

From: [Village of Lake Bluff](#)
To: [GALLAGHER](#)
Subject: Lake Bluff Letter - September 16, 2016
Date: Friday, September 16, 2016 5:59:48 PM



Lake Bluff Letter

Calendar Events - [View All](#)

[Public Safety Open House](#)

Saturday, September 17, 2016 - 11:00am

[Finance Committee Meeting](#)

Monday, September 19, 2016 - 6:00pm

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

Wednesday, September 21, 2016 - 7:00pm

[Farmers' Market](#)

Friday, September 23, 2016 - 7:00am

Village News

[Annual Public Safety Day Open House Scheduled for September 17, 2016](#)

Lake Bluff invites residents and visitors to attend the Village's Public Safety Day Open House on September 17, 2016, from 11:00 a.m. to 3:00 p.m., at the Lake Bluff Public Safety Building (45 E. Center Avenue). All are encouraged to come out and witness a showcase of vehicles from each of the Fire, Police and Public Works Departments, as well as various emergency demonstrations that save lives and execute essential public services on a daily basis. An added benefit and a must see experience is the landing of the Flight for Life helicopter at Artesian Park. In addition, the Fire Department will host a hands-on fire extinguisher demonstration, a children's fire pole and obstacle course, and will offer fire prevention material for members of all ages. The Police Department will have a booth offering finger printing, a free vehicle child safety seat inspection, and a 911 simulator where children can learn how to effectively communicate with 911 operators. The Public Works Department will also have service vehicles on display and an informational booth. Food and refreshments will be provided by the Metropolitan Emergency Support Service (MESS), a volunteer-run nonprofit organization that provides support to on-scene emergency personnel.

Additional information is available by calling Nancy Gusterine, Fire Department Executive Assistant, at 847-234-5158.

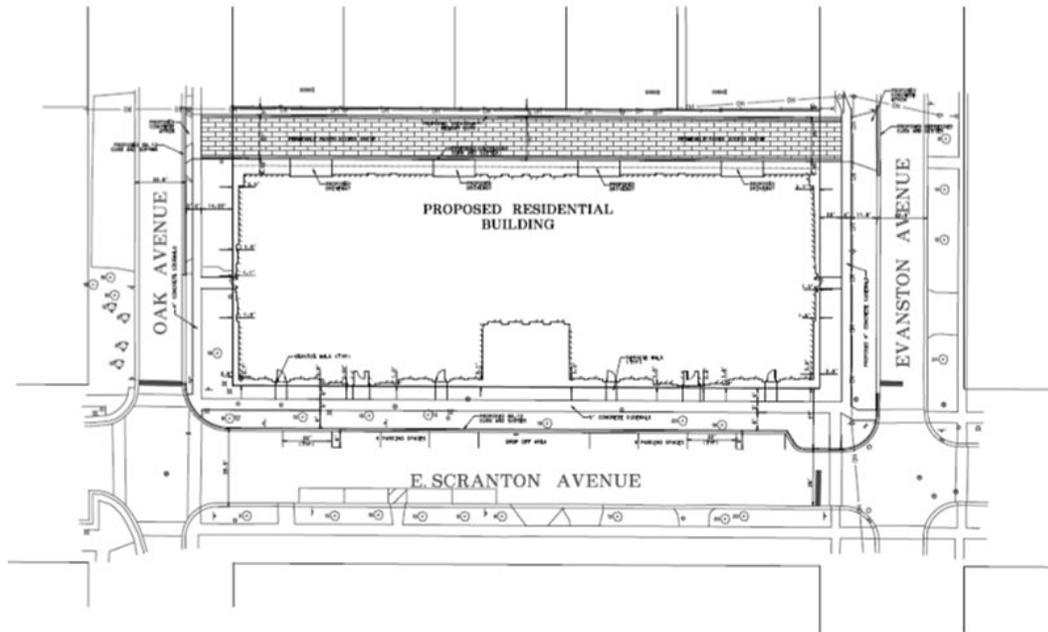
[Village Board Approves PMD Ordinance at 9/12 Meeting](#)

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 (PMD) 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.

Village Board Meeting - [September 12, 2016 Village Board Meeting Packet](#) - The Village Board approved final reading of the Planned Mixed-Use Development regulations with the addition of establishing a 30' maximum height for all PMDs. Proposed plans that exceed the maximum height regulation would require a zoning variation.

Village Board Meeting - [August 22, 2016 Village Board Meeting Packet](#) - The Village Board approved first reading of the proposed Planned Mixed-Use Development regulations at its meeting on August 22, 2016.

PCZBA Meeting - [August 17, 2016 PCZBA Meeting Packet](#) - The PCZBA recommended the Village Board approve the Planned Mixed-Use Development regulations.

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.

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.

[Candidate Petition Packets Now Available at Village Hall](#)

Please be advised that candidates running for office in the April 4, 2015 Consolidated Election may pick up petition packets for the offices of Village President (1), Village Trustee (3), Village Clerk (1) and Library Trustee (4) at Village Hall (on weekdays from 8:00 a.m. to 4:30 p.m.) to circulate nomination papers from September 20 to December 19, 2016. To accommodate nomination paper submittals on the final day, Village Hall will remain open until 5:00 p.m. on December 19th.

[Police Department Offering Child Safety Seat Inspections on September 24, 2016](#)

"Don't Graduate Too Early" by making sure your child is in the appropriate car seat for their age, weight and height; the car seat fits your vehicle appropriately; and you can use correctly each time. On September 24, 2016 have your car seat inspected by a Certified Car Seat Technician at no charge at the Lake Bluff Police Department (45 E. Center Ave.) from 10:00 a.m. to 2:00 p.m. Guests are encouraged to park in the front visitor's lot.

This event is one of 84 events in Illinois sponsored by AAA, Illinois Secretary of State, Rush-Copley Medical Center, and the Illinois Department of Transportation.

[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 recent rash of car burglaries. 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.

[SWALCO Hosts Household Chemical Waste Collection Event \(9/17\)](#)

[SWALCO Hosts Household Chemical Waste Collection Event \(9/17\)](#)

[Lake Bluff History Museum Hosts Walking Tour on October 2, 2016](#)

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[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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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