

**VILLAGE OF LAKE BLUFF
BOARD OF TRUSTEES
REGULAR MEETING**

Monday, August 22, 2016
7:00 P.M.
40 East Center Avenue
Village Hall Board Room

**REVISED
MEETING NOTICE AND AGENDA**

1. CALL TO ORDER AND ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. AWARDS AND PROCLAMATIONS

a) A Proclamation Proclaiming September 10, 2016 as “Patriotic Spirit Day in Lake Bluff”

4. CONSIDERATION OF THE AUGUST 8, 2016 VILLAGE BOARD MEETING

5. NON-AGENDA ITEMS AND VISITORS

The Village President and Board of Trustees allocate fifteen (15) minutes during this item for those individuals who would like the opportunity to address the Village Board of Trustees on any matter not listed on the agenda. Each person addressing the Village Board of Trustees is asked to limit their comments to a maximum of five (5) minutes.

6. VILLAGE BOARD SETS THE ORDER OF THE MEETING

The Village President and Board of Trustees will entertain requests from anyone present on the order of business to be conducted during the Village Board Meeting.

7. VILLAGE FINANCE REPORT

a) Warrant Report for August 16-31, 2016

8. VILLAGE ADMINISTRATOR’S REPORT

9. VILLAGE ATTORNEY’S REPORT

10. VILLAGE PRESIDENT’S REPORT

11. ACCEPTANCE OF THE CORRESPONDENCE

Please note all correspondence was delivered to the Village Board of Trustees in the Informational Reports on August 5 and 12, 2016.

12. A RESOLUTION ENCOURAGING COMMONWEALTH EDISON TO ALLOW RESIDENTS AN OPPORTUNITY TO PERMANENTLY OPT OUT OF THE SMART METER PROGRAM

13. AN ORDINANCE AMENDING THE LAKE BLUFF ZONING REGULATIONS TO ESTABLISH A PROCESS AND RELATED REGULATIONS FOR PLANNED MIXED-USE DEVELOPMENTS
14. TRUSTEE’S REPORT
15. EXECUTIVE SESSION
16. CONSIDERATION OF THE MINUTES OF THE AUGUST 8, 2016 EXECUTIVE SESSION MEETING
17. ADJOURNMENT

R. Drew Irvin
Village Administrator

The Village of Lake Bluff is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding accessibility of the meeting or the facilities, are requested to contact R. Drew Irvin, Village Administrator, at 234-0774 or TDD number 234-2153 promptly to allow the Village of Lake Bluff to make reasonable accommodations.

PROCLAMATION

Proclaiming September 10, 2016 “Patriotic Spirit Day in Lake Bluff”

WHEREAS, the Village of Lake Bluff and the Lake Forest/Lake Bluff Chamber of Commerce encourage and celebrate public-private partnerships that contribute to the spirit of community and vitality of our community; and,

WHEREAS, our community has a proud history of patriotism going back a century, when Lake Bluff was proclaimed “the most patriotic small town in America” during World War I for the purchase of an ambulance sent to France and support of the Red Cross; and,

WHEREAS, Lake Bluff prides itself in its ongoing patriotic spirit as manifested annually in recognition of Memorial Day, Veterans’ Day and a rousing Fourth of July celebration that attracts more than 20,000 friends and family to town; and,

WHEREAS, patriotic events have a beloved place among our community’s traditions, each a salute of honor and respect toward those our who are, and have been, of service to our country.

NOW, THEREFORE, BE IT RESOLVED THAT I, Kathleen O’Hara, Village President of Lake Bluff, with the Village Board, do hereby proclaim September 10, 2016, as Patriotic Spirit Day in Lake Bluff – an opportunity to extend a warm welcome to our military neighbors at Naval Station Great Lakes and another occasion for residents and friends to celebrate the spirit of community and patriotism in Lake Bluff.

PASSED this 22nd day of August, 2016.

ATTEST:

Village Clerk

Village President

**VILLAGE OF LAKE BLUFF
BOARD OF TRUSTEES
REGULAR MEETING
AUGUST 8, 2016**

DRAFT MINUTES

1. CALL TO ORDER AND ROLL CALL

Village President O'Hara called the meeting to order at 7:00 p.m. in the Lake Bluff Village Hall Board Room, and Village Clerk Aaron Towle called the roll.

The following were present:

Village President: Kathleen O'Hara

Trustees: Steve Christensen
Mark Dewart
Eric Grenier
John Josephitis
William Meyer

Absent: Barbara Ankenman

Also Present: Aaron Towle, Village Clerk
Drew Irvin, Village Administrator
Peter Friedman, Village Attorney
Susan Griffin, Finance Director
Michael Croak, Building Codes Supervisor
Jeff Hansen, Village Engineer
David Belmonte, Police Chief
Brandon Stanick, Assistant to the Village Administrator (A to VA)

2. PLEDGE OF ALLEGIANCE

President O'Hara led the Pledge of Allegiance.

3. CONSIDERATION OF THE MINUTES

Trustee Meyer moved to approve the July 25, 2016 Board of Trustees Regular Meeting Minutes with the requested change from Trustee Ankenman. Trustee Christensen seconded the motion. The motion passed on a unanimous voice vote.

4. NON-AGENDA ITEMS AND VISITORS

President O'Hara stated the Village President and Board of Trustees allocate fifteen minutes for those individuals who would like the opportunity to address the Village Board on any matter not listed on the agenda. Each person addressing the Village Board of Trustees is asked to limit their comments to a maximum of five (5) minutes.

There were no requests to address the Board.

5. VILLAGE BOARD SETS THE ORDER OF THE MEETING

At the request of those present, Trustee Dewart moved to take the Consent Agenda and then return to the regular order of the meeting. Trustee Josephitis seconded the motion. The motion passed on a unanimous voice vote.

6. ITEMS #10, #11 AND #12 – CONSENT AGENDA

President O’Hara introduced the following Consent Agenda items for consideration:

- 10. Correspondence Delivered in the July 22 and 29, 2016 Informational Reports;
- 11. Second Reading of an Ordinance Granting a Variation from the Village’s Front Yard Setback Regulations (225 West Center Avenue); and
- 12. Second Reading of an Ordinance Granting a Special Use Permit to Lyft Health and Fitness, LLC to Operate a Physical Fitness Facility at 960 North Shore Drive, Unit #6 in the Village’s L-1 Light Industry District.

Trustee Christensen moved to approve the Consent Agenda. Trustee Meyer seconded the motion. The motion passed on the following roll call vote:

Ayes: (5) Christensen, Dewart, Grenier, Josephitis and Meyer
Nays: (0)
Absent: (1) Ankenman

7. ITEM #6A – WARRANT REPORT FOR AUGUST 1-15, 2016 AND JULY 2016 PAYROLL EXPENDITURES

President O’Hara reported expenditure of Village funds for payment of invoices in the amount of \$279,333.83 for August 1-15, 2016.

President O’Hara reported expenditure of Village funds for payroll in the amount of \$274,792.98 for July 2016.

As such, the total expenditures for this period is in the amount of \$554,126.81.

As there were no questions from the Board, Trustee Grenier moved to approve the Warrant Report. Trustee Dewart seconded the motion. The motion passed on the following roll call vote:

Ayes: (5) Dewart, Grenier, Josephitis, Meyer and Christensen
Nays: (0)
Absent: (1) Ankenman

8. ITEM #6B – JULY 2016 FINANCE REPORT

At President O’Hara’s request, Finance Director Susan Griffin provided a brief summary of the July 2016 Finance Report highlighting major revenue sources and expenditures for the period.

- Sales tax revenue for FY2016 is \$2.792 million which is \$259,000 or 10% greater and home rule sales tax of \$787,000 is \$243,000 or 45% greater than FY2015;
- Income tax revenue of \$115,000 for May-June 2016 is 20% lower than the same period in 2015; and
- Building permit revenue is \$168,000 and is \$46,000, 21% less than May-July 2015.

Finance Director Griffin stated Staff continues to closely monitor the actions in Springfield and assess the implications to the Village of potential changes in State-shared revenue allocations, property tax limitation changes and pension reform.

Trustee Christensen moved to accept the Finance Report. Trustee Meyer seconded the motion. The motion passed on a unanimous voice vote.

9. ITEM #7 – VILLAGE ADMINISTRATOR’S REPORT

Village Administrator Drew Irvin had no report.

10. ITEM #8 – VILLAGE ATTORNEY’S REPORT

Village Attorney Peter Friedman had no report.

11. ITEM #9 – VILLAGE PRESIDENT’S REPORT

President O’Hara had no report.

12. ITEM #13 – A RESOLUTION ENDORSING THE METROPOLITAN MAYORS CAUCUS GREENEST REGION COMPACT 2

President O’Hara reported in 2007 nearly 100 communities adopted the Greenest Region Compact of Metropolitan Chicago, a pledge prepared by the Metropolitan Mayors Caucus to serve as a commitment by local governments to strive for a greener Chicago Metropolitan Area by setting sustainable goals and actions to achieve them. In March 2016 the Metropolitan Mayors Caucus created the Greenest Region Compact 2 (GRC2) to address environmental sustainability issues of global importance at the local level. The GRC2 synthesizes sustainability goals that are already adopted by communities in the region and these consensus goals align with the common regional, state, national and global objectives.

President O’Hara reported the GRC2 provides a companion Framework to guide communities of all sizes and strengths to: (i) assess their current efforts; (ii) develop a sustainability plan suited to local priorities; and (iii) offer resources, such as grants, to help communities succeed. She further reported as an advisory board appointed to develop a sustainability plan among other duties, the Sustainability and Community Enhancement Committee (SEC) met on July 27, 2016 and reviewed the GRC2, and because of its ability to offer the Village additional guidance and resources toward the creation of its own sustainability plan, unanimously recommended the Village Board adopt the resolution endorsing the Metropolitan Mayors Caucus’ GRC2.

Following a brief discussion, Trustee Josephitis moved to adopt the resolution. Trustee Dewart seconded the motion. The motion passed on a unanimous voice vote.

13. ITEM #14 – SECOND READING OF AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE VILLAGE OF LAKE BLUFF BY ADOPTING CENTRAL BUSINESS DISTRICT PLANNING PRINCIPLES

President O’Hara reported in the first half of 2015 the Committee-of-the-Whole (COW) and Staff discussed the potential for redevelopment of the Central Business District (CBD) Blocks Two (bounded by Scranton/Oak/North/Walnut) and Three (bounded by Scranton/Oak/Evanston). To best prepare for potential downtown redevelopment, the Village engaged Teska Associates, Inc. (Consultant), 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 Design Guidelines.

President O’Hara reported in October 2015 the Village Board received a report from the Village Administrator concerning the draft Downtown Sub-Area Visioning Report (Report) with Design Guidelines and the Village Board referred the matter to the Plan Commission and Zoning Board of Appeals (PCZBA) and the Architectural Board of Review (ABR) for finalization. The ABR has concluded its review of the Design Guidelines, and as part of its consideration, the PCZBA conducted a public hearing on May 18 and June 8, 2016 and unanimously recommended the Village Board amend the Village’s Comprehensive Plan by (i) adopting the Ten Planning Principles for CBD Blocks Two and Three that are identified in the Report; (ii) amending the Village’s Future Land Use Plan to reflect the Ten Planning Principles and an update that reflects existing conditions; and (iii) amending the Village’s Long Range Downtown Public Parking Plan for consistency with the aforementioned documents. The Village Board approved first reading of the ordinance at its meeting on July 25, 2016.

Trustee Josephitis, a local realtor, advised that one of his clients currently owns the former PNC Bank, Block Three property and recused himself from any further discussions associated with Block Three.

In response to a comment from Trustee Dewart, Village Administrator Irvin stated during the draft design guidelines discussions it was determined that some of the policy objectives and planning principles were not consistent with the existing Comprehensive Plan. The PCZBA reviewed the matter and submitted its recommendations to the Village Board with an acknowledgment that the existing Comprehensive Plan needs additional review.

As there were no comments from the Board, Trustee Christensen moved to approve the ordinance. Trustee Grenier seconded the motion. The motion passed on the following roll call vote:

Ayes: (5) Grenier, Josephitis, Meyer, Christensen and Dewart
Nays: (0)
Absent: (1) Ankenman

14. ITEM #15 – TRUSTEE’S REPORT

There was no Trustee’s report.

15. ITEM #16 – EXECUTIVE SESSION

At 7:14 p.m. Trustee Meyer moved to enter into Executive Session for the purpose of discussing Property Disposition (5 ILCS 120/2(c)(6)), Potential Litigation (5 ILCS 120/2(c)(11)) and Threatened Litigation (5

ILCS 120/2(c)(11)). Trustee Josephitis seconded the motion. The motion passed on the following roll call vote:

Ayes: (5) Josephitis, Meyer, Christensen, Dewart and Grenier

Nays: (0)

Absent: (1) Ankenman

There being no further business to discuss, Trustee Meyer moved to adjourn out of executive session. Trustee Grenier seconded the motion and the motion passed on a unanimous voice vote at 7:45 p.m.

16. ITEM #17 – ADJOURNMENT

Trustee Christensen moved to adjourn the regular meeting. Trustee Grenier seconded the motion and the motion passed on a unanimous voice vote. The meeting adjourned at 7:46 p.m.

Respectfully Submitted,

R. Drew Irvin
Village Administrator

Aaron Towle
Village Clerk

**VILLAGE OF LAKE BLUFF
REQUEST FOR BOARD ACTION**

Agenda Item: 7a

Subject: WARRANT REPORT FOR AUGUST 16-31, 2016

Action Requested: APPROVAL OF DISBURSEMENTS (Roll Call Vote)

Originated By: DIRECTOR OF FINANCE

Referred To: VILLAGE BOARD

Summary of Background and Reason For Request:

Expenditure of Village funds for payment of invoices in the amount of \$238,799.39 for August 16-31, 2016.

Total Expenditures of **\$238,799.39**

Reports and Documents Attached:

1. Warrant Report for August 16-31, 2016 \$238,799.39 (dated 8/22/16)

Note that the warrant report designates those checks issued prior to the Board's formal approval as manual checks "M" on the Warrant Report. These are checks that are prepared in advance of the warrant due to contractual or governmental/payroll tax obligations; to obtain a discount; or for extenuating circumstances that may arise.

Village Administrator's Recommendation:

Approval of Warrant in the total amount of **\$238,799.39**

Date Referred to Village Board: 8/22/2016

DATE: 08/17/16
TIME: 14:25:09
ID: AP441000.WOW

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DETAIL BOARD REPORT

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INVOICES DUE ON/BEFORE 08/22/2016

INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT

ADP	ADP INC.						
477897815	08/05/16	01	PAYROLL PROCESSING:8/4/16	01-60-610-41304		08/22/16	227.75
				OTHER PROFESSIONAL SERVICE			
						INVOICE TOTAL:	227.75
						VENDOR TOTAL:	227.75
AFLAC	AFLAC						
487861	08/05/16	01	AFLAC 'EE CONTR:7/21 & 8/4/16	01-20-102-65500		08/22/16	88.44
				AFLAC PAYABLE			
						INVOICE TOTAL:	88.44
						VENDOR TOTAL:	88.44
ALPHAGRA	ALPHA GRAPHICS						
48838	05/31/16	01	FARMERS MARKET POSTERS	01-60-650-44610		08/22/16	57.00
				FARMER'S MARKET			
						INVOICE TOTAL:	57.00
						VENDOR TOTAL:	57.00
AMERGAS	AMERICAN GASES CORP.						
111520	07/31/16	01	OXYGEN TANKS:FIRE	01-70-730-43570		08/22/16	17.50
				OPERATING SUPPLIES			
						INVOICE TOTAL:	17.50
307971	08/04/16	01	WELDING SUPPLIES:PUB WKS	01-80-910-45900		08/22/16	16.18
				MINOR EQUIPMENT			
						INVOICE TOTAL:	16.18
						VENDOR TOTAL:	33.68
AT & T	AT & T						
1608 615-2726	08/04/16	01	LCL PH SRVC:WATER TOWER	46-80-800-43210		08/22/16	115.83
				TELEPHONE			
						INVOICE TOTAL:	115.83
						VENDOR TOTAL:	115.83

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BAKERPET PETER BAKER & SON CO.							
12623	08/07/16	01	ROAD PATCH:1.72 TONS	01-80-840-43690		08/22/16	87.72
				MAINTENANCE SUPPLIES-STREE			
						INVOICE TOTAL:	87.72
						VENDOR TOTAL:	87.72
BAYLESS BAYLESS COMMUNICATIONS LLC							
JUNE 2016	07/01/16	01	ASSISTED W/PUBLIC COMMUNICATN	01-70-710-41304		08/22/16	1,433.75
				OTHER PROFESSIONAL SERVICE			
		02	REGARDING A POLICE INVESTIGATN	** COMMENT **			
						INVOICE TOTAL:	1,433.75
						VENDOR TOTAL:	1,433.75
BEACON BEACON SSI INCORPORATED							
77598	08/03/16	01	SRVC CALL:FUEL PUMP MONITORING	01-80-910-41200		08/22/16	241.50
				MAINTENANCE-EQUIPMENT			
						INVOICE TOTAL:	241.50
77600	08/03/16	01	RESTORE FUEL PUMP MONITOR	01-80-910-41200		08/22/16	547.00
				MAINTENANCE-EQUIPMENT			
		02	EQUIPMENT	** COMMENT **			
						INVOICE TOTAL:	547.00
						VENDOR TOTAL:	788.50
BJORKSEA SEAN BJORK							
CORN ROAST SUPPLIES	08/04/16	01	FARM MRKT CORN ROAST SUPPLIES	01-60-650-44610		08/22/16	63.00
				FARMER'S MARKET			
						INVOICE TOTAL:	63.00
						VENDOR TOTAL:	63.00
BURRISEQ BURRIS EQUIPMENT CO.							
PI66747	08/15/16	01	THUMB SWITCH FOR POLE SAW	01-80-870-43650		08/22/16	12.57
				MAINTENANCE SUPPLIES-EQUIP			
						INVOICE TOTAL:	12.57
						VENDOR TOTAL:	12.57

