

From: [Village of Lake Bluff](#)
To: [GALLAGHER](#)
Subject: Lake Bluff Letter - August 12, 2016
Date: Friday, August 12, 2016 10:18:17 PM



Lake Bluff Letter

Calendar Events - [View All](#)

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

Wednesday, August 17, 2016 - 7:00pm

[Farmers' Market](#)

Friday, August 19, 2016 - 7:00am

[Block Party](#)

Saturday, August 20, 2016 - 5:00pm

Village News

[PCZBA will Consider PMD Ordinance on August 17th: Block Three Proposal Continued to September 21, 2016](#)

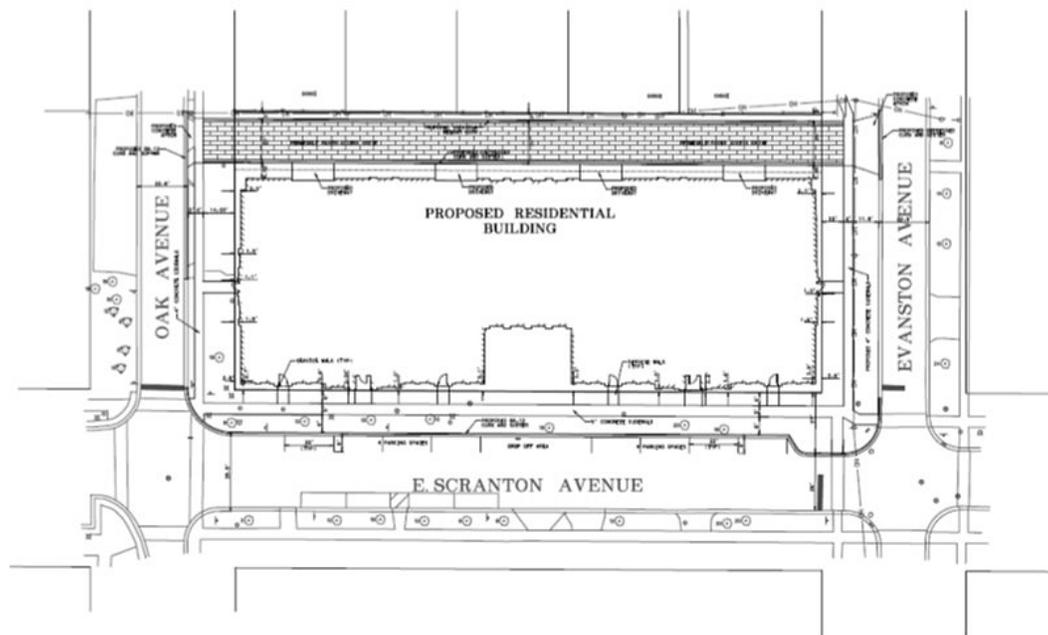
The Village has received an application from The Roanoke Group (Petitioner) to amend the Village's Zoning Code to create and grant a Planned Mixed-Use Development special use permit to redevelop the 0.76 acre parcel in the Lake Bluff Central Business District and R-4 Zoning District, commonly known as 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 - [August 17, 2016 PCZBA Meeting Packet](#) - The PCZBA will continue with the public hearing to consider a recommendation to the Village Board regarding the draft Planned Mixed-Use Development regulations on August 17th (7:00 p.m.). The public hearing to consider the proposed development for Block Three of the CBD is scheduled for the September

21, 2016 PCZBA Meeting.

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 PCZBA Meeting Packet](#) - 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.

[Village Board Approves Comprehensive Plan Amendments](#)

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 August 8th the Village Board approved second and final reading of an ordinance amending the Village's Comprehensive Plan. The amendment to the Comprehensive Plan adopts: (i) the Ten 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.); (ii) amendments to the downtown land use plan; (iii) and amendments to the downtown long-range parking plan as presented below. Please know this recommendation does NOT include a recommendation regarding the Downtown Design Guidelines. The Village Board had approved first reading at its meeting on July 25, 2016.

[August 8, 2016 Village Board Packet](#)

[July 25, 2016 Village Board Packet](#)

[Supplemental material](#)

- On June 8, 2016 the PCZBA concluded the public hearing to consider amending the Comprehensive Plan and recommended the Village Board approve the following: (i) the Ten 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.); (ii) amendments to the downtown land use plan; (iii) and amendments to the downtown long range parking plan as presented below.

[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.

[Summer Construction Updates](#)

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. 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 or Village Engineer Jeff Hansen at 847-234-6884.

[Labor Day Holiday Reminders](#)

In observance of Labor Day, refuse and yard waste collections on Monday, September 5th will be picked up one day later on Tuesday, September 6th. Tuesday's collections will be picked up on Wednesday, September 7th. For those households receiving a la carte collection services the second collection day (Thursday or Friday) will remain unchanged. The Public Works Recycling Facility will also be closed on September 5th and will reopen on September 6th (from 7:00 a.m. to 4:00 p.m.).

Non-emergency Village offices will be closed on Monday, September 5th and will commence with regular hours of operation (8:00 a.m. to 4:30 p.m.) on Tuesday, September 6th. For questions over the holiday weekend, residents may contact the Police Department's non-emergency number at 847-234-8760.

[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.

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Hours: 8:00 a.m. to 4:30 p.m., Monday - Friday
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