

From: [Village of Lake Bluff](#)
To: [Gail Ciolok](#)
Subject: Lake Bluff Letter - June 10, 2016
Date: Friday, June 10, 2016 5:27:54 PM



Lake Bluff Letter

Calendar Events - [View All](#)

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

Monday, June 13, 2016 - 7:00pm

[Village Board Meeting](#)

Monday, June 13, 2016 - 7:00pm

[Plan Commission & Zoning Board of Appeals Meeting](#)

Wednesday, June 15, 2016 - 7:00pm

[Farmers' Market](#)

Friday, June 10, 2016 - 7:00am

Village News

[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 June 8, 2016 the PCZBA concluded the public hearing to consider amending the Village's Comprehensive Plan and recommended the Village Board approve the following: (i) updates to the downtown land use plan (dated November 17, 1998) and long range parking plan as presented below; and ii) the planning principles for CBD Block Two (bounded by E. Scranton Ave., Walnut Ave., E. North Ave. and Oak Ave.) and CBD Block Three (bounded by E. Scranton Ave., Oak Ave., E. North Ave. and Evanston Ave.) ("Proposed Amendments").

[PCZBA Recommendation: Planning Principles, Downtown Lane Use Plan and Long Range Public Parking Plan](#)

[June 8, 2016 PCZBA Packet](#)

- On June 7, 2016 the ABR met and recommended the Board approve the following: (i) the Downtown Design Guidelines with certain photographs removed (refer to the June 7, 2016 ABR Packet) noting the remaining photographs are intended to illustrate what is discussed in the caption and other aspects of the photograph may not be suitable for development in Lake Bluff; and (ii) establish a downtown daylight plane (refer to the June 7, 2016 ABR Packet) requiring any third story to be setback from the wall of the second floor.

[June 7, 2016 ABR Packet](#)

- On May 18, 2016 the PCZBA commenced with a public hearing to consider the Proposed Amendments to the Village's Comprehensive Plan. Following feedback from the public and questions and discussion from the PCZBA Members, the PCZBA continued their discussion to a special meeting on June 8, 2016 (7:00 p.m.).

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.

[May 18, 2016 PCZBA Meeting Packet](#)

- 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.

[Portion Westleigh Road Closed for One Week](#)

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[Northwestern Medicine Criterium Bike Race & Block Party Returns on July 23rd](#)



The 5th annual Northwestern Medicine Lake Bluff Criterium & Block Party returns to Lake Bluff on Saturday, July 23, 2016. Fast-paced bicycle racing begins at 9:00 a.m. and the world-class pro racers begin at 4:00 p.m. New categories this year include a hand cycling race for people with physical disabilities and novel fixed gear races on bicycles with no brakes!



In addition, the kids' fun races will begin at 6:05 p.m. Kids ages 3-9 can take part in the bike races, but are allowed to race at their own pace within their own age group. A parent or guardian must register each participant in advance. Registration will take place at the Lake Bluff branch of the Lake Forest Bank from July 18 (Monday) to July 22, 2016 (Friday) from 8:30 a.m. to 5:30 p.m., and on July 23, 2016 (day of races) from 8:30 a.m. to 12:00 p.m. Registration after 12:00 p.m. on July 23rd will also be available at the Lake Bluff Fire Station (45 E. Center Ave.). There is no entry fee for kids; however, all participating kids must wear a helmet.

The Block Party (located on the Village Green) is scheduled from 4:00 p.m. to 11:00 p.m. with music beginning at 8:00 pm. Spectators can view the racing action either live, or from the Jumbotron screen, and enjoy food from several local restaurants, libations and live music. For more information visit intelligentsiacup.com.

[4th Annual Lake Bluff History Museum Auto Show](#)

[4th Annual Lake Bluff History Museum Auto Show](#)

[Join us for the Foodstock Concert on Sunday, June 26, 2016](#)

Join us for the Foodstock Concert (located on the Village Green) on Sunday, June 26th (4:00 to 7:00 p.m.) to benefit the Lake County C.O.O.L. Food Pantry. Participants can enjoy a variety of musical acts, food and are encouraged to donate non-perishable food items benefiting Lake County residents in need.

In the event that Meeting Agenda links do not properly function, subscribers may find agendas posted on the Home Page at www.lakebluff.org. All Board and Commission [Meeting Minutes](#) are generally approved at the next regular meeting and posted on the website the following day.

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