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CHITRICL CHICAGO TRIBUNE							
CTCM555920	07/05/16	01	PUBLIC NOTICE:733 RAVINE AVE	01-20-202-20599		08/22/16	59.20
				ZONING ESCROW-733 RAVINE			
						INVOICE TOTAL:	59.20
CTCM555945	07/05/16	01	PUBLIC NOTICE:29721 N ENVIRON	01-20-202-20597		08/22/16	60.80
				ZONING ESCR-29721 N. ENVIR			
						INVOICE TOTAL:	60.80
CTCM555994	07/05/16	01	PUBLIC NOTICE:960 N SHR DR #6	01-20-202-20598		08/22/16	72.00
				ZONING ESCR-960 NORTH SHOR			
						INVOICE TOTAL:	72.00
						VENDOR TOTAL:	261.60
CITTRUCK CIT TRUCKS							
GW16795	08/12/16	01	REP'R FIRE ENGINE #4519	01-70-730-41100		08/22/16	5,250.13
				MAINTENANCE VEHICLES			
						INVOICE TOTAL:	5,250.13
						VENDOR TOTAL:	5,250.13
CITYELEC C.E.S.							
GUR/054231	07/28/16	01	FUEL PUMP MODEM ELECTRIC CABLE	01-80-910-43650		08/22/16	219.35
				MAINTENANCE SUPPLIES-EQUIP			
						INVOICE TOTAL:	219.35
						VENDOR TOTAL:	219.35
COMED COM ED							
1023120097 1607	08/02/16	01	ELECTR:ST LIGHTS (VILL OWNS)	01-80-840-43230		08/22/16	436.08
		02	7/1-8/2/16	UTILITIES/STREET LIGHTS			
				** COMMENT **			
						INVOICE TOTAL:	436.08
1988027024.1607	08/03/16	01	ELECTR:LANSDOWNE LFT STN	01-80-890-43230		08/22/16	42.98
				UTILITIES			

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COMED	COM ED						
1988027024.1607	08/03/16	02	7/7-8/3/16	** COMMENT **		08/22/16	
						INVOICE TOTAL:	42.98
2030627002.1607	08/03/16	01	ELECTR 1 GR BAY RD-SS #176	01-80-840-43230		08/22/16	55.37
		02	7/6-8/3/16	UTILITIES/STREET LIGHTS ** COMMENT **			
						INVOICE TOTAL:	55.37
3533022019.1607	08/03/16	01	ELECTR:SAN LFT STN-520 LKLAND	01-80-890-43230		08/22/16	412.78
		02	ELECTR:WTR TOWER 7/5-8/3/16	UTILITIES 46-80-800-43230 ELECTRIC UTILITY			60.39
						INVOICE TOTAL:	473.17
5190012013.1607	08/03/16	01	ELECTR:WALNUT PRKNG LOT LIGHTS	01-80-840-43230		08/22/16	51.25
		02	7/6-8/3/16	UTILITIES/STREET LIGHTS ** COMMENT **			
						INVOICE TOTAL:	51.25
						VENDOR TOTAL:	1,058.85
COMCAST COMCAST CABLE							
8/16-9/15/16	08/09/16	01	COMMUNITY ROOM INTERNET ACCESS	01-70-930-41300		08/22/16	257.59
		02	8/16-9/15/16	INTERNET/COMPUTER SERVICES ** COMMENT **			
						INVOICE TOTAL:	257.59
						VENDOR TOTAL:	257.59
DAVISINS DAVIS INSTRUMENTS							
ANTENNA REP'R	08/10/16	01	REP'R WEATHER STATION ANTENNA	01-80-910-41200		08/22/16	112.00
				MAINTENANCE-EQUIPMENT			
						INVOICE TOTAL:	112.00
						VENDOR TOTAL:	112.00

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DEMUTHIN DE MUTH INC							
HP3338	08/10/16	01	EMERG WTRMAIN REP'R:ARMOUR/	46-80-800-41306		08/22/16	5,400.00
		02	INVERNESS	CONTRACTUAL LABOR ** COMMENT **			
						INVOICE TOTAL:	5,400.00
						VENDOR TOTAL:	5,400.00
FEECEOIL FEECE OIL COMPANY							
3432106	08/05/16	01	GASOLINE:1500 GALLONS	01-10-301-55100		08/22/16	3,054.15
				GASOLINE INVENTORY			
						INVOICE TOTAL:	3,054.15
						VENDOR TOTAL:	3,054.15
GALLSINC GALLS, LLC							
005739438	07/20/16	01	BOOTS:OFCR PRICE	01-70-710-42420		08/22/16	116.00
				UNIFORMS			
						INVOICE TOTAL:	116.00
						VENDOR TOTAL:	116.00
GRAYSLAP GRAYSLAKE OUTDOOR POWER							
11550	08/15/16	01	LAWN MOWER PARTS	01-80-870-43650		08/22/16	288.12
				MAINTENANCE SUPPLIES-EQUIP			
						INVOICE TOTAL:	288.12
						VENDOR TOTAL:	288.12
R0000973 ARTHUR J. GREENE COMPANY							
PARKWAY BOND REFUND	10/29/13	01	REFUND PARWAY BOND:735 RAVINE	01-20-202-20100		08/22/16	5,000.00
		02	PERMIT #20130188	PARKWAY BONDS ** COMMENT **			
						INVOICE TOTAL:	5,000.00
						VENDOR TOTAL:	5,000.00

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GROOT GROOT INDUSTRIES							
14299226	08/01/16	01	WASTE DISPOSAL/RECYCLNG:AUG 16	01-80-850-41305		08/22/16	46,131.20
				WASTE/RECYCLING CONTRACT			
						INVOICE TOTAL:	46,131.20
						VENDOR TOTAL:	46,131.20
GUSTERNA NANCY GUSTERINE							
NOTARY RENEWAL	08/15/16	01	NOTARY PUBLIC RENEWAL	01-70-730-42400		08/22/16	72.85
				TRAINING/EDUCATION			
						INVOICE TOTAL:	72.85
						VENDOR TOTAL:	72.85
HARROWNS HARROW N SONS HANDYMAN							
1	08/04/16	01	REPLACE DOOR TO WALNUT HOUSE	01-60-940-41304		08/22/16	956.00
				OTHER PROFESSIONAL SERVICE			
						INVOICE TOTAL:	956.00
						VENDOR TOTAL:	956.00
HDSUPPLY HD SUPPLY WATERWORKS, LTD							
F935993	08/09/16	01	WATER METER READING DEVICES	46-80-800-43575		08/22/16	3,545.00
				WATER METERS			
						INVOICE TOTAL:	3,545.00
						VENDOR TOTAL:	3,545.00
HOMEDEPO HOME DEPOT CREDIT SERVICES							
6012966	07/01/16	01	PIPE FITTINGS FOR ST. SWEEPER	01-80-840-43650		08/22/16	12.77
				MAINTENANCE SUPPLIES-EQUIP			
						INVOICE TOTAL:	12.77
						VENDOR TOTAL:	12.77
ICMA RET ICMA RETIREMENT TRUST 457							

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ICMA RET ICMA RETIREMENT TRUST 457							
8/18 PAYROLL DEDUCT	08/18/16	01	8/18 'EE PAYROLL DEDUCTION	01-20-102-45000		08/22/16	168.84
				ICMA 457 PLAN PAYABLE			
		02	8/18 'EE PAYROLL DEDUCTION	01-20-102-45000			422.08
				ICMA 457 PLAN PAYABLE			
		03	8/18 'EE PAYROLL DEDUCTION	01-20-102-45000			201.29
				ICMA 457 PLAN PAYABLE			
		04	8/18 'EE PAYROLL DEDUCTION	01-20-102-45000			211.04
				ICMA 457 PLAN PAYABLE			
		05	8/18 'EE PAYROLL DEDUCTION	01-20-102-45000			422.08
				ICMA 457 PLAN PAYABLE			
						INVOICE TOTAL:	1,425.33
8/18/16 W/H	08/18/16	01	8/18 'EE W/H	01-20-102-45000		08/22/16	3,187.65
				ICMA 457 PLAN PAYABLE			
						INVOICE TOTAL:	3,187.65
						VENDOR TOTAL:	4,612.98
IFOP IL FRATERNAL ORDER OF POLICE							
8/18 W/H	08/18/16	01	'EE W/HELD FOP DUES:8/18/16	01-20-102-49000		08/22/16	258.00
				UNION DUES PAYABLE			
						INVOICE TOTAL:	258.00
8/4 W/H	08/04/16	01	'EE W/HELD FOP DUES:8/4/16	01-20-102-49000		08/22/16	258.00
				UNION DUES PAYABLE			
						INVOICE TOTAL:	258.00
						VENDOR TOTAL:	516.00
ILEAS IL LAW ENFORCEMENT ALARM SYST							
DUES5964	07/01/16	01	ILEAS ANN'L MEMBERSHIP DUES	01-70-710-42440		08/22/16	120.00
				DUES			
						INVOICE TOTAL:	120.00
						VENDOR TOTAL:	120.00

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IGFOA ILLINOIS GFOA							
2016 CONF:GRIFFIN	08/10/16	01	2016 IGFOA CONF REG'N:GRIFFIN	01-60-610-42410		08/22/16	375.00
				CONFERENCES			
						INVOICE TOTAL:	375.00
						VENDOR TOTAL:	375.00
M							
IUOEADM INT'L UNION OF OPER ENGINEERS							
8/18 W/H	08/18/16	01	8/18 'EE IUOE ADMIN DUES	01-20-102-49000		08/22/16	378.86
				UNION DUES PAYABLE			
						INVOICE TOTAL:	378.86
						VENDOR TOTAL:	378.86
M							
IUOEMEMB INT'L UNION OF OPER ENGINEERS							
8/18 W/H	08/18/16	01	8/18 'EE IUOE MEMBERSHIP DUES	01-20-102-49000		08/22/16	82.39
				UNION DUES PAYABLE			
						INVOICE TOTAL:	82.39
						VENDOR TOTAL:	82.39
M							
JGUNIFOR J.G. UNIFORMS, INC.							
5036	08/03/16	01	SHOES: D.C. HOSKING	01-70-710-42420		08/22/16	125.99
				UNIFORMS			
						INVOICE TOTAL:	125.99
						VENDOR TOTAL:	125.99
KRAZYFOX KRAZY FOX FARMS							
2001	08/05/16	01	CORN:FARMERS MRKT CORN ROAST	01-60-650-44610		08/22/16	50.00
				FARMER'S MARKET			
						INVOICE TOTAL:	50.00
						VENDOR TOTAL:	50.00
POLPEN LAKE BLUFF POLICE PENSION FUND							

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POLPEN LAKE BLUFF POLICE PENSION FUND							
8/18/16 W/H	08/18/16	01	8/18 'EE POLPEN W/HELD	01-20-102-45500		08/22/16	4,744.20
				POLICE PENSION EE CONTRIBU			
						INVOICE TOTAL:	4,744.20
						VENDOR TOTAL:	4,744.20
LBPUBLIB LAKE BLUFF PUBLIC LIBRARY							
57510	08/02/16	01	BENEFIT ADVANTAGE COBRA:JUL 16	01-10-201-37100		08/22/16	607.50
				DUE FROM LIBRARY			
		02	AMY VAN GOETHEM	** COMMENT **			
						INVOICE TOTAL:	607.50
						VENDOR TOTAL:	607.50
LCCOLLEC LAKE COUNTY COLLECTOR							
15 PROP TAX #2	05/04/16	01	PAY #2 2015 PROP TAX:E SKOKIE	01-60-940-48700		08/22/16	1,251.98
				PROPERTY TAXES			
		02	DRAINAGE	** COMMENT **			
						INVOICE TOTAL:	1,251.98
						VENDOR TOTAL:	1,251.98
LCHOSE LAKE COUNTY HOSE AND EQUIPMENT							
141701	08/04/16	01	HOSE/ADAPTORS FOR FUEL ISLAND	01-80-910-43650		08/22/16	136.41
				MAINTENANCE SUPPLIES-EQUIP			
						INVOICE TOTAL:	136.41
						VENDOR TOTAL:	136.41
LCRECORD LAKE COUNTY RECORDER							
2016-00044713	07/21/16	01	RECORD ORDINANCE 611 LANSDOWNE	01-20-202-20596		08/22/16	81.00
				ZONING ESCR-611 LANSDOWNE-			
		02	RECORD RESOLUTN 515 CAMBRIDGE	01-20-202-20595			29.00
				ZONING ESCROW-515 CAMBRIDG			

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LCRECORD LAKE COUNTY RECORDER							
2016-00044713	07/21/16	03	RECORD ORDINANCE 515 CAMBRIDGE	01-20-202-20595		08/22/16	29.00
				ZONING ESCROW-515 CAMBRIDG			
						INVOICE TOTAL:	139.00
						VENDOR TOTAL:	139.00
LF CITY CITY OF LAKE FOREST							
17436	08/03/16	01	BLDG INSPECTIONS FY17 Q1	01-60-680-41301		08/22/16	8,038.00
				BUILDING INSPECTIONS			
		02	CROYA YOUTH FY17 Q1	01-60-600-48200			15,625.00
				INTERGOVERNMENTAL SERVICES			
		03	SR RESOURCES FY17 Q1	01-60-600-48200			26,623.50
				INTERGOVERNMENTAL SERVICES			
		04	PATV FY17 Q1	01-60-600-48200			5,971.00
				INTERGOVERNMENTAL SERVICES			
						INVOICE TOTAL:	56,257.50
17455	08/05/16	01	AMBULANCE FY16 QTR 4	01-70-730-41301		08/22/16	64,821.00
				AMBULANCE SERVICE CONTRACT			
						INVOICE TOTAL:	64,821.00
						VENDOR TOTAL:	121,078.50
LANERMUC LANER, MUCHIN, DOMBROW, BECKER							
498730	08/01/16	01	PW LABOR NEGOTIATIONS 7/20/16	01-60-600-41350		08/22/16	85.00
				LEGAL SERVICES			
						INVOICE TOTAL:	85.00
						VENDOR TOTAL:	85.00
LAWSONPR LAWSON PRODUCTS, INC.							
9304290444	08/10/16	01	SCREWS/NUTS:PUB WKS	01-80-890-43670		08/22/16	100.66
				MAINTENANCE SUPPLIES-UTILI			
						INVOICE TOTAL:	100.66
						VENDOR TOTAL:	100.66

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LECHNER LECHNER & SONS UNIFORM RENTAL							
2189581	08/05/16	01	UNIFORMS: FORESTRY	01-80-860-42420		08/22/16	4.79
			UNIFORMS				
		02	UNIFORMS: STREETS	01-80-840-42420			25.00
			UNIFORMS				
		03	UNIFORMS: SEWERS	01-80-890-42420			1.72
			UNIFORMS				
		04	UNIFORMS: PUB WKS	01-80-910-42420			15.17
			UNIFORMS				
		05	UNIFORMS: WATER	46-80-800-42420			1.00
			UNIFORMS				
		06	PUB WKS OPERATING SUPPLIES	01-80-910-43660			12.20
			MAINTENANCE SUPPLIES-BLDG				
						INVOICE TOTAL:	59.88
2191997	08/12/16	01	UNIFORMS: FORESTRY	01-80-860-42420		08/22/16	4.79
			UNIFORMS				
		02	UNIFORMS: STREETS	01-80-840-42420			25.00
			UNIFORMS				
		03	UNIFORMS: SEWERS	01-80-890-42420			1.72
			UNIFORMS				
		04	UNIFORMS: PUB WKS	01-80-910-42420			15.17
			UNIFORMS				
		05	UNIFORMS: WATER	46-80-800-42420			1.00
			UNIFORMS				
		06	PUB WKS OPERATING SUPPLIES	01-80-910-43660			12.40
			MAINTENANCE SUPPLIES-BLDG				
						INVOICE TOTAL:	60.08
						VENDOR TOTAL:	119.96
LINCOLN LINCOLN NATIONAL LIFE INS. CO.							
SEPT 2016	08/22/16	01	GR TERM LIFE PREM:SEPT 2016	01-20-102-20000		08/22/16	817.12
			ACCOUNTS PAYABLE				
						INVOICE TOTAL:	817.12
						VENDOR TOTAL:	817.12

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LURVEYLA LURVEY LANDSCAPE SUPPLY							
T6-10053747	08/11/16	01	GRASS SEED	01-80-870-43680		08/22/16	207.25
				MAINTENANCE SUPPLIES-GROUN			
						INVOICE TOTAL:	207.25
						VENDOR TOTAL:	207.25
00001060 MICROSYSTEMS, INC.							
I000074922	06/28/16	01	SCANNING OF MICROFILM	01-60-600-41304		08/22/16	4,394.63
				OTHER PROFESSIONAL SERVICE			
						INVOICE TOTAL:	4,394.63
						VENDOR TOTAL:	4,394.63
MINNLIFE MINNESOTA LIFE							
AUG 2016	08/05/16	01	IND LIFE PREM:FINANCE-AUG 16	01-60-610-40420		08/22/16	204.67
				LIFE INSURANCE			
		02	IND LIFE PREM:ADMIN-AUG 16	01-60-600-40420			97.95
				LIFE INSURANCE			
		03	IND LIFE PREM:POLICE-AUG 16	01-70-710-40420			85.75
				LIFE INSURANCE			
		04	IND LIFE PREM:PRK DIST-AUG 16	01-10-201-37200			36.09
				DUE FROM PARK DISTRICT			
						INVOICE TOTAL:	424.46
						VENDOR TOTAL:	424.46
MUNELECT MUNICIPAL ELECTRONICS, INC.							
063808	07/22/16	01	RADAR CERTIFICATION	01-70-710-41200		08/22/16	311.25
				MAINTENANCE EQUIPMENT			
						INVOICE TOTAL:	311.25
						VENDOR TOTAL:	311.25
MUTUAL'S MUTUAL'S RENTAL PLACE							
TENT 9/16/16	08/16/16	01	TENT FOR VOL RECEPTION 9/15/16	01-60-650-40800		08/22/16	570.00
				BOARD/COMMITTEE RECOGNITIO			
						INVOICE TOTAL:	570.00
						VENDOR TOTAL:	570.00

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NCCPETER NCC PETERSEN PRODUCTS							
70592	08/02/16	01	JANITORIAL SUPPLIES:PUB WKS	01-80-910-43660		08/22/16	52.61
				MAINTENANCE SUPPLIES-BLDG			
						INVOICE TOTAL:	52.61
70593	08/02/16	01	JANITORIAL SUPPLIES:VILL HALL	01-60-900-43660		08/22/16	75.63
		02	JANITORIAL SUPPLIES:PSB	01-70-930-43660			75.63
				MAINTENANCE SUPPLIES-BLDG			
						INVOICE TOTAL:	151.26
						VENDOR TOTAL:	203.87
PETTIBON P. F. PETTIBONE & CO.							
70458	07/29/16	01	PRINT CITATION TICKETS	01-70-710-43400		08/22/16	443.90
				PRINTING			
						INVOICE TOTAL:	443.90
						VENDOR TOTAL:	443.90
PCASH PETTY CASH							
AUG 2016	08/09/16	01	MISC PETTY CASH EXPENDITURES	01-60-610-42400		08/22/16	17.50
		02	MISC PETTY CASH EXPENDITURES	01-60-600-42411			2.26
		03	MISC PETTY CASH EXPENDITURES	01-60-610-43550			52.13
		04	MISC PETTY CASH EXPENDITURES	01-60-650-40800			236.75
		05	MISC PETTY CASH EXPENDITURES	01-80-840-40900			8.00
		06	MISC POLICE PETTY CASH EXPEND	01-70-710-40800			20.34
		07	MISC POLICE PETTY CASH EXPEND	01-70-710-43570			43.32
				OPERATING SUPPLIES			

