + crosswalk, new curb + gutter)</td>
<td>$ 57,833</td>
</tr>
<tr>
<td>HARDSCAPE / PAVING (sidewalks)</td>
<td>$ 12,620</td>
</tr>
<tr>
<td>SITE FURNISHINGS / LIGHTING (bike shelter, specialty lighting, bike racks, trash/recycling bins)</td>
<td>$ 70,300</td>
</tr>
<tr>
<td>PLANTINGS (tree, understory plantings, soils, mulches)</td>
<td>$ 14,950</td>
</tr>
</tbody>
</table>

**SUBTOTAL** $155,703

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<table>
<thead>
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<tbody>
<tr>
<td>Design engineering (8%)</td>
<td>$ 12,456</td>
</tr>
<tr>
<td>Construction phase design (10%)</td>
<td>$ 15,570</td>
</tr>
<tr>
<td>Contingency (15%)</td>
<td>$ 23,355</td>
</tr>
</tbody>
</table>

**AREA 1A TOTAL** $207,085
### BUDGET COSTS | AREA 1B, VILLAGE GREEN EAST

<table>
<thead>
<tr>
<th>AREA 1B: VILLAGE GREEN EAST</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ROADWAY / DEMO</strong></td>
<td>$ 17,825</td>
</tr>
<tr>
<td>(site mobilization, sidewalk removal, excavation)</td>
<td></td>
</tr>
<tr>
<td><strong>HARDSCAPE / PAVING</strong></td>
<td>$ 78,560</td>
</tr>
<tr>
<td>(sidewalks, concrete pads, masonry seatwalls)</td>
<td></td>
</tr>
<tr>
<td><strong>SITE FURNISHINGS / LIGHTING</strong></td>
<td>$ 21,700</td>
</tr>
<tr>
<td>(movable seating, bike racks, drinking fountain replacement, trash/recycling bins)</td>
<td></td>
</tr>
<tr>
<td><strong>PLANTINGS</strong></td>
<td>$ 22,500</td>
</tr>
<tr>
<td>(understory plantings, soils, mulches)</td>
<td></td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td>$140,585</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Design engineering (8%)</td>
<td>$ 11,247</td>
</tr>
<tr>
<td>Construction phase design (10%)</td>
<td>$ 14,059</td>
</tr>
<tr>
<td>Contingency (15%)</td>
<td>$ 21,088</td>
</tr>
<tr>
<td><strong>AREA 1 TOTAL</strong></td>
<td>$186,978</td>
</tr>
</tbody>
</table>

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![Map of Lake Bluff Downtown Streetscape Concept Plan](image)
## BUDGET COSTS | AREA 2, OAK STREET / SCRANTON AVE

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROADWAY / DEMO (site mobilization, remove roadway + sidewalk, excavation, new curb + gutter, new asphalt)</td>
<td>$15,275</td>
</tr>
<tr>
<td>HARDSCAPE / PAVING (sidewalks, masonry seatwalls)</td>
<td>$30,310</td>
</tr>
<tr>
<td>SITE FURNISHINGS / LIGHTING (movable seating, library sign, bike rack, pedestrian light pole, trash/recycling bins)</td>
<td>$47,950</td>
</tr>
<tr>
<td>PLANTINGS (understory plantings, soils, mulches)</td>
<td>$7,410</td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td><strong>$100,945</strong></td>
</tr>
<tr>
<td>Design engineering (8%)</td>
<td>$8,076</td>
</tr>
<tr>
<td>Construction phase design (10%)</td>
<td>$10,095</td>
</tr>
<tr>
<td>Contingency (15%)</td>
<td>$15,142</td>
</tr>
<tr>
<td><strong>AREA 1 TOTAL</strong></td>
<td><strong>$134,257</strong></td>
</tr>
</tbody>
</table>
# BUDGET COST SUMMARY

<table>
<thead>
<tr>
<th>AREA</th>
<th>DESCRIPTION</th>
<th>BUDGET COSTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>AREA 1</td>
<td>SCRANTON AVE (Sheridan Rd to Walnut Ave)</td>
<td>$1,057,370</td>
</tr>
<tr>
<td>AREA 1A</td>
<td>SHERIDAN RD / METRA STATION ENTRY AREA</td>
<td>$ 207,085</td>
</tr>
<tr>
<td>AREA 1B</td>
<td>VILLAGE GREEN (east)</td>
<td>$ 186,978</td>
</tr>
<tr>
<td>AREA 2</td>
<td>OAK STREET / SCRANTON AVENUE</td>
<td>$ 134,257</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>$1,585,690</td>
</tr>
</tbody>
</table>
Thank you!
Questions and Observations from 12/6/2021 Library Building and Grounds Committee Meeting

Discussion of Concept Plan for Downtown Streetscape

1. Sign
   a. We would like to keep the sign on the corner of Oak and Scranton at diagonal, which makes it visible on both Scranton and Oak.
   b. Is the sign proposed to be on the seat wall? We’re not certain where the sign is intended to be on the concept drawing.
   c. It’s the Village right of way, but it is the Library’s sign on the corner. The Library is open to discussing the sign and changes to it, but replacement or retention should be up to the Library.

2. Traffic Flow
   a. Library staff need to be able to wheel the book drop through the proposed seating area on the corner twice a day, this should be taken into consideration when selecting pavers.

3. Furnishings and Fixtures
   a. The Library’s bike racks were treated as a negative element by the ABR previously. This plan adds substantially to the number of bike racks on the property. Committee members voiced concern over whether there is space for bike racks as drawn on the schematic, and whether the bike racks and the bikes parked in them might become an obstacle for pedestrians on Oak Avenue.
   b. Will the bike racks be mounted on impervious surface or placed on the grass?
   c. What color would the proposed Adirondack chairs be?
   d. Will the chairs be anchored in any way? The Building and Grounds Committee members do not believe that the Adirondack chairs fit well with existing downtown or Library architecture.
   e. The Library sprinkler system and electrical system will need to be adjusted as those run underground along the Library side of the sidewalk on both Oak and Scranton. Who will pay for adjustments?
   f. There is a bike rack already positioned near the location of the proposed south-most rack on Oak Avenue. Is this a relocation of the existing rack, in addition to, or a replacement?

4. Space Concerns
   a. There is a Memorial seating area on Oak Avenue by the old entrance not shown on the concept plan drawing, shown with a bike rack on top of it.
   b. Impervious surface increase was previously a concern raised with Library proposals for much smaller changes, with concerns raised about drainage on the property. It looks like this concept would increase impervious surface substantially; is drainage a concern?

5. Request
   a. Would there be a way to address the cut-through concerns, folks driving over from the back lot at Block 4 into and through the Library parking lot? The Library has lately had a lot of close calls and near accidents in recent years, and safety of staff (as drivers and pedestrians) in the back lot has become a concern.

6. Conclusion
   a. The Library objects to any design that would interfere with an expansion to the west in the future. Details have been made available and the Library looks forward to working with the Village to avoid any construction at cross purposes between the Village and Library.

Respectfully submitted,

Eric Scott Bailey
Library Director
Lake Bluff Public Library