

**VILLAGE OF LAKE BLUFF
JOINT PLAN COMMISSION & ZONING BOARD OF APPEALS
MEETING**

APRIL 20, 2016

APPROVED MINUTES

1. Call to Order & Roll Call

Chair Kraus called to order the regular meeting of the Joint Plan Commission and Zoning Board of Appeals (PCZBA) of the Village of Lake Bluff on Wednesday, April 20, 2016, at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue).

The following members were present:

Members: Leslie Bishop
 Mary Collins
 Michael Goldsberry
 Elliot Miller
 Gary Peters.
 Steven Kraus, Chair

Absent: Sam Badger, Member

Also Present: Andrew Fiske, Village Attorney
 Brandon J. Stanick, Assistant to the Village Administrator (A to VA)

2. Approval of the December 16, 2015 Joint PCZBA and Architectural Board of Review (ABR) Workshop Meeting Minutes and February 17 and March 16, 2016 PCZBA Regular Meeting Minutes

Member Collins moved to approve the December 16, 2015 Joint PCZBA and ABR Workshop Meeting Minutes as presented. Member Bishop seconded the motion. The motion passed on a voice vote with Chair Kraus abstaining.

Member Peters moved to approve the February 17, 2016 PCZBA Meeting Minutes as presented. Member Miller seconded the motion. The motion passed on a unanimous voice vote.

Member Goldsberry moved to approve the March 16, 2016 PCZBA Meeting Minutes with corrections to typographical errors requested by Members Collins and Goldsberry. Member Bishop seconded the motion. The motion passed on a unanimous voice vote.

Following a discussion it was the PCZBA's desire to understand if a construction project applying for zoning relief started before receiving a building permit. Also, it was the desire of the PCZBA for Staff to coordinate any on-site visits with the property owners prior to the meeting.

3. Non-Agenda Items and Visitors

Chair Kraus stated the PCZBA allocates 15 minutes for those individuals who would like the opportunity to address the PCZBA on any matter not listed on the agenda.

There were no requests to address the PCZBA.

4. Continuation of a Public Hearing to Consider a Petition Filed Jointly by Mr. Edward Fiorentino and the Village of Lake Bluff Seeking: (i) an Amendment to the Text of the Zoning Regulations to Allow Pool Houses in Residence Districts as a Special Use, (ii) a Special Use Permit to Construct and Maintain a Pool House at 611 Lansdowne Lane, and (ii) Any Other Zoning Relief as Required to Permit the Construction and Maintenance of a Pool House at the Property

PCZBA Chair Kraus introduced the agenda item and requested an update from Staff.

A to VA Stanick stated Mr. Fiorentino submitted a plan to construct a pool house with a shower facility at his residence at 611 Lansdowne Lane. Pursuant to the Zoning Code bathing or shower facilities are prohibited in accessory buildings because an accessory building or structure shall be considered to have living quarters if it has heat, light and bathing or shower facilities. A to VA Stanick stated Village Staff has internally discussed the concept and the Village is serving as Co-Petitioner for the text amendment. The matter was discussed at the March 16th PCZBA meeting and Staff was directed to bring back a draft amendment to the Zoning Code that would allow bathing or shower facilities in accessory structures as a special use. He stated by making this a special use any requests would have to come before the PCZBA for review and ultimately make its recommendation to the Village Board.

A to VA Stanick stated submitted in the packet are materials presented at the previous meeting, a draft ordinance which defines residential pool houses and two additions to the use chart (i) residential pool houses that do not have heat, light, bathing and shower facilities which are permitted as of right and (ii) residential pool houses that have heat, light, bathing and shower facilities permitted as a special use.

Member Collins stated a detailed description for accessory structures is in Paragraph G of the draft ordinance and asked if it was needed in the zoning use table. Village Attorney Fiske stated it will be a permitted use given the other code provisions; however, the zoning use table can be used as a single point of reference for any possible options for pool houses. A discussion followed.

Member Goldsberry moved to recommend the Village Board amend the Zoning Code to allow pool houses in residence districts that have heat, light, and bathing or shower facilities as a special use. Member Bishop seconded the motion. The motion passed on the following roll call vote:

Ayes: (6) Goldsberry, Miller, Peters, Bishop, Collins and Chair Kraus
Nays: (0)
Absent: (1) Badger

Member Bishop moved to recommend the Village Board grant a special use permit to construct and maintain a pool house with heat, light and bathing or shower facilities at 611 Lansdowne Lane. Member Collins seconded the motion. The motion passed on the following roll call vote:

Ayes: (6) Miller, Peters, Bishop, Collins, Goldsberry and Chair Kraus
Nays: (0)
Absent: (1) Badger

5. A Discussion Concerning the Comprehensive Land Use Plan and Zoning Regulations for Central Business District Block Two and Block Three

PCZBA Chair Kraus stated this evening the PCZBA will review and discuss potential amendments to the Village's Comprehensive Plan to reflect the Ten Planning Principles, as well as consider amendments to the Village's Zoning Code (height, density, etc.) that are consistent with the Downtown Design Guidelines discussion. He stated there will be no vote at tonight's meeting regarding this matter and the group will only discuss in anticipation of a public hearing in May. Chair Kraus stated the concept of having design standards is critical as the developer that was considering Block Three has went away and the property is currently being marketed.