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PCASH	PETTY CASH						
AUG 2016	08/09/16	08	MISC POLICE PETTY CASH EXPEND	01-70-710-42411		08/22/16	25.12
				MILEAGE EXPENSE			
		09	MISC POLICE PETTY CASH EXPEND	01-70-710-44500			39.47
				COMMUNITY RELATIONS			
		10	MISC POLICE PETTY CASH EXPEND	01-70-710-43300			12.94
				POSTAGE			
						INVOICE TOTAL:	457.83
						VENDOR TOTAL:	457.83
M							
RICOH	RICOH USA, INC						
5043661466	08/01/16	01	PUB WKS COPIER MAINT: 5/1 -	01-80-910-41200		08/22/16	2,084.17
				MAINTENANCE-EQUIPMENT			
		02	7/31/16	** COMMENT **			
						INVOICE TOTAL:	2,084.17
						VENDOR TOTAL:	2,084.17
SCHRAMER RAY SCHRAMER & CO.							
143657	07/11/16	01	CONCRETE MIX	01-80-890-43670		08/22/16	31.20
				MAINTENANCE SUPPLIES-UTILI			
						INVOICE TOTAL:	31.20
143677	07/18/16	01	COLD PATCH REPAIR	01-80-890-43670		08/22/16	70.80
				MAINTENANCE SUPPLIES-UTILI			
						INVOICE TOTAL:	70.80
143735	07/21/16	01	CONCRETE MIX	01-80-890-43670		08/22/16	43.50
				MAINTENANCE SUPPLIES-UTILI			
						INVOICE TOTAL:	43.50
						VENDOR TOTAL:	145.50
SHERAUTO SHERIDAN AUTO PARTS							
911742	08/05/16	01	TIE ROD END/FILTER:SQD #21	01-70-710-43640		08/22/16	125.49
				MAINTENANCE SUPPLIES-VEHIC			
						INVOICE TOTAL:	125.49
						VENDOR TOTAL:	125.49

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SIKICH SIKICH, LLP							
262908	07/29/16	01	PAY #1 FY16 AUDIT	01-60-610-41304		08/22/16	4,500.00
				OTHER PROFESSIONAL SERVICE			
		02	PAY #1 FY16 AUDIT	46-80-800-41304			1,500.00
				OTHER PROFESSIONAL SERVICE			
						INVOICE TOTAL:	6,000.00
						VENDOR TOTAL:	6,000.00
SIRCHIE SIRCHIE FINGERPRINT LAB							
0265191-IN	08/05/16	01	POLICE EVIDENCE SUPPLIES	01-70-710-43570		08/22/16	117.20
				OPERATING SUPPLIES			
						INVOICE TOTAL:	117.20
						VENDOR TOTAL:	117.20
STNDRDEQ STANDARD EQUIPMENT CO.							
C15490	08/11/16	01	WATER PUMP FOR STREET SWEEPER	01-80-840-43650		08/22/16	1,099.51
				MAINTENANCE SUPPLIES-EQUIP			
						INVOICE TOTAL:	1,099.51
						VENDOR TOTAL:	1,099.51
STAPLES STAPLES ADVANTAGE							
3309606920	07/29/16	01	OFFICE SUPPLIES:POLICE	01-70-710-43550		08/22/16	19.99
				OFFICE SUPPLIES			
						INVOICE TOTAL:	19.99
3309606921	07/29/16	01	OFFICE SUPPLIES:POLICE	01-70-710-43550		08/22/16	55.83
				OFFICE SUPPLIES			
						INVOICE TOTAL:	55.83
3310720769	08/05/16	01	OFFICE SUPPLIES:POLICE	01-70-710-43550		08/22/16	21.82
				OFFICE SUPPLIES			
						INVOICE TOTAL:	21.82
						VENDOR TOTAL:	97.64

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STATEDIS STATE DISBURSEMENT UNIT							
8/18	PAYROLL DEDUCT	08/17/16	01 8/18 'EE PAYROLL DEDUCTION	01-20-102-51000		08/22/16	579.69
				WAGE ASSIGNMENT PAYABLE			
						INVOICE TOTAL:	579.69
						VENDOR TOTAL:	579.69
TECHSYS TECH SYSTEMS, INC.							
306943		08/04/16	01 INSTALL HORN,STROBE & SMOKE	01-70-930-49100		08/22/16	523.40
				BUILDING IMPROVEMENTS			
			02 DETECTOR TO FIRE STATION	** COMMENT **			
						INVOICE TOTAL:	523.40
						VENDOR TOTAL:	523.40
THEEXCHA THE CHEVY EXCHANGE							
133269		05/09/16	01 REP'R AIR BAG SENSORS/MODULES	01-70-710-41100		08/22/16	1,986.70
				MAINTENANCE-VEHICLES			
			02 SQD #22	** COMMENT **			
						INVOICE TOTAL:	1,986.70
47185		08/03/16	01 LOCK KNOB:SQD #23	01-70-710-43640		08/22/16	9.68
				MAINTENANCE SUPPLIES-VEHIC			
						INVOICE TOTAL:	9.68
47211		08/04/16	01 FUEL PUMP MODULE SQD #21	01-70-710-43640		08/22/16	320.62
				MAINTENANCE SUPPLIES-VEHIC			
						INVOICE TOTAL:	320.62
47212		08/04/16	01 MOTOR MOUNTS SQD #21	01-70-710-43640		08/22/16	156.77
				MAINTENANCE SUPPLIES-VEHIC			
						INVOICE TOTAL:	156.77
47339		08/11/16	01 FUEL PUMP SQD #25	01-70-710-43640		08/22/16	320.62
				MAINTENANCE SUPPLIES-VEHIC			
						INVOICE TOTAL:	320.62

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THEEXCHA THE CHEVY EXCHANGE							
47344	08/11/16	01	FUEL TANK SENSOR SQD #25	01-70-710-43640		08/22/16	90.15
				MAINTENANCE SUPPLIES-VEHIC			
						INVOICE TOTAL:	90.15
						VENDOR TOTAL:	2,884.54
THOMPSON THOMPSON ELEVATOR INSPECTION							
16-2463	07/28/16	01	PLAN REVIEW:TRAM 611 LANSDOWNE	01-40-303-25320		08/22/16	100.00
				ELEVATOR PLAN REVIEW			
						INVOICE TOTAL:	100.00
						VENDOR TOTAL:	100.00
USPOSTAL UNITED STATES POSTAL SERVICE							
AUG 2016	08/04/16	01	REPLENISH POSTAGE METER	01-60-600-43300		08/22/16	1,000.00
				POSTAGE			
						INVOICE TOTAL:	1,000.00
						VENDOR TOTAL:	1,000.00
VERIZON VERIZON WIRELESS							
9769530645	08/01/16	01	WIRELESS SRVC:FIRE 7/2-8/1/16	01-70-730-43210		08/22/16	85.43
				TELEPHONE			
		02	WIRELESS SRVC:POLICE	01-70-710-43210			394.81
				TELEPHONE			
		03	WIRELESS SRVC:PUB WKS	01-80-910-43210			241.86
				TELEPHONE			
		04	WIRELESS SRVC:ADMIN	01-60-600-43210			147.70
				TELEPHONE			
		05	WIRELESS SRVC:COM DEVELOPMENT	01-60-680-43210			231.29
				TELEPHONE			
		06	PHONE PURCHASE:COM DEVELOPMENT	01-60-680-45900			99.99
				MINOR EQUIPMENT			
		07	SQD CAR WIRELESS ACCESS POLICE	01-70-710-43210			317.08
				TELEPHONE			

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VERIZON WIRELESS							
9769530645	08/01/16	08	CAD SYSTEM			08/22/16	
				** COMMENT **			
						INVOICE TOTAL:	1,518.16
						VENDOR TOTAL:	1,518.16
WENDTMAI WENDT MAINTENANCE							
2016	SPRING CLEAN UP 06/28/16	01	SPRING CLEAN UP:PSB	01-70-930-41050		08/22/16	1,300.00
				MAINTENANCE-GROUNDS			
		02	SPRING CLEAN UP:VILL HALL	01-60-900-49200			1,300.00
				IMPROVEMENTS-OTHER			
		03	SPRING CLEAN UP:DEPOT	01-80-920-41050			1,575.00
				MAINTENANCE-GROUNDS			
						INVOICE TOTAL:	4,175.00
						VENDOR TOTAL:	4,175.00
ZOLLMED ZOLL MEDICAL CORPORATION							
2406632	07/29/16	01	ADULT/CHILD AED CPR PADS	01-70-730-43650		08/22/16	807.63
				MAINTENANCE SUPPLIES-EQUIP			
						INVOICE TOTAL:	807.63
						VENDOR TOTAL:	807.63
						TOTAL ALL INVOICES:	238,799.39

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-- VILLAGE OF LAKE BLUFF --
DEPARTMENT SUMMARY REPORT

PAGE: 1

INVOICES DUE ON/BEFORE 08/22/2016

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

GENERAL FUND			
10	ASSETS		
FEECEOIL	FEECE OIL COMPANY	16,048.86	3,054.15
LBPUBLIB	LAKE BLUFF PUBLIC LIBRARY	1,822.50	607.50
MINNLIFE	MINNESOTA LIFE	1,273.38	36.09
	ASSETS		3,697.74
20	LIABILITIES		
AFLAC	AFLAC	353.76	88.44
CHITRICL	CHICAGO TRIBUNE	2,150.40	261.60
ICMA RET	ICMA RETIREMENT TRUST 457	35,935.99	4,612.98
IFOP	IL FRATERNAL ORDER OF POLICE	2,193.00	516.00
IUOEADM	INT'L UNION OF OPER ENGINEERS	3,030.88	378.86
IUOEMEMB	INT'L UNION OF OPER ENGINEERS	659.12	82.39
LCRECORD	LAKE COUNTY RECORDER	119.00	139.00
LINCOLN	LINCOLN NATIONAL LIFE INS. CO.	3,239.68	817.12
POLPEN	LAKE BLUFF POLICE PENSION FUND	39,403.86	4,744.20
R0000973	ARTHUR J. GREENE COMPANY		5,000.00
STATEDIS	STATE DISBURSEMENT UNIT	4,637.52	579.69
	LIABILITIES		17,220.28
40	REVENUE		
THOMPSON	THOMPSON ELEVATOR INSPECTION		100.00
	REVENUE		100.00
60	ADMINISTRATION		
00001060	MICROSYSTEMS, INC.		4,394.63
ADP	ADP INC.	1,519.87	227.75
ALPHAGRA	ALPHA GRAPHICS		57.00
BJORKSEA	SEAN BJORK		63.00
CALLONE	CALL ONE	1,395.69	36.80
HARROWNS	HARROW N SONS HANDYMAN		956.00
IGFOA	ILLINOIS GFOA	95.00	375.00
KRAZYFOX	KRAZY FOX FARMS		50.00
LANERMUC	LANER, MUCHIN, DOMBROW, BECKER	1,920.91	85.00
LCCOLLEC	LAKE COUNTY COLLECTOR	1,251.98	1,251.98
LF CITY	CITY OF LAKE FOREST	100,742.50	56,257.50

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-- VILLAGE OF LAKE BLUFF --
DEPARTMENT SUMMARY REPORT

PAGE: 2

INVOICES DUE ON/BEFORE 08/22/2016

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

GENERAL FUND			
60	ADMINISTRATION		
MINNLIFE	MINNESOTA LIFE	1,273.38	302.62
MUTUAL'S	MUTUAL'S RENTAL PLACE		570.00
NCCPETER	NCC PETERSEN PRODUCTS	2,203.16	75.63
PCASH	PETTY CASH	865.72	308.64
SIKICH	SIKICH, LLP		4,500.00
USPOSTAL	UNITED STATES POSTAL SERVICE	2,558.52	1,000.00
VERIZON	VERIZON WIRELESS	4,621.90	478.98
WENDTMAI	WENDT MAINTENANCE	2,525.00	1,300.00
	ADMINISTRATION		72,290.53
70	PUBLIC SAFETY		
AMERGAS	AMERICAN GASES CORP.	367.01	17.50
BAYLESS	BAYLESS COMMUNICATIONS LLC		1,433.75
CALLONE	CALL ONE	1,395.69	236.76
CARQUEST	CARQUEST OF LIBERTYVILLE	827.86	0.00
CITTRUCK	CIT TRUCKS		5,250.13
COMCAST	COMCAST CABLE	792.25	257.59
GALLSINC	GALLS, LLC	71.92	116.00
GUSTERNA	NANCY GUSTERINE	148.66	72.85
ILEAS	IL LAW ENFORCEMENT ALARM SYST		120.00
JGUNIFOR	J.G. UNIFORMS, INC.	5,704.42	125.99
LF CITY	CITY OF LAKE FOREST	100,742.50	64,821.00
MINNLIFE	MINNESOTA LIFE	1,273.38	85.75
MUNELECT	MUNICIPAL ELECTRONICS, INC.		311.25
NCCPETER	NCC PETERSEN PRODUCTS	2,203.16	75.63
PCASH	PETTY CASH	865.72	141.19
PETTIBON	P. F. PETTIBONE & CO.		443.90
SHERAUTO	SHERIDAN AUTO PARTS	769.14	125.49
SIRCHIE	SIRCHIE FINGERPRINT LAB		117.20
STAPLES	STAPLES ADVANTAGE	1,036.79	97.64
TECHSYS	TECH SYSTEMS, INC.	367.75	523.40
THEEXCHA	THE CHEVY EXCHANGE	2,184.38	2,884.54
VERIZON	VERIZON WIRELESS	4,621.90	797.32
WENDTMAI	WENDT MAINTENANCE	2,525.00	1,300.00
ZOLLMED	ZOLL MEDICAL CORPORATION		807.63
	PUBLIC SAFETY		80,162.51
80	PUBLIC WORKS		

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-- VILLAGE OF LAKE BLUFF --
DEPARTMENT SUMMARY REPORT

PAGE: 3

INVOICES DUE ON/BEFORE 08/22/2016

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

GENERAL FUND			
80	PUBLIC WORKS		
AMERGAS	AMERICAN GASES CORP.	367.01	16.18
BAKERPET	PETER BAKER & SON CO.	463,739.41	87.72
BEACON	BEACON SSI INCORPORATED	243.00	788.50
BURRISEQ	BURRIS EQUIPMENT CO.	1,791.46	12.57
CALLONE	CALL ONE	1,395.69	236.76
CARQUEST	CARQUEST OF LIBERTYVILLE	827.86	32.55
CITYELEC	C.E.S.	452.27	219.35
COMED	COM ED	18,997.63	998.46
DAVISINS	DAVIS INSTRUMENTS		112.00
GRAYSLAP	GRAYSLAKE OUTDOOR POWER	149.74	288.12
GROOT	GROOT INDUSTRIES	138,591.01	46,131.20
HOMEDEPO	HOME DEPOT CREDIT SERVICES	266.62	12.77
LAWSONPR	LAWSON PRODUCTS, INC.	369.94	100.66
LCHOSE	LAKE COUNTY HOSE AND EQUIPMENT	97.14	136.41
LECHNER	LECHNER & SONS UNIFORM RENTAL	873.45	117.96
LURVEYLA	LURVEY LANDSCAPE SUPPLY	896.10	207.25
NCCPETER	NCC PETERSEN PRODUCTS	2,203.16	52.61
PCASH	PETTY CASH	865.72	8.00
RICOH	RICOH USA, INC	2,053.52	2,084.17
SCHRAMER	RAY SCHRAMER & CO.	66.70	145.50
STNDRDEQ	STANDARD EQUIPMENT CO.	120.55	1,099.51
VERIZON	VERIZON WIRELESS	4,621.90	241.86
WENDTMAI	WENDT MAINTENANCE	2,525.00	1,575.00
	PUBLIC WORKS		54,705.11
WATER FUND			
80	PUBLIC WORKS		
AT & T	AT & T	7,889.23	115.83
COMED	COM ED	18,997.63	60.39
DEMUTHIN	DE MUTH INC	16,450.00	5,400.00
HDSUPPLY	HD SUPPLY WATERWORKS, LTD	4,065.10	3,545.00
LECHNER	LECHNER & SONS UNIFORM RENTAL	873.45	2.00
SIKICH	SIKICH, LLP		1,500.00
	PUBLIC WORKS		10,623.22
	TOTAL ALL DEPARTMENTS		238,799.39

**VILLAGE OF LAKE BLUFF
REQUEST FOR BOARD ACTION**

Agenda Item: 12

Subject: A RESOLUTION ENCOURAGING COMMONWEALTH EDISON TO
ALLOW RESIDENTS AN OPPORTUNITY TO PERMANENTLY OPT OUT
OF THE SMART METER PROGRAM

Action Requested: CONSIDERATION OF RESOLUTION (Roll Call Vote)

Originated By: COMMITTEE-OF-THE-WHOLE

Referred To: VILLAGE BOARD OF TRUSTEES

Summary of Background and Reason For Request:

During the August 8, 2016 the Committee-of-the-Whole meeting the Village Board discussed a request from the City of Lake Forest Mayor to consider a Resolution Encouraging Commonwealth Edison to Allow Residents an Opportunity to Permanently Opt Out of the Smart Meter Program (“Resolution”) which the Lake Forest City Council approved on July 18, 2016. Following a discussion regarding (i) the City of Lake Forest’s Resolution and (ii) policy matters associated with the Village’s planned installation of an automatic water meter reading system, it was the consensus of the Village Board to consider a similar Resolution at its next regularly scheduled meeting.

Please know that ComEd has recently advised staff that they will be filing with the Illinois Commerce Commission a petition to modify the current smart meter opt-out provisions the week of August 22nd. Details regarding that petition have not yet been released. Village Staff will be in attendance at the meeting to answer questions from the Board.

Reports and Documents Attached:

- Resolution Encouraging Commonwealth Edison to Allow Residents an Opportunity to Permanently Opt Out of the Smart Meter Program.

Village Administrator’s Recommendation: Consider the Resolution.

