

From: [Village of Lake Bluff](#)
To: [GALLO](#)
Subject: Lake Bluff Letter - June 17, 2016
Date: Friday, June 17, 2016 5:40:26 PM



Lake Bluff Letter

Calendar Events - [View All](#)

[Board of Fire and Police Commissioners](#)

Thursday, June 23, 2016 - 5:30pm

Village News

[Independence Day Holiday Reminders](#)

In observance of Independence Day, non-emergency Village Offices will be closed on Monday, July 4th. Non-emergency Village Offices will commence with regular hours of operation (8:00 a.m. to 4:30 p.m.) on Tuesday, July 5th. For questions during the holiday weekend, residents may contact the Police Department's non-emergency number at 847-234-2153.

In observance of Independence Day, refuse and yard waste collections for Monday, July 4th will be picked up one day later on Tuesday, July 5th. Tuesday's collections will be picked up one day later on Wednesday, July 6th. For those households receiving a la carte collection services the second collection day (Thursday or Friday) will remain unchanged.

Click [here](#) for more information on the 2016 4th of July Parade.

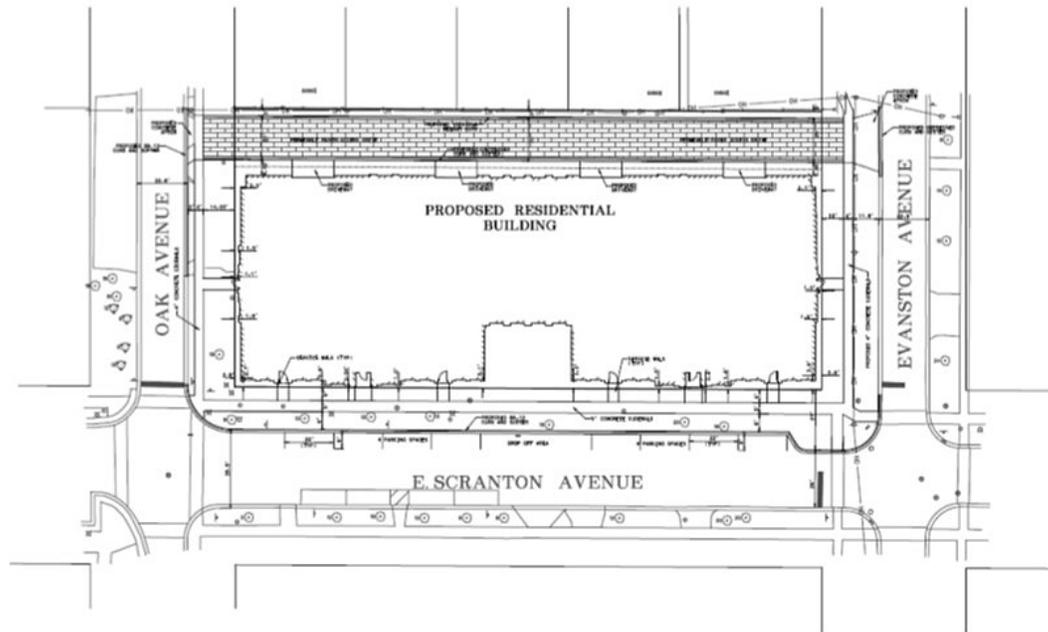
[PCZBA Continues Public Hearing for Proposed Block Three Redevelopment to July 20, 2016](#)

The Village has received an application from The Roanoke Group (Petitioner) to amend the Village's Zoning Code to create and grant a Planned Mixed-Use Development special use permit to redevelop the 0.76 acre parcel in the Lake Bluff Central Business District and R-4 Zoning District, commonly known as the former PNC Bank property at 120 E. Scranton Avenue (Property). The existing site conditions include the existing single-story building, adjacent parking lots, and the unimproved land at the corner of Evanston and E. Scranton Avenues. To review the Village's discussions to date concerning the Downtown Design Guidelines visit: [Downtown Design Guidelines](#).

Summary Description

The application proposes a three story, 16 unit multi-family building with the third story set back from the second story building wall and fully-enclosed grade level parking for 32 spaces (Development). The Development proposes vehicular access off of Oak Avenue and Evanston Avenue with a permeable paver drive along the full length of the north side of the Property. Additionally, the application proposes changing Oak Avenue between E. North Avenue and E. Scranton Avenue from one-way to two-way traffic.





Application Review Process

Text Amendment Process - the Petitioner is requesting the Village amend the zoning code to create a new development tool to consider planned mixed-use developments as a special use in the Central Business District (CBD), C Residence District (R-5) and B Residence District (R-4). The Process and Standards to amend the Zoning Code that are considered by the Village are available [here](#).

Planned Mixed-Use Development Review Process

The Village's Zoning Code already has planned development regulations for residential property (planned residential development), as well as commercial property (planned commercial development). The planned development process differs from the standard development review process in that it allows for a departure from the strict application of specific zoning requirements in an effort to promote progressive development and redevelopment of land by encouraging more creative and imaginative design than possible under the zoning regulations that generally apply.

The draft planned development process includes two rounds of review starting with a Development Concept Plan review phase with: (a) the Plan Commission and Zoning Board of Appeals (PCZBA), (b) the Architectural Board of Review (ABR) which is optional, and (c) the Village Board of Trustees. Each board conducts their own public meetings and/or hearings to evaluate the proposed development for consistency with specific standards and makes recommendations to the Village Board. Each board may require the Petitioner to submit additional details as it may deem necessary in order to better understand the impact of the proposal. The Village Board may grant, deny, or modify the proposal or send it back to the PCZBA and/or ABR for further consideration. If granted preliminary approval, the development would return for the final review stage.

The Final Plan review phase provides time for the development of more specific plans prior to final approval consideration, including site engineering and stormwater detention details, public improvements among others. The Final Plan review includes a public hearing by the PCZBA and required ABR review before final consideration by the Village Board.

Application Materials Received:

[Part 1](#) (Staff memo, zoning analysis, application and site plan) [Part 2](#) (building elevations)

[Part 3](#) (traffic study) [Part 4](#) (stormwater analysis, construction sequence & governance)

[Part 5](#) (fiscal impact analysis) [Part 6](#) (draft PMD ordinance)

[Part 7](#) (Village's response to traffic/stormwater studies)

Public Meeting Schedule and Project Updates

All meetings conducted to consider the proposed Development are open to the public with time set-aside to allow for public comment at each meeting. All meetings are held at 7:00 p.m. in the Village Hall Board Room (40 E. Center Ave.) unless otherwise noted.

Plan Commission & Zoning Board of Appeals

PCZBA Meeting - June 15, 2016 - The PCZBA continued the public hearing to July 20th to allow The Roanoke Group time to respond to comments from the PCZBA concerning the proposed Development and text amendment to the Zoning Code.

Architectural Board of Review - to be determined.

Village Board of Trustees - to be determined.

Written comments

In addition to commenting at public meetings throughout the course of the review process, comments may be sent to vlb@lakebluff.org or written and sent to:

Village of Lake Bluff
Community Development Department
40 E. Center Ave.
Lake Bluff, IL 60044

For additional information regarding the proposed Development, or review process, please contact Asst. to the Village Administrator Brandon Stanick at 847-283-6889.

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

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[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.

[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.

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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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: vib@lakebluff.org • Web: www.lakebluff.org