

From: [Village of Lake Bluff](#)
To: [Gail Ciolek](#)
Subject: Lake Bluff Letter - May 6, 2016
Date: Friday, May 06, 2016 5:21:07 PM



Lake Bluff Letter

Calendar Events - [View All](#)

[Committee-of-the-Whole](#)

Monday, May 9, 2016 - 6:00pm

[Village Board Meeting](#)

Monday, May 9, 2016 - 7:00pm

[Historic Preservation Commission](#)

Wednesday, May 11, 2016 - 7:00pm

Village News

[May Semi-Annual Collection](#)

The semi-annual collection program provides residents the opportunity to dispose (free of charge) of large items not picked up as part of the normal refuse collection. The Monday collection route (residents west of Sheridan Rd.) took place on Wednesday, May 4th. The upcoming collection for the Tuesday route (residents east of Sheridan Rd.) is scheduled for Wednesday, May 11th. Items or containers are to be placed at the edge of the curb on the respective collection day. [A list of acceptable items is available here.](#) Additional questions regarding collection requirements are available by calling Groot at 847-404-7668.

[Village Streets Selected for Resurfacing this Spring](#)

On March 14, 2016 the Village Board authorized the execution of a contract with Peter Baker and Son, Co. (Contractor) in the amount of

\$410,000 for the Village's 2016 Roadway Resurfacing Program to begin later this spring.

Update (May 6, 2016):

During the week of May 2nd Schroeder & Schroeder, Inc. (Sub-Contractor) completed the Village's Sidewalk Replacement Project.

Peter Baker and Son, Co. (Contractor) completed concrete curb work, utility structures (manholes, curb inlets, etc.) installation, and commenced with driveway apron restoration work on selected streets.

During the week of May 9th the Village's Contractor anticipates starting roadway grinding and removal work with completion of the Street Resurfacing Project near the later part of June.

The following streets have been approved for resurfacing as part of the Program:

Environ Circle

Eva Terrace

Trowbridge Circle

Greenwich Court

Pine Court: from Hancock Avenue to W. Washington Avenue

Hancock Avenue: from Garfield Avenue to Lincoln Avenue

Oak Avenue: from E. Washington Avenue to E. Blodgett Avenue

Glen Avenue: from E. Sheridan Place to Sylvan Road

Oak Terrace: from E. Sheridan Road to Ravine Forest Drive

Simpson Avenue: from Ravine Avenue to E. Prospect Avenue

E. Prospect Avenue: from Glenn Avenue to Maple Avenue

Park Place

Lincoln Avenue: from Park Lane to W. Sheridan Place

[Downtown Design Guidelines Update](#)

In early 2015 the Committee-of-the-Whole (COW) met with Staff to discuss the potential redevelopment of the Central Business District (CBD), more specifically, Block Two (bounded by Scranton/Oak/North/Walnut) and Block Three (bounded by Scranton/Oak/Evanston). To best prepare for potential downtown redevelopment, the Village engaged Teska Associates, Inc. (Teska), a land use planning firm, to perform a visual preference survey of both

CBD Blocks Two and Three, and using input from the community, prepare Downtown Design Guidelines.

The Downtown Design Guidelines are derived from the community outreach activities and best design and planning practices. They are intended to promote the vitality and economic health of Lake Bluff's downtown by providing design direction on the type, character and quality of the built environment that unify Blocks Two and Three with the surrounding CBD areas. Additionally, the purposes of the Downtown Design Guidelines are to:

- Implement the general policies and recommendations of the 1998 CBD Planning Study by providing more detailed guidelines and specifications governing building architecture and improvements to public streetscapes within Blocks Two and Three; and
- Establish a set of standards and identify elements of building streetscape design that the Village should encourage in the downtown.

In the spring of 2015 the Village commenced with a public engagement process and sought feedback from a variety of community stakeholders, including elected and appointed officials and CBD neighbors. A website was created for the Downtown Visioning Project that shared information with the community, and from April 24 to May 31, 2015, invited the community to upload photographs of their favorite destinations for use in the Visual Preference Survey. The photographs were then used in the online survey (available from June 17 to July 31, 2015) and at the Open House held on June 24, 2015. At its meeting on October 26, 2015 the Village Board accepted the draft Downtown Subarea Visioning Report (Report) and referred it to the Plan Commission and Zoning Board of Appeals (PCZBA) and the Architectural Board of Review (ABR) for finalization.

Update:

- On May 18, 2016 (7:00 p.m.) in the Board Room of the Village Hall (40 E. Center Ave.) the PCZBA will hold a public hearing to consider amending the Village's Comprehensive Plan concerning: (i) the future downtown land use plan (dated November 17, 1998); and ii) planning principles for Central Business District Block Two (bounded by E. Scranton Ave., Walnut Ave., E. North Ave. and Oak Ave.) and Central Business District Block Three (bounded by E. Scranton Ave., Oak Ave., E. North Ave. and Evanston Ave.).

Any person desiring to be heard or desiring to present any evidence or testimony relating to said matter should appear at the time and place above specified. Information will be available for inspection beginning on the Friday before the aforementioned meeting date at the front counter of the Village Hall, 40 East Center Avenue, Lake Bluff, Illinois and online.

- On May 3, 2016 the ABR discussed the Downtown Design

Guidelines and recommended the following changes: i) third floors should be less visible to pedestrians from ground level, and ii) apply a daylight plane restriction to the third floor to further regulate building height. At its next meeting, scheduled for June 7, 2016 (7:00 p.m.), the ABR will review the photographs currently used in the Downtown Design Guidelines and consider a recommendation regarding which photographs are appropriate and characteristic of the types of development within the Village.

[May 3, 2016 ABR Meeting Packet](#)

- On February 9, 2016 the PCZBA and ABR were scheduled to further discuss the Downtown Design Guidelines and Planning Principles; however, due to the late hour, the discussion was continued to an upcoming joint workshop meeting.
- On January 20, 2016 the PCZBA and the ABR met for a workshop meeting and discussed the design guidelines for Blocks Two and Three presented by Teska Associates. The members drafted revisions to the 10 planning principles contained within the Downtown Design Guidelines and received comments from the public. The PCZBA /ABR anticipate scheduling an additional workshop meeting to finish the discussion of the Downtown Design Guidelines and forward a recommendation to the Village Board.

Click [here](#) to view the revised 10 planning principles.

- On December 16, 2015 the PCZBA and the ABR held a joint workshop and received a report and presentation of the findings from Jodi Mariano of Teska. Following a discussion of the results and neighborhood feedback, further consideration and discussion of the report is scheduled for January 20, 2016 (7:00 p.m.) in the Village Hall Board Room.

[February 9, 2016 Joint PCZBA and ABR Meeting Packet](#)

[January 20, 2016 Joint PCZBA and ABR Meeting Packet](#)

[December 16, 2015 Joint PCZBA and ABR Meeting Packet](#)

For additional information, please contact Brandon Stanick, Asst. to the Village Administrator, at 847-283-6889.

the website the following day.

To ensure email from the Village of Lake Bluff is delivered to your inbox (not bulk or junk folders) please add vlb@lakebluff.org to your address book. Please DO NOT REPLY to this email. If you no longer wish to receive emails from the Village of Lake Bluff please [UNSUBSCRIBE](#).

40 E. Center Avenue, Lake Bluff, IL 60044 • Phone: (847) 234-0774 • Fax: (847) 234-7254

Hours: 8:00 a.m. to 4:30 p.m., Monday - Friday
Email: vlb@lakebluff.org • Web: www.lakebluff.org