Date Referred to Village Board: 8/22/2016

THE VILLAGE OF LAKE BLUFF

RESOLUTION NO. _____

A RESOLUTION ENCOURAGING COMMONWEALTH EDISON TO ALLOW RESIDENTS AN OPPORTUNITY TO PERMANENTLY OPT OUT OF THE SMART METER PROGRAM

WHEREAS, in October 2011, the Illinois General Assembly enacted the Energy Infrastructure Modernization Act (“the Act”) to strengthen and modernize the electric utility system and provide better reliability for customers; and,

WHEREAS, the Act authorizes Commonwealth Edison to invest in new digital smart grid and advanced meter technology (“Smart Meters”) that will transform the delivery of electricity to homes and businesses throughout northern Illinois; and,

WHEREAS, Commonwealth Edison began the installation of Smart Meters throughout the Village of Lake Bluff beginning in June 2016; and,

WHEREAS, Smart Meters use radio frequency RF technology to communicate between the home and Commonwealth Edison facilities; and,

WHEREAS, residents have expressed concerns to the governing and administrative bodies of the Village of Lake Bluff regarding such meters and their technology; and,

WHEREAS, there has been concern expressed by some residential electric customers that Smart Meters are overly intrusive into their energy usage and belief that the emissions from Smart Meters are actually dangerous to their health; and,

WHEREAS, today Lake Bluff residents have the ability of a temporary refusal or deferral program, but currently do not have a choice to permanently opt out of the Smart Meter installation program.

NOW, THEREFORE, BE IT RESOLVED by the President and Village Board of the Village of Lake Bluff, County of Lake, State of Illinois, as follows:

SECTION 1: The foregoing recitals are incorporated into this Resolution as findings of the President and Village Board.

SECTION 2: The President and Village Board of the Village of Lake Bluff, County of Lake, State of Illinois, do hereby request that Commonwealth Edison take action to work with the Illinois Commerce Commission and General Assembly to take all regulatory procedures needed to address all the aforementioned concerns for the health and welfare of our residents and to allow for property owners to permanently opt out of its Smart Meter installation program.

SECTION 3: That the Village Administrator is hereby directed to transmit this request in writing to the Chief Executive Officer of Commonwealth Edison, the Chairperson of the ICC, the Governor, House and Senate Leaders of the General Assembly and House and Senate Members representing the Village of Lake Bluff.

SECTION 4: This resolution shall be in full force and effect from and after its adoption and approval in the manner provided by law.

PASSED this ___ day of _____, 2016

AYES ()

NAYS ()

ABSENT ()

APPROVED this _____ day of _____, 2016

Village President

ATTEST:

Village Clerk

**VILLAGE OF LAKE BLUFF
REQUEST FOR BOARD ACTION**

Agenda Item: 13

Subject: AN ORDINANCE AMENDING THE LAKE BLUFF ZONING REGULATIONS TO ESTABLISH A PROCESS AND RELATED REGULATIONS FOR PLANNED MIXED-USE DEVELOPMENTS

Action Requested: CONSIDER FIRST READING APPROVAL (Voice Vote)

Originated By: THE ROANOKE GROUP, LLC (Petitioner)

Referred To: PLAN COMMISSION AND ZONING BOARD OF APPEALS

Summary of Background and Reason for Request:

In May 2016 the Village received a zoning petition from The Roanoke Group, LLC (Petitioner) seeking: (i) a text amendment to the Village's Zoning Code establishing regulations for Planned Mixed-Use Developments (PMD) as a special use in the B Residence District (R-4), C Residence District (R-5) and the Central Business District (CBD) (Text Amendment); and (ii) a special use permit for a PMD to permit the construction and maintenance of a 16 unit multi-family structure and related improvements (Development) at 120 E. Scranton Avenue (former PNC Bank property) to construct and maintain the Development at the Property.

The purpose of PMDs is to allow for modification of underlying use, bulk, space and yard regulations that may impose unnecessary rigidities on the proposed development or redevelopment of land that requires an individual, planned approach. The two-phase review process of the PMD Ordinance includes:

- a) Optional preliminary public meeting with the PCZBA to obtain feedback on the potential PMD;
- b) Development Concept Plan review public hearing with the PCZBA;
- c) Optional Development Concept Plan review workshop meeting and review by ABR;
- d) Development Concept Plan consideration by the Village Board;
- e) Final Development Plan review public hearings & public meetings with PCZBA and ABR; and
- f) Final Development Plan consideration by the Village Board.

At the conclusion of the August 17th public hearing regarding the text amendment, the PCZBA voted (6-1) to recommend the Village Board: (i) approve and adopt the attached ordinance providing for a text amendment establishing a process and related regulations for PMDs; and (ii) consider including in the PMD ordinance a requirement that two-thirds of the Village Trustees must vote in favor of a proposed PMD if the PCZBA has recommended that the proposed PMD be denied. The PCZBA member who did not vote in favor of the PMD ordinance expressed concern with the PMD option as an alternative to the underlying zoning regulations; more specifically, the concern was that the PMD draft language did not require the redevelopment of qualifying properties to use a PMD approval process.

The Petitioner and Village Staff will be in attendance at the meeting to answer questions from the Board.

Reports and Documents Attached:

- 1. Text Amendment Ordinance Establishing a PMD Process;
- 2. Zoning Application from The Roanoke Group, LLC;
- 3. PCZBA Staff Reports (without attachments) Dated June 10, July 15 and August 12, 2016; and
- 4. Public Comment Received Concerning Downtown Redevelopment.

PCZBA's Recommendation: Approval of the Ordinance.
Village Administrator's Recommendation: Consider First Reading Approval.

Date Referred to Village Board: 8/22/2016

ORDINANCE NO. 2016-__

**AN ORDINANCE AMENDING THE LAKE BLUFF ZONING REGULATIONS
TO ESTABLISH A PROCESS AND RELATED REGULATIONS
FOR PLANNED MIXED-USE DEVELOPMENTS**

Passed by the Board of Trustees, _____, 2016

Printed and Published, _____, 2016

Printed and Published in Pamphlet Form
by Authority of the
President and Board of Trustees

VILLAGE OF LAKE BLUFF
LAKE COUNTY, ILLINOIS

I hereby certify that this document
was properly published on the date
stated above.

Village Clerk

ORDINANCE NO. 2016-__

**AN ORDINANCE AMENDING THE LAKE BLUFF ZONING REGULATIONS
TO ESTABLISH A PROCESS AND RELATED REGULATIONS
FOR PLANNED MIXED-USE DEVELOPMENTS**

WHEREAS, planned developments are a specific type of zoning relief designed, in part, to encourage the flexible and creative development of real property; and

WHEREAS, the Village's Zoning Regulations include a process for the approval of planned residential developments and planned commercial developments, but not planned developments designed for mixed uses within and adjacent to the Village's Central Business District ("**CBD**"); and

WHEREAS, the Village received an application from The Roanoke Group, LLC. to develop the properties commonly known as Central Business District Block Three located in the CBD and B residence district ("**R-4 District**") with mixed commercial and residential uses ("**Application**"); and

WHEREAS, pursuant to Section 10-2-9D1 of the Zoning Regulations, the Application requested that the Village amend the text of the Zoning Regulations to establish a process and related regulations for the approval of planned mixed-use developments in the Village; ("**Proposed Amendments**"); and

WHEREAS, the Village's Joint Plan Commission and Zoning Board of Appeals ("**PCZBA**"), pursuant to proper notice, conducted a public hearing to consider the Proposed Amendments on June 15, July 20 and August 17, 2016, pursuant to Section 10-2-9D2 of the Zoning Regulations; and

WHEREAS, at the close of the public hearing, pursuant to Section 10-2-9D3 of the Zoning Regulations, the PCZBA recommended that the Village Board approve the Proposed Amendments as set forth in this Ordinance; and

WHEREAS, the Board of Trustees has determined that adoption of the Proposed Amendments as set forth in this Ordinance is in the best interests of the Village;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LAKE BLUFF, LAKE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. Recitals.

The foregoing recitals are incorporated herein as findings and determinations of the Board of Trustees.

Section 2. Public Hearing.

A public hearing on the Proposed Amendments was duly advertised on May 27, 2016, in the *News-Sun*. The public hearing was commenced by the PCZBA on June 15, 2016. On August 17, 2016, the PCZBA recommended that the Board of Trustees adopt the Proposed Amendments.

Section 3. Amendment to Section 10-1-2 of the Zoning Regulations.

Pursuant to Section 10-2-9 of the Zoning Regulations, the text of Section 10-1-2 of the Zoning Regulations is hereby amended to include a new defined term “Planned Mixed Development” by inserting the following entry in correct alphabetical order as follows:

“PLANNED MIXED-USE DEVELOPMENT” or “PMD”: A tract of land which is developed in conformity with Chapter 15 of this Title.

Section 4. Amendment to the Zoning Use Table.

Pursuant to Section 10-2-9 of the Zoning Regulations, Section 10-13-3 of the Zoning Regulations is hereby amended to include "Planned Mixed-Use Developments" as a special use in the CBD and limited parcels within the R-4 District by inserting the following entry in correct alphabetical order, and the footnote in correct numerical order, as follows:

Use Category	SIC Code*	ZONING DISTRICTS													
		<i>P = Permitted Use S = Special Use</i>													
		Residential									Commercial/Non-residential				
C-E	E-1	E-2	R-1	R-2	R-3	R-4	R-5	R-6	CBD	O&R	AP-1	L-1	L-2	S	R
<u>Planned Mixed-Use Developments</u>							<u>S</u> ¹⁴	<u>S</u> ¹⁴		<u>S</u>					

Section 5. Amendment to Create New Chapter 15 of the Zoning Regulations.

Pursuant to Section 10-2-9 of the Zoning Regulations, the text of the Zoning Regulations is hereby amended to include a new Chapter 15, entitled “Planned Mixed Developments”, which Chapter 15 shall read as follows:

[TEXT OF NEW CHAPTER 15 BEGINS ON SUBSEQUENT PAGE]

¹⁴ A lot in the B residence district (R-4 District) or a lot in the C residence district (R-5 District) may be used as part of a Planned Mixed-Use Development pursuant to a special use permit only if (i) the lot is adjacent to a lot located in the Central Business District (CBD) and (ii) the lot is part of a development, which development is wholly or partially in the CBD.

“CHAPTER 15

PLANNED MIXED-USE DEVELOPMENTS (PMDs)

SECTION:

- 10-15-1 General Provisions
- 10-15-2 Procedure
- 10-15-3 Standards and Conditions
- 10-15-4 Authority to Modify Regulations
- 10-15-5 Minor Adjustments and Amendments to Approved Final Plans
- 10-15-6 Application Requirements

10-15-1 GENERAL PROVISIONS:

- A. Authority:** The Board of Trustees may grant special use permits pursuant to this Chapter and Section 10-4-2E of this Code to authorize the development of planned mixed-use developments (“PMDs”) in the districts where PMDs are listed as a special use in the Village’s Zoning Use Table in Section 10-13-3 of this Code.

- B. Purpose:** PMDs are a distinct category of special use. Within a PMD, the traditional use, bulk, space, and yard regulations may be modified if they impose unnecessary rigidities on the proposed development or redevelopment of a parcel or parcels of land that require an individual, planned approach. Through the flexibility of a PMD, the Village seeks to achieve the following specific objectives as appropriate and applicable for a particular proposed development, among others that will be in the best interests of the Village:

 - 1. stimulating creative approaches to mixed use development of land;
 - 2. providing more efficient use of land;
 - 3. preserving natural features and providing open space areas and recreation areas in excess of those required under standard zoning regulations;
 - 4. developing and implementing new approaches to the living environment through variety in type, design and layout of buildings, transportation systems, and public facilities;
 - 5. unifying buildings and structures through design;
 - 6. promoting long term planning to allow harmonious and compatible land uses or combination of uses with surrounding areas;
 - 7. promoting environmentally sound development practices;
 - 8. facilitating residential, commercial, and mixed-used development in harmony with the Village’s Comprehensive Plan;

9. enhancing the character and vitality of the Village's central business district in harmony with adjacent residential neighborhoods; and
10. promoting the public health, safety, and welfare.

C. Parties Entitled To Seek PMD Approval: An application for a special use permit to permit a PMD may be filed by the owner of, or any person having a binding contractual interest in, the subject property.

D. Size of Property: The provisions of this Chapter apply to any project that includes one-half (0.5) acre or more of total land area.

10-15-2 PROCEDURE:

A. Preliminary Meeting with the Joint Plan Commission and Zoning Board of Appeals

An applicant for a special use permit for a PMD is encouraged, but is not required, to request to meet with the PCZBA prior to submitting a Development Concept Plan pursuant to Subsection 10-15-2.B of this Section to obtain feedback from the PCZBA on its potential application for a special use permit for a PMD. Such meeting shall occur at a public meeting of the PCZBA.

B. Development Concept Plan:

1. Purpose. The Development Concept Plan provides an applicant the opportunity to submit a plan showing the basic scope, character, and nature of the entire proposed PMD without incurring undue initial costs. The initial required public hearing is based on the Development Concept Plan, thus permitting public consideration of the proposal at the earliest possible stage. Once approved, the Development Concept Plan binds the applicant to the following basic elements of development:
 - a. categories of uses to be permitted;
 - b. general location of land uses;
 - c. overall maximum intensity of uses;
 - d. the general architectural style of the proposed development;
 - e. if applicable, general location and extent of public and private open space including pedestrian and recreational amenities;
 - f. general location of vehicular and pedestrian circulation systems;
 - g. preliminary staging of development;
 - h. if applicable, general nature, scope, and extent of public dedications, improvements, or contributions to be provided by the applicant; and

- i. other elements as may be included in the approved Development Concept Plan.
2. Application. An application for approval of a Development Concept Plan shall be filed in accordance with the requirements of Section 10-15-6 of this Chapter.
3. Public Hearing. A public hearing shall be set, noticed, and conducted by the PCZBA in accordance with Section 10-4-2E of this Title.
4. Action by PCZBA. No later than the second regularly-scheduled and held meeting of the PCZBA after the conclusion of the public hearing, the PCZBA shall make a recommendation to the Board of Trustees that the Development Concept Plan either be approved, be approved subject to modifications, or not be approved. The failure of the PCZBA to make its recommendation by the second regularly-scheduled and held meeting of the PCZBA after the conclusion of the public hearing, or such further time to which the applicant may agree, shall be deemed a recommendation for the approval of the Development Concept Plan as submitted.
5. Optional Submittal to the Architectural Board of Review. After the conclusion of the public hearing by the PCZBA concerning the Development Concept Plan, the Applicant may request that the Architectural Board of Review conduct an informal workshop meeting for the purpose of providing comments on the Development Concept Plan, which meeting, if requested and held, shall take place prior to the consideration of the Development Concept Plan by the Village Board.
6. Action by Board of Trustees. Within 60 days after the date of the recommendation of the PCZBA, or its failure to act, as provided in Paragraph 4 of this Subsection, the Board of Trustees shall consider the recommendation of the PCZBA, and then either shall deny the application for approval of the Development Concept Plan, shall refer it back to the PCZBA for further consideration of specified matters, or, by ordinance duly adopted, shall approve the Development Concept Plan, with or without modifications and conditions to be accepted by the applicant as a condition of such approval; provided, however, that every such ordinance shall be expressly conditioned upon approval of a special use permit and Final PMD in accordance with Subsection 10-15-2C of this Chapter, and upon the applicant's compliance with all provisions of this Code and the ordinance granting the special use permit.
7. Effect of Development Concept Plan Approval. Unless the applicant shall fail to meet time schedules for filing a Final Plan or shall fail to proceed with development in accordance with the plans as approved or shall in any other manner fail to comply with any condition of this Code or any approval granted pursuant to it, the Village shall not, without the consent of the applicant, take any action to modify, revoke, or otherwise impair an approved Development Concept Plan with respect to the elements of development set forth in Paragraph 10-15-2A1 of this Section pending the application for approval of a Final Plan. In submitting such plans, the applicant shall be bound by the approved Development Concept Plan with respect to each such element.

C. Final Plan:

1. Purpose. The Final Plan is intended to particularize, refine, and implement the Development Concept Plan and to serve as a complete, thorough, and permanent public record of the planned mixed-use development and the manner in which it is to be developed.
2. Application. After approval of the Development Concept Plan, the applicant shall file an application for Final Plan approval in accordance with the requirements of Section 10-15-6 of this Chapter within one year after the date of such approval or in stages as approved in the Development Concept Plan. The application shall be in substantial conformity with the approved Development Concept Plan. If a completed application for Final Plan approval has not been properly filed within one year after the approval date of the Development Concept Plan, the approval of the Development Concept Plan shall be deemed void.
3. Public Hearing. A public hearing to consider the Final Plan shall be set, noticed, and conducted by the PCZBA in accordance with Section 10-4-2E of this Code.
4. Coordination with Subdivision Ordinance. When a subdivision of land subject to the Village's Subdivision Ordinance is proposed or required in connection with a PMD, review of the subdivision, including without limitation submittal and approval of plats of subdivision, shall proceed concurrently with review of the PMD and be completed simultaneously with review of and action on the Final Plan during the PMD process, and no further public process shall be required for the PMD to obtain subdivision approval.
5. Action by PCZBA.
 - a. Evaluation. Within 60 days after the filing of an application for approval of a Final Plan, the PCZBA shall, with such aid and advice of the Village staff and consultants as may be appropriate, commence its public hearing to review and make its recommendation on the plan. Such review shall consider:
 - i. whether the Final Plan is in substantial conformity with the approved Development Concept Plan; and
 - ii. the merit or lack of merit of any departure of the Final Plan from substantial conformity with the approved Development Concept Plan; and
 - iii. whether the Final Plan complies with any and all conditions imposed by approval of the Development Concept Plan; and
 - iv. whether the Final Plan complies with the provisions of this Code and all other applicable federal, State, and Village codes, ordinances, and regulations.

- b. Recommendation of Approval Based on Substantial Conformity. If the PCZBA finds substantial conformity between the Final Plan and the approved Development Concept Plan and further finds the Final Plan to be in all other respects complete and in compliance with any and all conditions imposed by approval of the Development Concept Plan and with the provisions of this Code and all other applicable federal, State, and Village codes, ordinances, and regulations, it shall transmit the plan to the Board of Trustees with its recommendation that the Board of Trustees, by ordinance duly adopted, approve the Final Plan, with or without modifications and conditions to be accepted by the applicant as a condition of such approval, and shall grant a special use permit authorizing the Final Plan of the proposed PMD and such additional approvals as may be necessary to permit development of the PMD as approved.
 - c. Recommendation of Approval without Substantial Conformity. If the PCZBA finds that the Final Plan is not in substantial conformity with the Development Concept Plan but merits approval notwithstanding such lack of conformity and otherwise conforms to the requirements of this Code, it shall transmit the plan to the Board of Trustees with its recommendation that the Board of Trustees, by ordinance duly adopted, approve the Final Plan, with or without modifications and conditions to be accepted by the applicant as a condition of such approval, and shall grant a special use permit authorizing the Final Plan of the proposed PMD and such additional approvals as may be necessary to permit development of the PMD as approved.
 - d. Recommendation of Denial. If the PCZBA finds that the Final Plan is not in substantial conformity with the approved Development Concept Plan and does not merit approval, or if the PCZBA requires modifications to the Final Plan that are not accepted by the applicant, then the PCZBA shall transmit the Plan to the Board of Trustees together with its recommendation that the Final Plan not be approved.
 - e. Failure to Act. The failure of the PCZBA to commence its public hearing within 60 days, or such further time to which the applicant may agree, shall be deemed to be a recommendation to the Board of Trustees to approve the Final Plan as submitted.
6. Action by Architectural Board of Review. No later than 60 days after the conclusion of the public hearing by the PCZBA concerning the Final Plan, the Architectural Board of Review will conduct a public meeting for the purpose of conducting a site plan review pursuant to Section 10-2-8 of this Title concerning the Final Plan. Within 30 days after the conclusion of the public meeting, the ABR shall make its recommendation to the Board of Trustees that a site plan be approved, be approved subject to modifications, or not be approved. The failure of the ABR to make its recommendation within 30 days after the conclusion of the public meeting, or such further time to which the applicant may agree, shall be deemed a recommendation for the approval of the site plan as submitted.

