

From: [Village of Lake Bluff](#)
To: [GAL1234](#)
Subject: Lake Bluff Letter - July 22, 2016
Date: Friday, July 22, 2016 5:40:59 PM



Lake Bluff Letter

Calendar Events - [View All](#)

[Board of Fire & Police Commissioners](#)

Monday, July 25, 2016 - 5:30pm

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

Monday, July 25, 2016 - 6:00pm

[Village Board Meeting](#)

Monday, July 25, 2016 - 7:00pm

[Sustainability and Community Enhancement Ad Hoc Committee Meeting](#)

Wednesday, July 27, 2016 - 7:00pm

Village News

[Summer Construction and Road Closures Reminder](#)

North Shore Bike Path Paving Project

This summer the Lake County Division of Transportation (LCDOT) will commence with the resurfacing of the North Shore Bike Path (Bike Path) from IL Rt. 43 west to Brice Avenue in Mundelein. The proposed project consists of overlaying the existing path with hot-mix asphalt and seeding adjacent topsoil to match existing ground elevations. It is anticipated LCDOT crews will begin work mid-July. The Bike Path will remain open in certain areas, however, sections being resurfaced will be closed. Additional information is available by calling LCDOT at 847-377-7400.

Reconstruction of the Union Pacific Crossing at IL Rt. 176 Project

A permit has been issued by the Illinois Department of Transportation to allow Union Pacific Railroad (UP) to close IL Rt. 176 and the North Shore Bike Path at the UP railroad crossing west of the Lake Bluff Public Works Building (604 Rockland Rd.).

The road closure will begin on July 25th (6:00 a.m.) and is anticipated to be closed through July 30th. The official detour routes around the construction will be: IL Route 43 to IL Route 137 to IL Route 131 (Green Bay Road). The Project includes reconstruction of the full width crossing of IL Rt. 176 and an extension of the crossing at the North Shore Bike Path. This work will accommodate the straightening of the bike path through the railroad crossing. Signage is posted on IL Rt. 176 informing motorists of the upcoming closures.

Additional information from Lake County is available

here: <https://content.govdelivery.com/accounts/ILLAKE/bulletins/1557eec>. Also, for questions please contact Village Engineer Jeff Hansen at 847-283-6884.

[PCZBA Continues Consideration of Block Three Redevelopment Proposal to August 17, 2016](#)

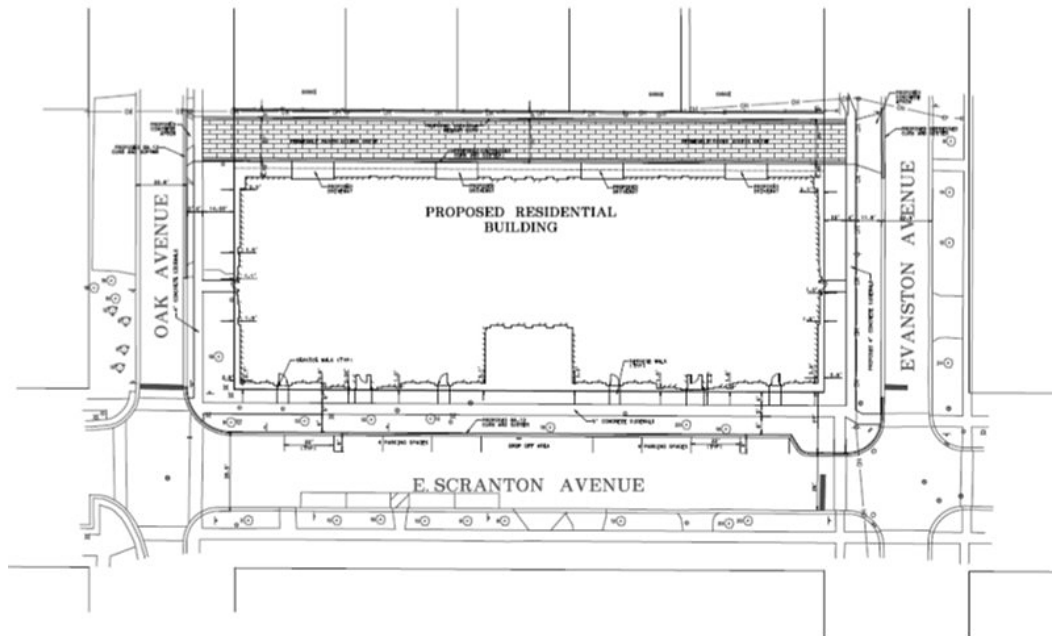
The Village has received an application from The Roanoke Group (Petitioner) to amend the Village's Zoning Code to create and grant a Planned Mixed-Use Development special use permit to redevelop the 0.76 acre parcel in the Lake Bluff Central Business District and R-4 Zoning District, commonly known as 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](#).

[Click here for a map of CBD BLOCK 3 - EXISTING CONTEXT SETBACKS & HEIGHTS](#)

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 - [July 20, 2016 PCZBA Meeting Packet](#) - The PCZBA continued the public hearing to August 17th to further consider the proposed Development and the proposed text amendment to the Zoning Code.

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.

[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.

[Click here to sign up and volunteer for the bike race.](#)

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.

[Lake Bluff Police Urges Residents to Keep Vehicles Locked and Garage Doors Secured](#)

In combination with local police departments along the North Shore, the Lake Bluff Police Department has been investigating a rash of car burglaries over the past two weeks. In all cases, valuables were stolen from unlocked vehicles during the overnight hours.

The Lake Bluff Police Department strongly urges all residents to take the following basic precautions:

- ALWAYS keep your car locked when unattended;
- ALWAYS remove valuables such as computers, cash, checkbooks, GPS and cell phones from the car;
- NEVER leave your keys, purse, wallet or sensitive information in your car; and
- When possible, keep your car in the garage overnight with the garage doors closed and secured.

If anyone observes any suspicious activity in your neighborhood, please call the Lake Bluff Police Department immediately at 847-234-2151 or dial 9-1-1.

[Lake County ANHMP Update - Public Input Needed](#)

Lake County and all participating municipalities are in the process of updating the Lake County All Natural Hazards Mitigation Plan (ANHMP). The ANHMP identifies activities and projects to reduce damage caused by natural hazards such as tornadoes, floods, and severe summer and winter storms. Mitigation is the action of reducing the impact of a natural hazard. Public input and comments are important to the ANHMP update. All Lake County residents and property owners are encouraged to complete a short survey by clicking [here](#) or on the link below. Survey responses provided will help Lake County prioritize natural hazards that could impact residents and property owners, and determine how to better prepare for natural hazard emergencies.

[Lake County 2016 Natural Hazards Public Survey.](#)

[Buzz on the Bluff Schedule of Events in Lake Bluff](#)

Looking for a complete schedule of Lake Bluff fun? Be sure to stop by BuzzOnTheBluff.com for a list and links of events and activities for all ages!

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.

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](#).