A to VA Stanick and Village Attorney Fiske presented information to the PCZBA regarding municipal comprehensive plans and zoning regulations.

A to VA Stanick reviewed a pyramid showing the relationship between the Village's Comprehensive Plan, zoning regulations and the proposed design guidelines. The three components help the Village achieve its long term vision for the community. A to VA Stanick also reviewed the purpose of comprehensive plans and how municipalities use them.

Village Attorney Fiske reviewed the upcoming public hearing process for the Comprehensive Plan amendment and the potential Zoning Code amendments. He reviewed various sections of the Zoning Code and how it's used to accomplish the vision outlined in the comprehensive plan.

Member Goldsberry expressed his understanding land uses are important foundations and encouraged the Village to view Blocks Two and Three as part of the same eco system. The Block Three redevelopment will impact the Block Two redevelopment and encouraged a more friendly way to work with developers to capture what is envisioned for the downtown. He expressed his concern for tree preservation and developing design guidelines with an outdated Comprehensive Plan.

A discussion ensued regarding the downtown land use plan and the feedback following the discussion included: identifying the needs reflected in the Comprehensive Plan, showing existing land uses on future land use maps, inventorying the current multi-family units, and clarifying the extent of the R-5 multi-family zoning district.

Member Miller expressed his opinion the pink area should change to orange indicating a desire for multi-family housing with potential for first floor commercial. The orange areas already zoned for multi-family should have limitations on what can be built. The PCZBA discussed, in Block Two along North Avenue, changing from multi-family to single-family. Member Miller asked to see the schematic breakdown of multi-family and single-family residences in the R-5 Zoning District. Member Miller stated the design guidelines should define multi-family and single-family attached units.

Chair Kraus read the Planning Principles identified for Blocks Two and Three of the CBD:

1. Where Block Two abuts Scranton Avenue ground floor commercial uses, compatible with the CBD, should promote the pedestrian-oriented main street environment of Scranton Avenue;
2. Where Block Two abuts North Avenue residential uses with appropriate setbacks should be in character with and scaled to the surrounding neighborhoods;

3. Block Three should be treated as a residential transition between the CBD to the west and scaled to the surrounding neighborhoods;
4. Blocks Two and Three should make use of internal alleyways for service and loading with vehicular access from Oak Avenue and/or Walnut Avenue;
5. Off-street parking storage should be provided within building structures and behind building developments so as to be screened from public view;
6. On-street parking storage should include parallel parking along Scranton Avenue. Diagonal parking may be considered along Walnut Avenue and Oak Avenue;
7. There should be continuity of CBD streetscape treatments along Scranton Avenue and southern portions of Walnut and Oak Avenues, including wide sidewalks, traditional light poles, in ground tree planters, and site furnishings as appropriate;
8. Streetscape treatments along North Avenue streetscape should be treated as an extension of the neighborhood street, including continuous sidewalks, parkways, and canopy tree plantings;
9. Mature stands of trees and open spaces should be preserved; and
10. Public gathering spaces are encouraged as are pedestrian ways that provide linkages between the development entrances, parking areas and surrounding CBD destinations.

During its review, Member Collins expressed her preference for Planning Principle #7 to have a more general statement such as the streetscape along Scranton Avenue should be reflective of the type of use.

Member Miller expressed concern with Planning Principle #6 and asked if the word “storage” could be removed.

There were no objections to the suggested changes and Chair Kraus opened the floor for public comments.

Ms. Holli Volkert (resident) commented on Planning Principle #6 noting residents and Library Staff tend to park in front of the former PNC Bank property to access the Library and Museum. She asked the PCZBA to reconsider parking allocation for E. Scranton Avenue. She expressed her appreciation for the internal alleyways between Oak and Walnut Avenues and suggested a cul-de-sac at the end of Walnut Avenue to minimize traffic potential on North Avenue. Member Peters stated a cul-de-sac had been considered when the parking lot was approved on Walnut Avenue and expressed his opinion it would be a good idea to explore.

Mr. Thomas McAfee (resident) thanked the PCZBA members for their service to the Village. Mr. McAfee stated he currently lives across the street from a multi-family structure and has to look at a dumpster and snow storage which destroys the green area. He expressed his concern with the future land use of multi-family homes along North Avenue. Mr. McAfee asked what does it mean to be “scaled” noting that density and height matter to residents and any proposed redevelopment should fit within the community. Mr. McAfee expressed his preference the planning area not extend past downtown and his concern for tree preservation. He expressed his preference to not change the single-family areas on the plan and allow single-family housing in the areas currently designated multi-family use.

Ms. Maureen Chamberlain (resident) expressed her opinion transitional housing types are already available in the Village and questioned what the group means by “transitional” housing. She

asked if there was a need for homes with an elevator and a first floor master bedroom, and if so single-family units would be preferred. A discussion followed.

6. Commissioner's Report

Chair Kraus reported the next regular PCZBA meeting is scheduled for May 18, 2016.

7. Staff's Report

Staff had no report.

8. Adjournment

As there was no further business to come before the PCZBA, Member Goldsberry moved to adjourn the meeting. Member Miller seconded the motion. The meeting adjourned at 9:25 p.m.

Respectfully submitted,

Brandon Stanick
Assistant to the Village Administrator