7. Action by Board of Trustees. Within 60 days after the ABR and the PCZBA have made their respective recommendations, or their failure to act as provided in Subparagraphs 5 and 6, respectively, of this Subsection, the Board of Trustees shall proceed as follows:
 - a. Approval Based on Substantial Conformity. If the PCZBA has recommended approval of a Final Plan pursuant to Subparagraph 10-15-2C5b of this Section, the Board of Trustees shall, unless it specifically rejects one or more of the findings of the PCZBA on the basis of expressly stated reasons, approve the Final Plan by a duly adopted ordinance; or
 - b. Approval Without Substantial Conformity. In any case other than that specified in Subparagraph 10-15-2C7a of this Section, the Board of Trustees may, if it finds that the Final Plan merits approval and otherwise conforms to the requirements of this Title, approve the Final Plan by a duly adopted ordinance; or
 - c. Referral Back to PCZBA. In any case other than that specified in Subparagraph 10-15-2C7a of this Section, the Board of Trustees may refer the Final Plan back to the PCZBA for further consideration of specified matters; or
 - d. Conditions on Final Plan Approval. The approval of any Final Plan may be granted with or without modifications and conditions to be accepted by the applicant as a condition of approval.
8. Recording of Final Plan. When a Final Plan is approved, the Village Administrator shall cause the Final Plan and Special Use Permit Ordinance, or the portions thereof as are appropriate, to be recorded with the Lake County Recorder.
9. Limitation on Final Plan Approval. Construction shall commence in accordance with the approved Final Plan within one year after the approval of such plan, or within such time as may be established by the approved development schedule pursuant to the Special Use Permit Ordinance. Failure to commence construction within such period shall, unless an extension of time shall have been granted by the Village Administrator, automatically render void the Final Plan approval and all approvals of the planned mixed-use development and all permits based on such approvals, and the Village Administrator shall, without further direction, initiate an appropriate application to revoke the special use permit for all portions of the planned mixed-use development that have not yet been completed.
10. Building and Other Permits. Except as provided in this Paragraph 10-15-2C10, appropriate officials of the Village, after receiving notice from the Village Administrator that the documents required for Final Plan approval have been approved and upon proper application by the applicant, may issue building and other permits to the applicant for the development, construction, and other work in the area encompassed by the approved Final Plan; provided, however, that no permit shall be issued unless the appropriate official is first satisfied that the requirements of any codes or ordinances of the Village, in addition to this Code, that are applicable to the permit sought, have been satisfied. Building permits

may, however, be withheld at the discretion of the Village Administrator or the Board of Trustees at any time it is determined that the development of the PMD is not undertaken in strict compliance with the approved Final Plan.

10-15-3 STANDARDS AND CONDITIONS

- A. Special Use Permit Standards:** No special use permit for a PMD shall be recommended or granted pursuant to this Section unless the applicant shall establish that the proposed PMD meets the standards made applicable to special uses pursuant to Subsection 10-4-2E3 of this Code.
- B. General Design Standards:** No special use permit for a PMD shall be recommended by the PCZBA or granted by the Village Board pursuant to this Section unless the applicant has established that the proposed PMD meets the following additional standards, to the extent practical and applicable to the specific PMD, and except as the Village Board may otherwise provide in the ordinance granting a PMD:
1. Comprehensive Plan: The PMD shall not be inconsistent with the planning policies, goals, objectives, principles, and provisions of the Village's Comprehensive Plan.
 2. Public Welfare: The PMD shall be designed, located, and proposed to be operated and maintained so that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety and welfare.
 3. Uses: The PMD may include uses permitted in the B residence district (R-4), the C residence district (R-5), and the Central Business District (CBD), in addition to other uses suitable to the proposed location of the PMD.
 4. Impact on Other Property: The PMD shall not be unnecessarily injurious to the use or enjoyment of surrounding properties for the purposes permitted pursuant to the applicable zoning district, shall not prevent the normal and orderly development and improvement of surrounding properties for permitted uses, shall not be inconsistent with the community character of the neighborhood, shall not alter the essential character of the neighborhood or be incompatible with other property in the immediate vicinity. The uses permitted on a PMD must be of a type and so located so as to exercise no undue detrimental influence upon surrounding properties. The PMD must also address compliance with the Village's noise, lighting, and other performance standards.
 5. Impact on Public Facilities and Resources: The PMD shall be designed so that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve the PMD.
 6. Archaeological, Historical or Cultural Impact: The PMD shall not substantially and adversely affect a known archaeological, historical, or cultural resource located on or off of the parcel(s) proposed for development.
 7. Parking and Traffic: The PMD shall have or make adequate provision to provide ingress and egress to the proposed use in a manner that minimizes traffic congestion in the public streets, provides appropriate cross access to adjacent

properties and parking areas, and provides adequate access for emergency vehicles. Adequate parking shall be provided for the uses permitted in the PMD.

8. Landscaping, Open Space, and Buffering: Consistent with the nature of the proposed PMD, the PMD shall provide landscaping, public open space, and other buffering features as necessary to reasonably protect uses within the development and surrounding properties, including without limitation reasonable and practical buffering related to the visual impact of the PMD on surrounding properties.
9. Signage: Signage on the site of the PMD shall generally be in conformity with the Village's Sign Regulations, except as may otherwise be specifically provided in the ordinance approving a PMD.
10. Ownership/Control Area: The site of the PMD must be under ownership and/or unified control of the applicant.
11. Compliance with Subdivision Regulations and Plat Act: All PMDs, whether or not they are by definition subject to the Village's subdivision regulations or the Illinois Plat Act, shall comply with all standards, regulations and procedures of the Village's subdivision regulations and the Plat Act except as is expressly provided otherwise in this Chapter, or as otherwise provided by the Board of Trustees pursuant to the ordinance approving the PMD, or the applicable sections of the Village's subdivision regulations.
12. Covenants and Restrictions to be Enforceable by Village: All covenants, deed restrictions, easements, and similar restrictions to be recorded in connection with the PMD, if any, shall provide that they may not be modified, removed, or released without the express consent of the Board of Trustees and that they may be enforced by the Village as well as by future landowners within the PMD.
13. Security and Site Control: The PMD shall include the plans necessary to describe, establish, and maintain appropriate property and building security and site control measures for the PMD and the property on which the PMD is located. These plans shall also include measures to address adverse impacts on neighboring properties.
14. Integrated Design: A PMD shall be laid out and developed as a unit in accordance with an integrated overall design. This design shall provide for safe, efficient, convenient and harmonious grouping of structures, uses and facilities, and for appropriate relation of space inside and outside buildings to intended uses and structural features.
15. Beneficial Common Open Space: To the extent practical, common open space in the PMD shall be integrated into the overall design. These open spaces shall have a direct functional or visual relationship to the main building(s) and shall not be of isolated or leftover character. The following would not be considered usable common open space:
 - a. Areas reserved for the exclusive use or benefit of an individual tenant or owner; or reserved for the exclusive use of tenants or owners, but not the public.

- b. Dedicated streets, alleys and other public rights-of-way.
 - c. Vehicular drives, parking, loading and storage areas
 - d. Irregular or unusable narrow strips of land.
16. Functional and Mechanical Features: Storage areas, trash and garbage retainers, machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be accounted for in the design of the PMD and enclosed or made as unobtrusive as possible. These features shall be subject to such setbacks, special planting or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.
17. Vehicle Drives, Parking and Circulation: Principal vehicular access shall be from dedicated public streets, and access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, adequate provision for service by emergency vehicles, sharing of parking between uses in the PMD, and arrangement of parking areas that are safe and convenient, and insofar as feasible, do not detract from the design of proposed buildings and structures and the neighboring properties. Landscaping shall be provided to screen parking areas from neighboring properties.
18. Pedestrian and Bicycle Access and Circulation. PMDs shall emphasize safe, efficient, and comprehensive pedestrian-friendly movement and shall further emphasize bicycle access and circulation, including without limitation providing connections to and from existing bike and walking paths so as to ensure a continuous route without gaps or disconnections.
19. Lighting. Lighting for the PMD shall preserve and enhance the “dark at night” character of the Village by (i) enabling individuals to view essential detail to permit them to undertake their activities at night; (ii) facilitating safety and security of persons and property; and (iii) curtailing the degradation of the nighttime visual environment.
20. Surface Water Drainage: Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic.
21. Compliance with Tree Regulations. The PMD must comply with all standards, regulations and procedures of the Village's tree regulations, as provided in Chapter 11 of this Title.

22. Compliance with Watershed Development Ordinance. The PMD must comply with all standards, regulations, and procedures of the Village's Watershed Development Ordinance, Ordinance 2001-16, as it may be amended from time to time.
23. Water and Sewer Service. The PMD must comply with all Municipal Code requirements concerning the public water supply and sanitary sewer service necessary to serve the PMD.

C. Conditions: The approval of a Final Plan may be conditioned on such matters as the Board of Trustees may find necessary to: (i) prevent or minimize any possible adverse effects of the proposed PMD, (ii) ensure compatibility of the various uses that may exist within the PMD; or (iii) ensure its compatibility with surrounding uses and development and its consistency with the general purposes, goals, and objectives of this Code, the Village's Subdivision Code, and the Village's Comprehensive Plan. Such conditions shall be expressly set forth in the ordinance approving the PMD. Violation of any such condition or limitation shall be a violation of this Code and shall constitute grounds for revocation of all approvals granted for the planned mixed-use development.

10-15-4 AUTHORITY TO MODIFY REGULATIONS

A. Authority: Subject to the standards and limitations in this Section, the Board of Trustees, as part of an approval of any PMD, may modify any provision of this Code or of the Village's Subdivision Ordinance as they apply to an approved PMD, subject to the limitations in this Section.

B. Standards: No such modification may be approved unless the Board of Trustees shall find that the proposed PMD:

1. Will achieve the purposes for which PMD may be approved pursuant to Section 10-15-1;
2. Will not violate the general purposes, goals, and objectives of this Code and the Village's Comprehensive Plan;
3. Will result in a development providing amenities to the Village that may not be otherwise required under this Code or other applicable Village codes and ordinances, including without limitation such things as public art; plazas; pedestrian walkways; natural habitats; increased landscaping; buffering or screening; enhanced streetscape; enhanced pedestrian and transit supportive design; underground parking; and similar features.

C. Other Limitations: In granting any PMD approval pursuant to this Chapter, the Board of Trustees shall in no event:

1. Make less stringent any performance standard relating to noise, vibration, smoke and particulate matter, odors, toxic and noxious matter, radiation hazards, fire and explosive hazards, or heat or glare, that is applicable in the district in which the development is to be located or applicable to the particular use by reason of the regulations applicable in any district in which it might be located; or

2. Reduce the minimum total lot area requirement by more than 50 percent. This limitation does not apply to any minimum lot area per unit requirement.

D. Regulation During And After Completion Of Development: After a Final Plan has been approved, that approved plan will constitute the regulations applicable to the subject property, rather than any conflicting provision of this Title. No use or development not authorized by the approved plan will be permitted within the planned mixed-use development.

10-15-5 MINOR ADJUSTMENTS AND AMENDMENTS TO APPROVED FINAL PLAN

A. Minor Adjustments: During the development of a PMD, the Village Board may authorize minor adjustments to an approved Final Plan that appear necessary to, and consistent, with proper completion of the development as contemplated by the approval ordinance. Such minor adjustments may include, without limitation, the following:

1. Altering the location of any one structure or any part thereof, or any group of structures, by not more than five percent of the distance shown on the approved Final Plan between such structure or structures and any other structure or any vehicular circulation element or any boundary of the planned mixed-use development, whichever is less; and
2. Altering the location of any circulation element by not more than five percent of the distance shown on the approved Final Plan between such circulation element and any structure, whichever is less; and
3. Altering the location of any open space by not more than five percent of the distance shown on the approved Final Plan; and
4. Altering any final grade by not more than five percent of the originally planned grade; and
5. Altering the location or type of landscaping elements, provided that such minor adjustment will not result in the reduction of required landscaping or be inconsistent with the nature and type of landscaping required by the approved landscape plan.

B. Standards. Minor adjustments shall be consistent with the intent and purpose of this Title and the Final Plan, as approved, shall be the minimum necessary to overcome the particular difficulty, and shall not be approved if they would result in a violation of any standard or requirement of this Code. All minor adjustments shall be approved by the Board by resolution duly adopted, subject to such review by the Board and other boards and commissions of the Village as the Board may deem appropriate.

C. Amendments To Approved Final Plan: Changes or adjustments to a PMD during or after completion of a PMD that are not minor adjustments pursuant to Subsections A and B of this Section, shall require an amendment to the PMD in the same manner and subject to the same procedures and limitations as required for adoption of an initial PMD under the terms of this Chapter.

10-15-6 APPLICATION REQUIREMENTS:

A. Minimum Data Requirements for All Applications. All Applications: Every application submitted pursuant to this Chapter shall contain at least the following information:

1. The owner's name and address and the owner's signed consent to the filing of the application. Full disclosure of the ownership of all legal and equitable interests in the lot is required.
2. The lot owner's name and address, if different from the owner, and his or her interest in the lot.
3. The names and addresses of all professional consultants, if any, advising the owner with respect to the application.
4. The name and address and the nature and extent of any economic or family interest of any officer or employee of the village in the owner, the lot owner, or lot.
5. The addresses and legal description of the lot.
6. Descriptions and graphic representations of the proposal for which approval is being sought and of the existing zoning classification, use, and development of the lot and the adjacent area for at least two hundred fifty feet (250') in all directions from the lot. The scope and detail of such description shall be appropriate to the subject matter of the application, with special emphasis on those matters likely to be affected or impacted by the approval being sought in the application. These descriptions and representations shall be provided no later than necessary for presentation by the applicant at the public hearing before the PCZBA pursuant to Section 10-15-2.A.3 of this Code.

B. Applications For Development Concept Plan Approval: Every application for Development Concept Plan approval shall, in addition to the data and information required pursuant to Subsection A of this Section, provide at least ten (10) sets of plans and documents of the following:

1. Development Concept Plan: A plan showing the basic scope, character, and nature of the entire PMD including the following information:
 - a. Character: Explanation of the character of the PMD and the manner in which it has been planned to take advantage of the flexibility of these regulations.
 - b. Ownership: Statement of present and proposed ownership of all land within the project, including present tract designation according to official records in offices of the county recorder.
 - c. Nature and Type of Uses: Information on the nature and type of uses in the PMD and within each building proposed in the PMD.

- d. Service Facilities: Information on all service facilities and off street parking facilities in the PMD.
- e. Preliminary Architectural Drawings: Preliminary architectural drawings for all primary buildings shall be submitted in sufficient detail to permit an understanding of the style of the development, and the height, number, location, and design of the building(s) in the PMD.
- f. Conceptual Site Plan: A conceptual site plan of the proposed PMD, including building locations, property lines, setbacks, streets, circulation systems for pedestrians, bicycles, and vehicles, open space, landscaped areas, parking, existing and proposed tree locations, and recreational facilities.
- g. Miscellaneous: Such additional information as may be required by the PCZBA

C. Applications For Final Plan Approval: Every application filed pursuant to this chapter shall, in addition to the data and information required in Subsection A of this Section, provide the following information:

- 1. Detailed Plan: A drawing of the PMD shall be prepared at a scale of not less than one inch equals one hundred feet (1" = 100') and shall show such designations as proposed streets (public and private), all buildings and their use, common open space, recreation facilities, parking areas, service areas and other facilities to indicate the character of the proposed PMD. The submission may be composed of one or more sheets and drawings and shall include:
 - a. Boundary Lines: Bearings and distances.
 - b. Easements: Location, width and purpose.
 - c. Streets On And Adjacent To The Tract: Street name, right of way width, existing or proposed centerline elevations, pavement type, walks, curbs, gutters, culverts, etc.
 - d. Utilities On And Adjacent To The Tract: Location, size and invert elevation of sanitary, storm and combined sewers; location and size of water mains; location of gas lines, fire hydrants, electric and telephone lines and streetlights; direction and distance to and size of nearest water mains and sewers adjacent to the tract showing invert elevation of sewers.
 - e. Ground Elevations On The Tract: Show one foot (1') contours, show spot elevations at all breaks in grades, along all drainage channels or swales and at selected points not more than one hundred feet (100') apart in all directions.
 - f. Subsurface Conditions On The Tract, If Required By The Village Engineer: Location and results of tests made to ascertain subsurface soil, rock and ground water conditions; depth to ground water unless test pits are dry at a depth of five feet (5').

- g. Other Conditions On The Tract: Watercourses, floodplains, wetland delineations, marshes, rock outcrop, wooded areas, protected trees as designated in the Village's tree protection regulations at section 10-11-4 of this title, houses, barns, accessory buildings and other significant features, and any federal, state or other non-Village permits required for the PMD.
- h. Other Conditions On Adjacent Land: Approximate direction and gradient of ground slope, including any embankments or retaining walls; character and location of buildings, railroads, power lines, towers and other nearby land uses or adverse influences; owners of adjacent platted land; for the adjacent platted land refer to subdivision plat by name, recording date and number and show approximate percent built up, typical lot size and dwelling type.
- i. Zoning On And Adjacent To The Tract: Provide zoning classification on and adjacent to the tract.
- j. Proposed Public Improvements: Highways or other major improvements planned by public authorities for future construction on or near the tract.
- k. Open Space: To the extent applicable, all lots intended to be dedicated for public use or reserved for the use of all lot owners with the purpose indicated.
- l. General Location, Purpose And Height: General location, purpose and height, in feet and stories, of each building.
- m. Map Data: Name of development, north point and scale, date of preparation and acreage of site.
- n. Water Facilities: The preliminary plat shall have depicted on its face all lakes, ponds, detention sites, retention sites and dams. This includes existing lakes, ponds, detention sites, retention sites and dams or proposed lakes, ponds, detention sites, retention sites or dams. If the water facility is proposed, the preliminary plat shall be accompanied by preliminary engineering plans, including the depth, capacity and relation of the water facility to proposed storm drain facilities.
- o. Miscellaneous: Such additional information as may be required by the PCZBA.
- p. Final Building Elevations and Floor Plans. Schematic drawings illustrating the design and character of the building elevations, types of construction, and floor plans for all proposed buildings and structures. The drawings shall also include a schedule showing the number, type, and floor area for all uses or combinations of uses, and the floor area for the entire proposed planned development.

- q. Traffic Studies: detailed information as required by the Village concerning traffic circulation within the PMD and the mitigation of traffic impacts created by the PMD on surrounding village, county, and state roads.
 - r. Watershed Development Ordinance: information as required by the Village to demonstrate compliance with the Village's Watershed Development Ordinance.
2. Final Plat: A final land use and zoning plat, suitable for recording with the county recorder of deeds shall be prepared. The purpose of the land use and zoning plat is to designate with particularity the land subdivided into conventional lots as well as the division of other land not so treated into common open areas and building areas. The final land use and zoning plat shall include, but not be limited to:
- a. Legal Description Of Entire Area: An accurate legal description of the entire area under immediate development within the PMD.
 - b. Subdivision Plat: A subdivision plat of all subdivided lands in the same form and meeting all the requirements of a normal subdivision plat.
 - c. Legal Description Of Unsubdivided Use Area: An accurate legal description of each separate unsubdivided use area, including common open space.
 - d. Location Of All Buildings To Be Constructed: Designation of the exact location of all buildings to be constructed, including minimum setbacks from lot lines.
 - e. Certificates, Seals And Signatures: Certificates, seals and signatures required for the dedication of lands and recording the document.
 - f. Tabulations On Separate Unsubdivided Use Area: Tabulations on separate unsubdivided use area, if any, including land area and number of buildings.
 - g. Water Facilities: The location of all lakes, ponds, detention sites, retention sites and dams shall be depicted and accurately located on the final plat.
3. Public Open Space Documents: To the extent applicable, common open space in the PMD that is to be dedicated for the use of the public shall be either conveyed to a municipal or public corporation, conveyed to a not-for-profit corporation or entity established for the purpose of benefiting the owners of the PMD or retained by the developer with legally binding guarantees, in a form approved by the village attorney, that the common open space will be permanently preserved as open area. All land conveyed to a not for profit corporation or like entity shall be subject to the right of said corporation to impose a legally enforceable lien for maintenance and improvement of the common open space.
4. Public Facilities: The construction of all public facilities and improvements made necessary as a result of the PMD shall either be completed prior to final plat approval, or be guaranteed by a security deposit.

5. Security Deposit: The satisfactory installation of the public facilities and improvements required to be constructed within the PMD shall be guaranteed by a security consistent with the Subdivision Regulations, including, without limitation, a letter of credit, in an amount equal to one hundred ten percent (110%) of the estimated cost of public facility installations. The balance of the security deposit shall not be returned after the completion of the public facility installations unless a guarantee security deposit in an amount of ten percent (10%) of the total cost of the required facilities is first delivered to the village. Such guarantee security deposit shall be maintained for a period of twenty four (24) months.
6. Delinquent Taxes: A certificate shall be furnished from the proper collector that all special assessments constituting a lien on the whole or any part of the lot of the PMD have been paid.
7. Covenants: Final agreements, provisions or covenants which will govern the use, maintenance and continued protection of the PMD.
8. Schedule: Development schedule indicating:
 - a. Stages in which project will be built with emphasis on area, density, use and public facilities such as open space to be developed with each stage. Overall design of each stage shall be shown on the plat and through supporting graphic material.
 - b. Approximate dates for beginning and completion of each stage.
 - c. The mix of uses to be built in each stage.
9. Traffic Mitigation:
 - a. All new developments shall be required to provide a traffic study, prepared by a qualified traffic engineer, to establish trips generated, necessary road and other improvements, and other reasonably necessary information relating to traffic impact of the development on village, county or state roads.
 - b. All developments shall be required to provide an employee traffic mitigation plan. The plan will establish specific actions by the owner to limit peak hour vehicular traffic generated by the development. These actions might include staggered work hours, ridesharing, vanpools, rideshare or transit promotion, or preferential parking plan.
10. Lighting Plans: A final photometric/lighting plan for the proposed PMD including technical descriptions and cut sheets for all lighting fixtures. Any permitted accessory lighting fixtures shall be designed, arranged, and operated so as to prevent glare and direct rays of light from being cast onto any adjacent public or private property or street and so as not to produce excessive sky-reflected glare.

11. Landscaping Plans. A final landscape plan depicting the location, size, character, and composition of all trees, landscape materials and other vegetation for the PMD.
12. Facilities Plans: Final plans for:
 - a. If applicable, roads including classification, width or right of way, width of pavement and typical construction details.
 - b. Sanitary sewer system.
 - c. Storm drainage system.
 - d. Water supply system.

D. Modification or Waiver of Application Requirements. Upon written request of the applicant, the Village Administrator may modify the requirements to submit any plans or documents required pursuant to this Section 10-15-6, provided that no required submittals may be waived without the prior review and approval of the PCZBA and Village Board.”

[END OF NEW CHAPTER 15]

Section 6. Effective Date.

This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this ____ day of _____, 2016, by vote of the Board of Trustees of the Village of Lake Bluff, as follows:

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED this ____ day of _____, 2016.

Village President

ATTEST:

Village Clerk

FIRST READING: _____

SECOND READING: _____

PASSED: _____

APPROVED: _____

PUBLISHED IN PAMPHLET FORM: _____

FEE PAID:
RECEIPT NUMBER:

DATE RECEIVED
BY VILLAGE:

VILLAGE OF LAKE BLUFF
APPLICATION FOR ZONING VARIATION, SPECIAL USE PERMIT, REZONING, OR PRD

SUBJECT PROPERTY

Address: 120 E. Scranton Avenue Zoning District: CBD; R-4
(Property address for which application is submitted)

Current Use: Vacant bank building; unused parking lots
(Residential, Commercial, Industrial, Vacant, Etc.)

PIN Number: 12-21-111-006, 007, 008, 009, 010

APPLICANT

Applicant: The Roanoke Group, LLC

Address: 22 E. Scranton Ave., Lake Bluff, IL 60044
(Address if different than subject property)

Relationship of Applicant to Property: Contract purchaser
(Owner, Contract Purchaser, Etc.)

Home Telephone: _____ Business Telephone: 847-457-1297

OWNER

Owner - Title Holder	If Joint Ownership
Name: <u>Pendulum Lake Bluff II, LLC</u>	Joint Owner: _____
Address: <u>705 Rockland Road</u>	Address: _____
<u>Lake Bluff, IL 60044</u>	Daytime Phone: _____
Daytime Phone: <u>847-910-1225</u>	

If ownership is other than individual and/or joint ownership, please check appropriate category and provide all additional ownership information as an attachment.

- Corporation
- Land Trust
- Other: Limited liability company
- Partnership
- Trust

Are all real estate taxes, special assessments and other obligations on the subject property paid in full?

Yes No If No, Explain: _____

ACTION REQUESTED

To provide time for legal notification requirements, any application requiring a Public Hearing before the Zoning Board of Appeals must be received at least 25 days prior to the next meeting date.

- Zoning Variation
- Special Use Permit
- Text Amendment
- Rezoning
- Planned Residential Development
- Other: Plat of Consolidation

Applicable Section(s) of Zoning Ordinance, if known: (See Attachment)

Narrative description of request: (See Attachment)

STANDARDS FOR VARIATIONS AND SPECIAL USE PERMITS

The Zoning Board is required by the Illinois State Statutes to apply the following standards in reviewing requests for Variations and Special Use Permits. The Board may only grant a variation or recommend that the Village Board grant a variation in cases where there are practical difficulties and particular hardships brought about by the strict application of the Zoning Ordinance and not by any persons, presently or formerly, having an interest in the property. The applicant has the burden of establishing each of these standards both in writing and at the Public Hearing. Please attach additional materials if necessary.

STANDARDS FOR VARIATIONS:

1. **Practical Difficulty or Hardship:** Describe the practical difficulty or particular hardship that would result from the strict application of the Zoning Ordinance.

N/A

2. **Unique Physical Condition:** Describe the unique characteristics of the lot or structures on the subject property which are exceptional, such as: a) existing unique structures or uses, b) irregular lot shape, size, or location, c) exceptional topographical features, or d) other extraordinary physical conditions.

N/A

3. **Special Privilege:** Describe how the request will not simply provide the applicant with a special privilege that other property owners do not enjoy. The request must be for relief from the regulations due to hardship, and not simply to reduce inconvenience or to provide for financial gain.

N/A

4. **Code Purposes:** Describe how the request does not violate the intentions of the regulations. The applicant must show that the request does not adversely impact surrounding properties or the general welfare.

N/A

5. **Public Health and Safety:** Describe how the request will not: a) adversely impact the supply of light and air to adjacent properties, b) increase traffic congestion, c) increase the hazard of fire, d) endanger public safety, e) diminish the value of property within the surrounding area, or f) impair the public health, safety, comfort, morals, and welfare of the people.

N/A

STANDARDS FOR SPECIAL USE PERMITS:

1. **General Standard:** Describe how the proposed use will not adversely impact adjacent properties.

(See Attachment)

2. **No Interference with Surrounding Development:** Describe how the proposed use will not hinder or interfere with the development or use of surrounding properties.

(See Attachment)

3. **Adequate Public Facilities:** Describe how the proposed use will be served by streets, public utilities, police and fire service, drainage, refuse disposal, parks, libraries and other public services.

(See Attachment)

4. **No Traffic Congestion:** Describe how the proposed use will not cause undue traffic and traffic congestion.

(See Attachment)

5. **No Destruction of Significant Features:** Describe how the proposed use will not destroy or damage natural, scenic or historic features.

(See Attachment)

STANDARDS FOR TEXT AMENDMENTS

The wisdom of amending the Village Zoning Map or the text of the Zoning Code is a matter committed to the sound legislative discretion of the Village Board of Trustees and is not dictated by any set standard. In determining whether a proposed amendment will be granted or denied the Board of Trustees may be guided by the principle that its power to amend this title should be exercised in the public good.

TEXT AMENDMENT GUIDING PRINCIPLES:

In considering whether the principle is satisfied in amending the text of the Zoning Code, the Board of trustees may weigh, among other factors, the following:

1. **The consistency of the proposed amendment with the purposes of this title:**

(See Attachment)

2. **The community need for the proposed amendment and any uses or development it would allow:**

(See Attachment)

3. **The conformity of the proposed amendment with the village's comprehensive plan and zoning map, or the reasons justifying its lack of conformity:**

(See Attachment)

APPLICATION MATERIALS

LEGAL DESCRIPTION - MUST BE PROVIDED

(See Attachment)

Required*

- Plat of survey including legal description.
- Evidence of title to property for which relief is sought or written documentation of contractual lease.
- Scale site plan showing building locations and dimensions.
- Scale site plan showing addition, new construction, modification, etc.
- Schematic drawings showing floor plan, elevations, and exterior mechanical equipment.
- Floor Area Calculation Table (if applicable)
- Other: SEE SUBMITTAL

Optional

- Landscape Plan
- Photographs of subject property and surrounding properties.
- Testimony from neighbors is strongly encouraged.

*15 copies, no larger than 11x17, must be submitted

SIGNATURES

The undersigned hereby represent, upon all of the penalties of the law, for the purpose of inducing the Village of Lake Bluff to take the action herein requested, that all statements herein and on all related attachments are true and that all work here mentioned will be done in accordance with the ordinances of the Village of Lake Bluff and the laws of the State of Illinois. The owner must sign the application.

Owner Signature: _____ Date: 05-16-16

Print Name: JASON SMITH

Applicant Signature: _____ Date: 5-16-16
(if other than owner)

Print Name: Peter Kyle

Applicable Section(s) of the Zoning Ordinance:

The Applicant has requested a text amendment to provide for a Planned Mixed Development (PMD) as a special use in the CBD District and the R-4 District. If the text amendment is approved, the PMD text amendment will be the applicable section of the Zoning Ordinance.

Narrative description of request:

The 0.759-acre subject property consists of five lots, bounded by Scranton Avenue on the south, Oak Avenue on the west, Evanston Avenue on the east and four single family homes on the north. The westerly three lots are located in the CBD District, and the easterly two lots are located in the R-4 District. The southwest portion of the property is currently improved with a one-story vacant bank building with an area of 3,910 square feet. The remainder of the property was used for parking. The existing building will be razed if the Applicant's development proposal is approved.

Under current zoning, the R-4 portion of the property could be improved with a large single-family residence of almost 5,000 square feet. The portion of the property in the CBD District could be improved with a two-story 22,500 square foot building with retail and service uses on the first floor and 10 apartments on the second floor.

The Applicant proposes to develop a three-story condominium building with 16 units, ranging in size from 1,880 to 3,050 square feet. Each unit will have two indoor parking spaces.

Standards for Special Use Permits:

1. General Standard: Describe how the proposed use will not adversely impact adjacent properties.

The project will be constructed with the high quality materials recommended by Teska Associates Inc. in the 1998 CBD Planning Study. The architecture of the proposed building was inspired by Stanley Anderson, who designed many historic homes in Lake Forest and Lake Bluff. The influence of Anderson's style on the architecture of the proposed building will provide a tasteful transition between the single-family homes to the north and east of the subject property and the retail and institutional uses to the south and west.

2. No Interference with Surrounding Development: Describe how the proposed use will not hinder or interfere with the development or use of surrounding properties.

The subject property is located in one of the two underdeveloped lots in the CBD. The proposed development will provide a redevelopment of a vacant site with a use that will add vitality to the Village's downtown. In addition, the third floor of the proposed building will be set back on all sides to minimize its visual impact on surrounding properties. Finally, the short construction schedule for the project will minimize inconvenience of neighboring residents. (See the Construction Schedule)

3. Adequate Public Facilities: Describe how the proposed use will be served by streets, public utilities, police and fire service, drainage, refuse disposal, parks, libraries and other public services.

There are adequate public utilities in proximity to the subject property to provide necessary service. Access to the site will be over a private alley that will be maintained by the owners' association; each unit will have two indoor parking spaces. Trash receptacles will be stored inside the garage. There will be minimal impact on schools as the development will generate only 3.6 elementary school students and one high school student, based on the formula in the Village Code. The formula also projects there will be 29.4 adults generated by the development, which means there will be minimal impact on the park district. Because of the development will have only 16 dwelling units, there will be minimal impact on other public services.

4. No Traffic Congestion: Describe how the proposed use will not cause undue traffic and congestion.

The proposed development will generate 70% less traffic than the previous bank use. The traffic study estimates that the development will generate 12 trips in the morning peak hour and 13 trips in the evening peak hour. After the project is fully occupied, the nearest intersection will continue to operate at the highest level of service (A) during peak hours. The project is expected to attract transitional buyers who want to live on a single floor with walkable access to restaurants and retail. All parking for residents of the

building will be accessed over a private alley that will be maintained by the owners' association.

5. No Destruction of Significant Features: Describe how the proposed use will not destroy or damage natural, scenic or historic features.

There are no significant features on the subject property. The existing, vacant bank building is not architecturally significant. The shuttered bank building and the related drive through facility and unsightly parking lot will be replaced with a high quality, brick building inspired by the architecture of Stanley Anderson. The third story of the building will set back on all four sides to minimize the visual appearance from adjoining streets and properties. Finally, the landscaping proposed for the project will enhance adjoining sidewalks and parkways. The landscaping at the northwest corner of Scranton and Evanston will be enhanced to provide a buffer, which will include the planting of a "specimen" tree.

Text Amendment Guiding Principles:

1. The consistency of the proposed amendment with the purposes of this title:

The purpose of Title 10 of the Village Code (Zoning Regulations) is the promotion of the public safety, health, convenience, comfort, morals, prosperity and general welfare. The text amendment will allow the Applicant to construct a condominium development that is not permitted under the current Zoning Ordinance. The proposed development will satisfy the purpose of the Zoning Ordinance in that it will provide a housing option that is not otherwise available in this part of the downtown area. The condominium units will have pedestrian access to the restaurants and other downtown businesses as well as the Metra station. The quality of the architecture and building materials will be in keeping with the Village's upscale character. The proposed use will provide a transition from single-family residential uses north and east of the subject property to the business and civic uses located south and west within the downtown area.

2. The community need for the proposed amendment and any uses it would allow:

There are limited options for condominium living in the Village's Central Business District. The proposed development will provide 16 units for new residents looking for this type of housing as well as for existing residents who would like to downsize and be close to restaurants, shopping and public transportation.

3. The conformity of the proposed amendment with the village's comprehensive plan and zoning map, or the reasons justifying its lack of conformity.

More than one-half of the subject property is located in the CBD District, which is where housing density should be located in order to support local businesses. In fact, one of the policies (H3-2) of the 1997 Comprehensive Plan is to "Encourage the development of multi-family housing options within the Central Business District." As recommended in the Comprehensive Plan, the Village commissioned a study of the Central Business District. The Study identified "Apartments/Condos free standing" as one of the "most appropriate" uses in the CBD.

VILLAGE OF LAKE BLUFF

Memorandum

TO: Chair Kraus and Members of the Joint Plan Commission & Zoning Board of Appeals

FROM: Brandon Stanick, Asst. to the Village Administrator

DATE: June 10, 2016

SUBJECT: **Agenda Item #3:** Public Hearing to Consider a Text Amendment Establishing Planned Mixed-Use Development Regulations and a Proposal to Redevelop the Property Located at 120 E. Scranton Avenue (former PNC Bank property)

Summary and Background Information

In May 2016 the Village received a zoning petition from The Roanoke Group (Petitioner) seeking:

- i. a text amendment to the Village's Zoning Code establishing regulations for Planned Mixed-Use Developments (PMD) as a special use in the B Residence District (R-4), C Residence District (R-5) and the Central Business District (CBD);
- ii. a special use permit for a PMD to permit the construction and maintenance of a 16 unit multi-family structure and related improvements (Development) at 120 E. Scranton Avenue (former PNC Bank property); and
- iii. any other zoning relief as required to construct and maintain the Development at the Property.

A public hearing for the PCZBA to consider the proposed draft PMD ordinance and the Development is scheduled for June 15, 2016 at 7:00 p.m. (Village Hall Board Room).

Conceptual Development Plan

The Petitioner's application seeks approval to construct a planned development on a 0.76 (33,000 sq. ft.) parcel in Block Three of the Central Business District commonly known as the former PNC Bank property. 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. The Development also 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. According to the overall site plan, no existing trees will remain. Also, attached is a memorandum from Village Engineer Jeff Hansen dated June 8, 2016 responding to the results of the Petitioner's traffic study (by KLOA, Inc.) and stormwater requirements. A chart comparing the Development to the Village's zoning regulations for CBD and R-4 Residence District is attached.

Planned Mixed-Use Development Regulations

Attached to this memorandum is a proposed draft ordinance amending the Village's Zoning Code establishing a process and related regulations for the approval of PMDs prepared by Village legal counsel. Consistent with existing planned development regulations in the Village's Zoning Code, the draft PMD regulations include:

- General Provisions
- Procedure
- Standards and Conditions
- Authority to Modify Regulations
- Adjustments and Amendments to Approved Final Plans
- Application Requirements.

In summary, the draft PMD regulations include a two-phase review process with a required site plan review by the Architectural Board of Review following Final Plan approval considered by the PCZBA. As the PCZBA is aware, traditional use, bulk, space and yard regulations may be relaxed to achieve Village objectives including, but not limited to, creative approaches to mixed-use development of land through the planned development process.

Recommendation

Should the PCZBA want to further consider the Development, it is recommended they consider the Petitioner’s responses to the Text Amendment Guiding Principles (to consider the draft PMD regulations), as well as the following Standards and Conditions (Section 10-15-3) outlined in the draft PMD regulations (to consider conceptual development plan approval):

1. Consistency with the Comprehensive Plan
2. Public Welfare
3. Land Uses
4. Impact on Other Property
5. Impact on Public Facilities and Resources
6. Archaeological, Historical or Cultural Impact
7. Parking and Traffic
8. Landscaping, Open Space and Buffering
9. Signage
10. Ownership/Control Area
11. Compliance with Subdivision Regulations and Plat Act
12. Covenants and Restrictions to be Enforced by the Village
13. Security and Site Control
14. Integrated Design
15. Beneficial Common Open Space
16. Functional and Mechanical Features
17. Vehicle Drives, Parking and Circulation
18. Pedestrian and Bicycle Access and Circulation
19. Lighting
20. Surface Water Drainage
21. Compliance with Tree Regulations
22. Compliance with Watershed Development Ordinance
23. Water and Sewer Service

Attachments

- Petitioner’s Application Materials;
- Draft PMD Regulations;
- Memorandum Dated June 8, 2016 from Village Engineer Jeff Hansen Concerning Traffic and Stormwater;

- Zoning Analysis of the Proposed Block Three Redevelopment; and
- Public Comment Regarding the Proposed Block Three Redevelopment and Future Downtown Redevelopment.

If you should have any questions concerning the information provided in this memorandum please feel free to contact me at 847-283-6889.

VILLAGE OF LAKE BLUFF

Memorandum

TO: Chair Kraus and Members of the Joint Plan Commission & Zoning Board of Appeals

FROM: Brandon Stanick, Asst. to the Village Administrator

DATE: July 15, 2016

SUBJECT: **Agenda Items #4 & #5:** Public Hearing to Consider a Proposal to Redevelop the Property Located at 120 E. Scranton Avenue (former PNC Bank property) and a Text Amendment Establishing Planned Mixed-Use Development Regulations

Summary and Background Information

In May 2016 the Village received a zoning petition from The Roanoke Group (Petitioner) seeking:

- i. a text amendment to the Village's Zoning Code establishing regulations for Planned Mixed-Use Developments (PMD) as a special use in the B Residence District (R-4), C Residence District (R-5) and the Central Business District (CBD) (Text Amendment);
- ii. a special use permit for a PMD to permit the construction and maintenance of a 16 unit multi-family structure and related improvements (Development) at 120 E. Scranton Avenue (former PNC Bank property); and
- iii. any other zoning relief as required to construct and maintain the Development at the Property.

At its meeting on June 15, 2016 the PCZBA commenced with the public hearing to consider the proposed draft PMD ordinance and the proposed Conceptual Development Plan. This included a presentation from the Developer, comments from the public and a discussion among the Members of the PCZBA. At its upcoming meeting on July 20th (7:00 p.m. in the Village Hall Board Room) the PCZBA will: i) receive a presentation from the Petitioner, take additional testimony, but will NOT vote on a recommendation to the Village Board regarding the proposed Development; and ii) take additional testimony and anticipates voting on a recommendation to the Village Board regarding the proposed Text Amendment.

Conceptual Development Plan

The Petitioner's application seeks approval to construct a planned development on a 0.76 (33,000 sq. ft.) parcel in Block Three of the Central Business District commonly known as the former PNC Bank property. 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. The Development also 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. According to the overall site plan, no existing trees will remain. Also, a memorandum from Village Engineer Jeff Hansen dated June 8, 2016 was prepared to respond to the results of the Petitioner's traffic study (by KLOA, Inc.) and stormwater requirements. A chart comparing the Development to the Village's zoning regulations for CBD and R-4 Residence District was previously provided to the PCZBA.

Planned Mixed-Use Development Regulations

Attached to this memorandum is a proposed draft ordinance amending the Village's Zoning Code establishing a process and related regulations for the approval of PMDs prepared by Village legal counsel. Consistent with existing planned development regulations in the Village's Zoning Code, the draft PMD regulations include:

- General Provisions
- Procedure
- Standards and Conditions
- Authority to Modify Regulations
- Adjustments and Amendments to Approved Final Plans
- Application Requirements.

In summary, the draft PMD regulations include a two-phase review process with a required site plan review by the Architectural Board of Review following Final Plan approval considered by the PCZBA. As the PCZBA is aware, traditional use, bulk, space and yard regulations may be relaxed to achieve Village objectives including, but not limited to, creative approaches to mixed-use development of land through the planned development process.

Recommendation

Should the PCZBA want to further consider the Development, it is recommended they consider the Petitioner's responses to the Text Amendment Guiding Principles (to consider the draft PMD regulations), as well as the following Standards and Conditions (Section 10-15-3) outlined in the draft PMD regulations (to consider conceptual development plan approval):

1. Consistency with the Comprehensive Plan
2. Public Welfare
3. Land Uses
4. Impact on Other Property
5. Impact on Public Facilities and Resources
6. Archaeological, Historical or Cultural Impact
7. Parking and Traffic
8. Landscaping, Open Space and Buffering
9. Signage
10. Ownership/Control Area
11. Compliance with Subdivision Regulations and Plat Act
12. Covenants and Restrictions to be Enforced by the Village
13. Security and Site Control
14. Integrated Design
15. Beneficial Common Open Space
16. Functional and Mechanical Features
17. Vehicle Drives, Parking and Circulation
18. Pedestrian and Bicycle Access and Circulation
19. Lighting
20. Surface Water Drainage
21. Compliance with Tree Regulations
22. Compliance with Watershed Development Ordinance
23. Water and Sewer Service

Attached Documents

- Site Plan and Elevations Provided by Petitioner Showing Allowable Development Compared to Proposed Development;
- Section 5.01 Landscape Plan;
- Draft PMD Regulations; and
- Community Petition with Signatures.

Documents Previously Provided

- Petitioner's Application Materials;
- Draft PMD Regulations;
- Memorandum Dated June 8, 2016 from Village Engineer Jeff Hansen Concerning Traffic and Stormwater;
- Zoning Analysis of the Proposed Block Three Redevelopment; and
- Public Comment Regarding the Proposed Block Three Redevelopment and Future Downtown Redevelopment.

If you should have any questions concerning the information provided in this memorandum please feel free to contact me at 847-283-6889.

VILLAGE OF LAKE BLUFF

Memorandum

TO: Chair Kraus and Members of the Joint Plan Commission & Zoning Board of Appeals

FROM: Brandon Stanick, Asst. to the Village Administrator

DATE: August 12, 2016

SUBJECT: **Agenda Items #6 & #7:** Public Hearing to Consider a Proposal to Redevelop the Property Located at 120 E. Scranton Avenue (former PNC Bank property) and a Text Amendment Establishing Planned Mixed-Use Development Regulations

Summary and Background Information

In May 2016 the Village received a zoning petition from The Roanoke Group (Petitioner) seeking:

- i. a text amendment to the Village's Zoning Code establishing regulations for Planned Mixed-Use Developments (PMD) as a special use in the B Residence District (R-4), C Residence District (R-5) and the Central Business District (CBD) (Text Amendment);
- ii. a special use permit for a PMD to permit the construction and maintenance of a 16 unit multi-family structure and related improvements (Development) at 120 E. Scranton Avenue (former PNC Bank property); and
- iii. any other zoning relief as required to construct and maintain the Development at the Property.

At its meetings on June 15 and July 20, 2016 the PCZBA held public hearings to consider the proposed draft PMD ordinance and the proposed Conceptual Development Plan. To date, the public hearing process has included: presentations from the Developer, comments from the public and discussions among the Members of the PCZBA regarding the Text Amendment and the proposed Development. On August 17th the PCZBA will continue its discussion regarding the proposed Text Amendment and anticipates voting on a recommendation to the Village Board. Further, the Petitioner has requested the PCZBA continue the public hearing regarding the Development to its September 21, 2016 meeting.

Conceptual Development Plan

The Petitioner's application seeks approval to construct a planned development on a 0.76 (33,000 sq. ft.) parcel in Block Three of the Central Business District commonly known as the former PNC Bank property. 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. The Development also 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. According to the overall site plan, no existing trees will remain. Also, a memorandum from Village Engineer Jeff Hansen dated June 8, 2016 was prepared to respond to the results of the Petitioner's traffic study (by KLOA, Inc.) and stormwater requirements. A chart comparing the Development to the Village's zoning regulations for CBD and R-4 Residence District was previously provided to the PCZBA.

Planned Mixed-Use Development Regulations

Attached to this memorandum is an updated draft ordinance amending the Village's Zoning Code establishing a process and related regulations for the approval of PMDs prepared by Village legal counsel that reflects the discussion of the PCZBA on July 20th. Also, provided for the PCZBA's information, is a memorandum dated August 11, 2016 from Village Attorney Peter Friedman regarding the proposed PMD Text Amendment.

Consistent with existing planned development regulations in the Village's Zoning Code, the draft PMD regulations include:

- General Provisions
- Procedure
- Standards and Conditions
- Authority to Modify Regulations
- Adjustments and Amendments to Approved Final Plans
- Application Requirements.

In summary, the draft PMD regulations include a two-phase review process with a required site plan review by the Architectural Board of Review following Final Plan approval considered by the PCZBA. As the PCZBA is aware, traditional use, bulk, space and yard regulations may be relaxed to achieve Village objectives including, but not limited to, creative approaches to mixed-use development of land through the planned development process.

Recommendation

Should the PCZBA want to further consider the Development, it is recommended they consider the Petitioner's responses to the Text Amendment Guiding Principles (to consider the draft PMD regulations), as well as the following Standards and Conditions (Section 10-15-3) outlined in the draft PMD regulations (to consider conceptual development plan approval):

1. Consistency with the Comprehensive Plan
2. Public Welfare
3. Land Uses
4. Impact on Other Property
5. Impact on Public Facilities and Resources
6. Archaeological, Historical or Cultural Impact
7. Parking and Traffic
8. Landscaping, Open Space and Buffering
9. Signage
10. Ownership/Control Area
11. Compliance with Subdivision Regulations and Plat Act
12. Covenants and Restrictions to be Enforced by the Village
13. Security and Site Control
14. Integrated Design
15. Beneficial Common Open Space
16. Functional and Mechanical Features
17. Vehicle Drives, Parking and Circulation
18. Pedestrian and Bicycle Access and Circulation
19. Lighting

20. Surface Water Drainage
21. Compliance with Tree Regulations
22. Compliance with Watershed Development Ordinance
23. Water and Sewer Service

Attached Documents

- Memorandum Dated August 11, 2016 from Village Attorney Peter Friedman Regarding the Proposed PMD Text Amendment;
- August 17, 2016 Draft of the Proposed PMD Text Amendment; and
- Public Comment Regarding the Proposed Block Three Redevelopment and Future Downtown Redevelopment Received August 8 and 12, 2016.

Documents Previously Provided

June 15, 2016 PCZBA Meeting:

- Petitioner's Application Materials;
- Draft PMD Regulations;
- Memorandum Dated June 8, 2016 from Village Engineer Jeff Hansen Concerning Traffic and Stormwater;
- Zoning Analysis of the Proposed Block Three Redevelopment; and
- Public Comment Regarding the Proposed Block Three Redevelopment and Future Downtown Redevelopment.

July 20, 2016 PCZBA Meeting:

- Site Plan and Elevations Provided by Petitioner Showing Allowable Development Compared to Proposed Development;
- Section 5.01 Landscape Plan;
- Draft PMD Regulations; and
- Community Petition with Signatures.

If you should have any questions concerning the information provided in this memorandum please feel free to contact me at 847-283-6889.

ATTACHMENT 4

PUBLIC COMMENTS RECEIVED CONCERNING DOWNTOWN REDEVELOPMENT

Carol Weatherall

To: Drew Irvin
Subject: RE: Block 3

From: Kathleen O'Hara [<mailto:kohara65@comcast.net>]
Sent: Friday, August 19, 2016 8:02 AM
To: Drew Irvin
Subject: Fwd: Block 3

Send to board and PCZBA

Sent from my iPad

Begin forwarded message:

From: Gary Doyle <GDoyle@C-K.com>
Date: August 19, 2016 at 7:54:08 AM CDT
To: "kohara65@comcast.net" <kohara65@comcast.net>
Subject: Block 3

I've seen signs around the village and I'm sure you're getting letters against this.

Please resist the small group of NIMBY-ites that are organizing opposition to this. I found the arguments in their site to be shallow and specious. Their main reason for opposing this, let's face it, is they'll have a big building next to them. That's disappointing for them, but the fact is, many of them probably bought their homes at a reduced rate because the area was zoned for this kind of thing. Can't have your cake and eat it too.

I along with many residents in Lake Bluff (far, far more residents than oppose this development) are VERY upset about our high taxes here. They are reducing our home values and increasingly making Lake Bluff an unattractive destination — look around the village and see how long homes sit on the market around here these days. We need tax revenue, badly.

Ergo, please build this development.

Thank you.

Gary Doyle

Gary Doyle
Senior Vice President, Group Creative Director
Cramer-Krasselt
www.c-k.com<<http://www.c-k.com>>

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AUGUST 17, 2016
MEETING OF LAKE BLUFF PCZBA

SITE PLAN FOR ALTERNATIVE PROPOSAL FOR BLOCK THREE
CONDOMINIUMS

AS PER RUDIMENTARY DRAWING:

Lot 5 would remain green space. Private Lake Bluff residents are prepared to purchase Lot 5, upgrade the park setting and donate the Park to the Village of Lake Bluff to be maintained and to guarantee that the lot would remain green forever. This green space will provide a natural buffer between the Lake Bluff business district and single family homes in the residential area.

On Lots 1-4 there would be two, two story condominium buildings each with four condominium units. Each condominium would be 1,750 square feet and would be designed to stretch from the front of the building on Scranton Avenue through to the back Access Drive.

The two buildings would have landscaping along Oak Avenue and would be separated by a landscaped path with an allee of trees. At the entrance to the allee, on Scranton Avenue, would be a wrought iron arch and gate.

Behind the buildings would be a one way Access Drive from Oak Avenue, through the Lot 5 park, to Evanston Avenue.

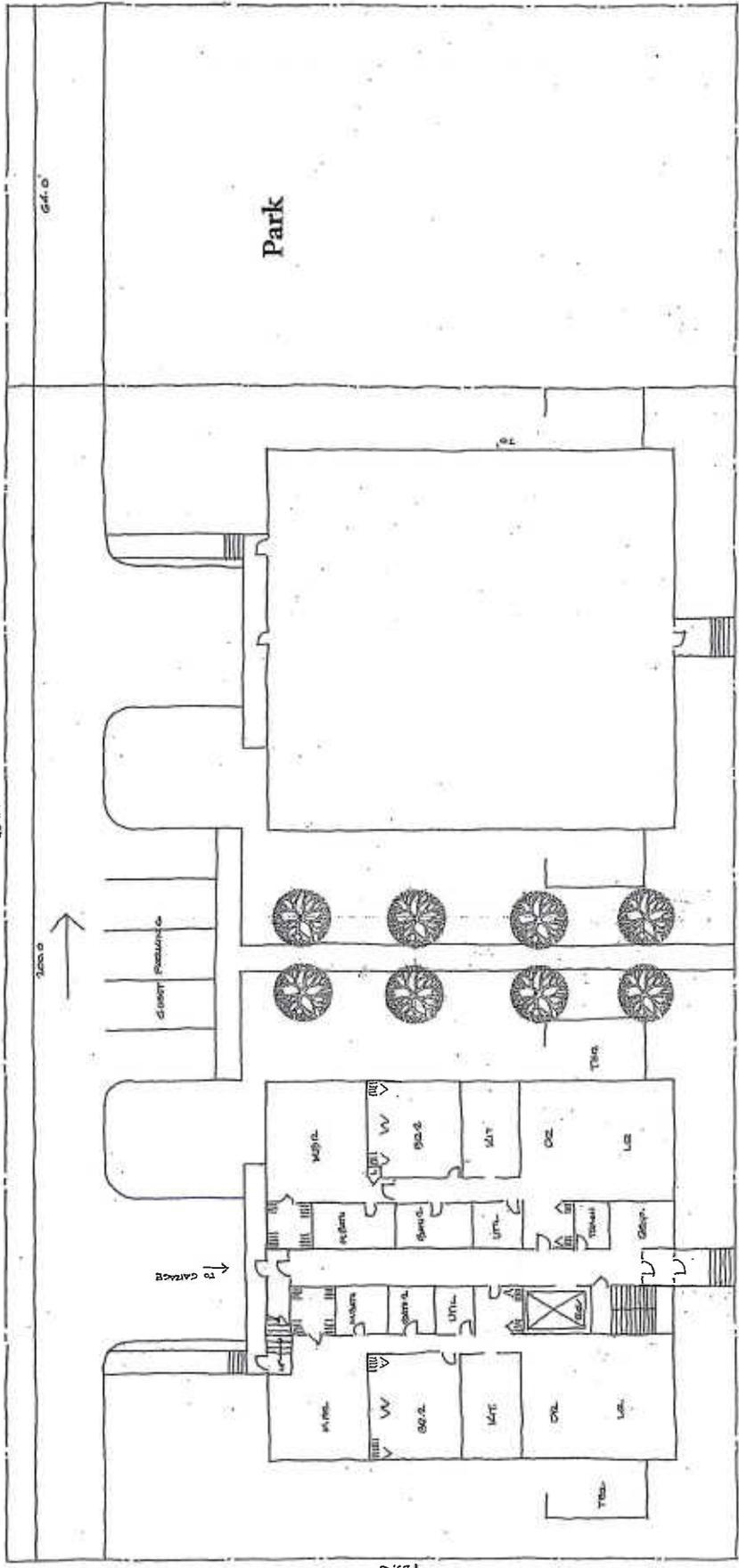
Details of the condominium building include underground parking with each condominium having space for two cars and a storage space. Each first floor unit would have a terrace off the LR/DR Great room; each second floor unit would have a balcony patio off the LR/DR Great room. An open floor plan would include two bedrooms and 2 or 2.5 bathrooms.



Access Drive

264.0'

644.0'



Scranton Avenue

Oak Avenue

125.0'

Proposed Site Plan - Two Four Unit Buildings

1.0.10

Brandon Stanick

From: Drew Irvin
Sent: Wednesday, August 17, 2016 9:25 AM
To: Steve (stevekrauschicago@gmail.com); Sam Badger; Leslie Bishop; David Burns; Mickey Collins; Elliot Miller; Gary Peters
Cc: Brandon Stanick; peter.friedman@hklaw.com; benjamin.schuster@hklaw.com
Subject: FW: PCZBA Meeting - Comments regarding proposed PMD Ordinance
Attachments: 2016 08 16 response to village attorney.pdf

Good morning, all:

Please find attached a memo from Resident Mark Stolzenburg regarding the proposed PMD Ordinance. Also, you may have seen around town some yard signs that say "No 3 on 3." Here is the link to that group's website:
<http://www.no3on3.org/>

See you tonight.

Best,
Drew

Drew Irvin
Village Administrator
Village of Lake Bluff
40 East Center Avenue
Lake Bluff, Illinois 60044
P 847.283.6883
F 847.234.7254
C 224.588.7807
Email dirvin@lakebluff.org

LAKE BLUFF

**NORTH SHORE LIFE
LAKE BLUFF STYLE**

From: Mark Stolzenburg [mailto:markstolzenburg@gmail.com]
Sent: Tuesday, August 16, 2016 11:28 PM
To: Drew Irvin
Cc: Rick Lesser; McAfee, Thomas (tmcafee@nm.org); Thomas McAfee; Lee Nysted
Subject: Re: PCZBA Meeting - Comments regarding proposed PMD Ordinance

Drew: A brief response to the Village Attorney's lengthy memorandum is attached.

Please ensure that the computer projector and screen will be set up for tomorrow evening's meeting. We have a presentation.

Thanks much.

Mark

On Jul 19, 2016, at 6:27 PM, Drew Irvin <dirvin@lakebluff.org> wrote:

Hi, Mark:

I shared your comments with the PCZBA membership, as requested. And, yes, we will have a projector available for your use.

Best,
Drew

Drew Irvin
Village Administrator
Village of Lake Bluff
40 East Center Avenue
Lake Bluff, Illinois 60044
P 847.283.6883
F 847.234.7254
C 224.588.7807
Email dirvin@lakebluff.org

<image001.png>

From: Mark Stolzenburg [<mailto:markstolzenburg@gmail.com>]
Sent: Tuesday, July 19, 2016 5:27 PM
To: Drew Irvin
Cc: Fredric Lesser; McAfee, Thomas (tmcafee@nm.org); Lee Nysted
Subject: PCZBA Meeting - Comments regarding proposed PMD Ordinance

Drew: Rick Lesser and I submit the attached comments regarding the proposed Planned Mixed-Use Development ordinance in advance of tomorrow evening's meeting. Please distribute to the members of the PCZBA.

Given that the developer intends to make a presentation tomorrow evening, I assume that a computer projector will be in the meeting room tomorrow evening. If I am incorrect about that, can you arrange for the computer projector and screen to be set up?

Thanks much. See you tomorrow.

Mark

**VILLAGE OF LAKE BLUFF, ILLINOIS
BEFORE THE PLANNING COMMISSION AND ZONING BOARD OF APPEALS**

I write briefly in response to the Village Attorney's August 11 memorandum attempting to defend the proposed Planned Mixed-Use ("PMD") Development Ordinance. Despite the length of that memorandum, the Village Attorney still has not provided an adequate explanation for the ways in which the proposed PMD Ordinance deviates from the Planned Commercial Development ordinance.

Both in his August 11 memorandum, and in written correspondence dated June 15 responding to concerns identified by a member of the PCZBA, the Village Attorney has repeatedly used the term "flexibility" (or a variant thereof) as a principle underlying the proposed PMD Ordinance. That explanation is cold comfort to property owners and homeowners who surround Blocks Two and Three. The Village's taxpayers seek a well-delineated set of standards regarding development in the center of our village, not an ordinance that leaves the most important decisions to the whims of the Village Government.

Reply to Sections I and II of the Village Attorney's Memorandum

The Village Attorney attempts to argue that changing the language about the applicability of the design standards makes no difference. That assertion fails. A PCD "will" meet the standards set forth in that ordinance. The Village Board has discretion in determining which standards to apply to a PMD; that is made clear in the phrase, "...and except as the Village Board may otherwise provide in the ordinance granting a PMD." (Compare Lake Bluff Vill. Code section 10-14-3C to Proposed PMD Ordinance section 10-15-3B.) For taxpayers who will be profoundly affected by development on Blocks Two and Three, "flexibility" when considering developments is not an adequate substitute for certainty.

Deletion of the language stating that a development must not "substantially diminish or impair property values within the neighborhood, or be incompatible with other property in the immediate vicinity," which appears in section 10-14-3B.3 of the PCD Ordinance but was not included in section 10-15-3B.4 of the proposed PMD Ordinance, was not initially identified by a member of the public. Rather, it was identified by a member of the PCZBA. And in his August 11 memorandum, the Village Attorney repeated his response verbatim from his June 15 written remarks, claiming that the deleted language was "cumulative and vague, go far beyond standard limitations, and could unnecessarily constrain the Village's ability to approve a broadly supported development."

The Village Attorney still has not answered this question: If the deleted language is surplusage and presents such an undue burden on the process of considering a development, why was it included in the PCD Ordinance? Moreover, in the Village Attorney's August 11 memorandum, he still did not address the issue of legislative history and the effect of deletions or modifications when a statute or ordinance is patterned on a different statute or ordinance.

This important language must be included in the proposed PMD Ordinance. Just as the Village Attorney could not explain this language's deletion to members of the public after the June 15 hearing or at the July 20 hearing, he still cannot do so.

The Village Attorney's arguments about other deletions similarly lack merit. Section 10-14-3B.7 of the Village Code requires PCDs to have "comprehensive landscaping, public open space and other buffering features." (Emphasis added.) A PMD applicant need only "address [those issues]...as necessary to reasonably protect...surrounding properties..." (Emphasis added.) The Village Attorney's only justification for deleting that important language is "flexibility." In other words, a PMD applicant can address those issues by saying "we don't think they're necessary."

The Village Attorney also claims that deletion of section 10-14-3B.16 of the PCD Ordinance regarding "visual and acoustical privacy" is of no moment, because the Village Board can otherwise require the installation of such features. Again, these express protections were deemed necessary for PCDs that are surrounded by commercial and light industrial areas, but they have been deleted with regard to PMDs, which are to be built in the middle of single-family residential properties.

The deleted protections were deemed sufficient to be included in the PCD Ordinance. Their absence from the proposed PMD Ordinance speaks volumes.

Reply to Section III of the Village Attorney's Memorandum

Existing zoning prohibits buildings taller than 30 feet on Block Three. It appears that removing this provision would allow a developer to bypass the relevant provisions of the Zoning Code.

Reply to Section IV of the Village Attorney's Memorandum

Members of the PCZBA suggested corrections to the Village Attorney's initial draft on these issues, clarifying that the PCZBA must vote on a PMD no later than the second regularly scheduled meeting after the conclusion of the PCZBA's public hearing, not a set number of days. That revision appears to have been made in the revised ordinance. There was no need for the Village Attorney to spend billable time researching and writing a retort to our memorandum on that issue.

Reply to Section V of the Village Attorney's Memorandum

The Village Attorney's comments regarding the one-step application process are moot. At the July 20 meeting, the PCZBA explained that they preferred a two-step process, with a development concept plan followed by a final plan.

Reply to Section VI of the Village Attorney's Memorandum

There are a few issues with the Village Attorney's response. First, the proposed PMD Ordinance makes no mention of a cash contribution. Without including that language, developers seeking PMDs may claim that deletion of that provision means that the Village Government has waived any such claim. Second, at what point of the process is an "amenity" to be discussed? The PCD Ordinance makes clear that the burden is on an applicant to propose such amenities at the time of the application. That does not appear in the proposed PMD Ordinance.

Reply to Section VII of the Village Attorney's Memorandum

The PCD Ordinance contains stringent restrictions with regard to modifications, specifying one class of modifications ("minor") that can be amended by the Village Board and another ("major") that must be re-heard by the PCZBA. The proposed PMD Ordinance contains no such restrictions and essentially leaves any modifications at the discretion of the Village Board. Again, the Village Attorney has not explained why the process for modifying PMDs is less rigorous than the process for modifying PCDs.

Reply to Section VIII of the Village Attorney's Memorandum

In his memorandum, the Village Attorney identified a section of the Illinois Compiled Statutes regarding security from developers which lists several acceptable forms of security. In the proposed PMD Ordinance, the only identified form of security is a letter of credit. No such limitation was set forth in section 10-14-6(C)(5) of the PCD Ordinance. Why restrict the forms of acceptable security?

Mr. Lesser's experience as a member of the Village Board speaks for itself with regard to letters of credit. Dismissing the footnote in our July 19 memorandum where this issue was discussed as "odd" was inappropriate.

Reply to Section IX of the Village Attorney's Memorandum

The PCD Ordinance required the applicant to provide the names and addresses of the affected property owners. The proposed PMD Ordinance deletes that requirement. If the Village is taking that burden on itself, then why not include it in the Ordinance? That seems like a small burden, and its deletion raised more questions than it answered. Regardless, the process for giving notice to affected residents should be spelled out in the Ordinance.

Reply to Section X of the Village Attorney's Memorandum

The undersigned filed a FOIA request on July 28. It took the Village about a week to claim that the request was "unduly burdensome," and then took additional time under the Illinois FOIA Act. While the Village and the Village Attorney might claim that they are in compliance with the Illinois FOIA law, there is a difference with complying with a statute and expeditiously providing the public with information. We received some documents after the close of business on August 15, only about 48 hours before the scheduled start of the PCZBA hearing. Some of the requested information will not be received until September. That is disappointing.

Conclusion

The comments in the July 20 memorandum were not an *ad hominem* attack on the Village Attorney. Rather, they pointed out numerous deficiencies in the proposed PMD Ordinance that appear to offer fewer protections for taxpayers than the PCD Ordinance. Those comments also reflected the public's frustration with the process that the Village Government has utilized to date.

The proposed PMD Ordinance should be rejected. Even with revisions, it remains an unacceptable end-run around the Village's zoning code and will promote the urbanization of our Village.

Mr. Lesser has not yet had an opportunity to formulate written comments in response to the Village Attorney's memorandum and may do so at a later date.

Dated: August 16, 2016

Respectfully submitted,

MARK L. STOLZENBURG

s/ Mark L. Stolzenburg

16 East North Avenue
Lake Bluff, Illinois

Brandon Stanick

From: pamh5766@yahoo.com
Sent: Monday, August 15, 2016 11:19 AM
To: Brandon Stanick
Subject: Fw: Regarding Proposed 3 Story Condominium Complex

On Sunday, August 14, 2016 4:29 PM, "pamh5766@yahoo.com" <pamh5766@yahoo.com> wrote:

Most people agree that Lake Bluff is special. This has also been recognized nationally by naming Lake County "one of the 10 most livable places in the US" and Lake Bluff one of the "10 happiest coastal communities in the country". This is partly because of its quaintness, the ability to retain charm and remain a family refuge against the ever changing demands and wants of an outside world.

Who does not feel the "bubble effect" when traversing the railroad underpass. There is a sense of tranquility and protection from the outside world after passing through that gate. This is the essence of Lake Bluff. The question then becomes, is this something that can be shared or something that can be capitalized on in the open market ?

The answer to that question is who has the most skin in the game. First for those proposing the changes, have they ever lived in LB and do they intend to live here ? And if they do live here, what advantage do they see for the town ? Second, what is the upside and downside of the proposed plan ?

Assuming all goes well as planned, how will this help the town residents ? Will a 3-story building add or subtract from the charm and add/lessen value to the residents properties ? Will this lower taxes, add to the town traffic, bring in additional businesses, employ more people, etc.

Assuming all does not go as planned, what then ? Will there be a large partially vacated building, what are the implications and what is the track record for such efforts ? Lake Forest has gone forward with similar plans. So, what are the results ? The downtown conversion in Lake Forest also is having problems with occupancy. As such, the strategy of "if we build it, they will come" does not guarantee a successful outcome to a plan. And, any statistics of % sold in advance does not guarantee the end results.

Changes made to the town will have a lasting impact for better or worse depending upon your perspective. For town residents, I do not see an upside but instead the need to minimize the downside loss. For developers, without "skin" in the game, the upside is in the building and maximizing profits. My suggestion on moving forward then is to require the builders to be bonded (money put in the kitty in advance regardless of outcome) to guarantee tax revenue for at least 10 years moving forward. In such a manner, money would be put where their mouth is. And, current residents would be guaranteed the benefits.

Robert G. Havrin

Brandon Stanick

From: pamh5766@yahoo.com
Sent: Sunday, August 14, 2016 10:02 PM
To: Brandon Stanick
Subject: Proposed Block 3 development

Please Share This:

The idea of a multifamily building in Lake Bluff is a solidly good idea, just not at that location.

Building a large brick 3 story 16 multiunit condominium complex in the middle of a small town that prides itself on its Mayberry style of living is turning a key to be less of what we have promoted all along.

Who benefits in this plan?

Business?

- If we reduce the amount of available "historic" downtown business locations, by converting a central business area to homes, the current business building owners spaces will become more valuable.
-The multifamily complex is being built with the idea of creating more foot traffic. Yet the type of people who might buy such units are prone to travel to warmer locations in the Winter. Isn't the Winter when we want to increase the foot traffic?

Regarding Buyers

It is difficult to imagine walking along a Lake Bluff street and looking up 3 stories to waive to a neighbor. Will these new residents be investing their time and energy in our town?...or in their condominium associations?

Will these new residents enjoy listening to bands and late night parties all summer? I lived in the center of town when I first moved to the area. We rented the second floor of a previous office space converted to apartment. It gets noisy. Noisier than an air conditioner sound would cover.

For Residents?

-What are the tax implications? What will the differences be between taxes for business versus large expensive multiunit condominium complex. Will we see any tax benefit?

When I moved to Illinois 7 years ago from out of state, I researched which town I wanted to live in. We considered size, schools, atmosphere, convenience to recreation and transit, open space, home cost and town potential. I handpicked Lake Bluff.

The only thing we weren't fond of was the one large difference in town centers from my previous New England communities to Lake Bluff. In our NE town centers, many had gazebos with surrounding stores, as well as tall white steeple churches in the town center,, instead of banks.

Lake Bluff does have less banks now,...but I wonder if the underlying idea remains the same...to continually make more money at the cost of losing character....in this case,.town character.

Brandon Stanick

From: Lee Nysted <nyslee@msn.com>
Sent: Friday, August 12, 2016 8:28 AM
To: Drew Irvin; Mark Stolzenburg; kohara65@comcast.net; mickey.collins@hok.com; Lee.Nysted
Cc: Volkert, Christopher; mcarney@gglrealty.com; Mo Chamberlain; Thomas McAfee; Holli Volkert; Brandon Stanick; Julie Stevenson; McAfee, Thomas tmcafee@nm.org; Kyle Peterson; gretchenseymour@me.com; Stevenson, James W.; Jim Seymour jseymour@euclidexec.com; Carol Mark; Jeanosta; Christina Peterson; Greg & Joanne Junkin; Greg & Joanne Junkin; lesser@llphlegal.com
Subject: Nysted replies RE: Progress on revisions to proposed PMD ordinance

Thank you Drew, for sending us the draft PMD ... from Peter Friedman.

Kathy, Drew, Mickey...

We believe that prior to any PCZBA decision on Block 3... which may come as early as August 17, 2016 ... it is imperative that we, the Concerned Citizens of Lake Bluff, IL., receive the information and records requested of the Village by Mark Stolzenburg. We should also have time before the 17th to review same.

Please see: Mark Stolzenburg's request for information in re: FOIA. Mark has spent a great deal of time on this and many issues for our group.

You may, of course, address a response of the detailed information and data points to Mark.

As you know, we stand firmly against the development of any high density 3 story structures on Block 3. We also believe that we have legal recourse and remedies available to us if we are not given due process in this cause. Approval of a 16 unit (high density) 35 foot structure across the entire block of Scranton Ave. would be cause for further action on our parts.

Thank you,

Lee Nysted
131 E. North Ave.
Lake Bluff, IL.

From: dirvin@lakebluff.org
To: markstolzenburg@gmail.com
CC: Christopher.Volkert@colliers.com; mcarney@gglrealty.com; MoChamberlain@mac.com;
trmcafee@gmail.com; hollivolkert@comcast.net; bstanick@lakebluff.org; ayiting@comcast.net;
tmcafee@nm.org; kpeterson59@gmail.com; gretchenseymour@me.com; jwstevenson@wmlaw.com;
jseymour@euclidexec.com; carol.mark1@yahoo.com; jeanosta@yahoo.com; cwpeterson109@gmail.com;
joannetinsley@comcast.net; gsj1340@comcast.net; nyslee@msn.com; lesser@llphlegal.com;
bstanick@lakebluff.org; dirvin@lakebluff.org
Subject: RE: Progress on revisions to proposed PMD ordinance
Date: Thu, 11 Aug 2016 22:04:59 +0000

Hi, Mark:

Please find attached the revised PMD Draft Ordinance and transmittal memo from Village Attorney Peter Friedman.

We will be posting this on the Village's website shortly. The rest of the PCZBA packet will go out tomorrow evening.

Best,

Drew

Drew Irvin

Village Administrator

Village of Lake Bluff

40 East Center Avenue

Lake Bluff, Illinois 60044

P 847.283.6883

F 847.234.7254

C 224.588.7807

Email dirvin@lakebluff.org

LAKE BLUFF

NORTH SHORE LIFE
LAKE BLUFF STYLE

From: Mark Stolzenburg [mailto:markstolzenburg@gmail.com]

Sent: Wednesday, August 10, 2016 11:32 PM

To: Drew Irvin

Cc: Volkert, Christopher; mcarney@ggllrealty.com; Mo Chamberlain; Robin McAfee; Holli Volkert; Brandon Stanick; Julie Stevenson; McAfee, Thomas (tmcafee@nm.org); Kyle Peterson; gretchenseymour@me.com; Stevenson, James W.; Jim Seymour (jseymour@euclidexec.com); Carol Mark; Jeanosta; Christina Peterson; Greg & Joanne Junkin; Greg & Joanne Junkin; Lee Nysted; lesser@llphlegal.com

Subject: Re: Progress on revisions to proposed PMD ordinance

Drew: Following up once more about the draft PMD ordinance. We are now within a week of the PCZBA meeting, and insofar as I am aware, the Village has not publicly circulated or posted revisions to the proposed PMD ordinance. Again, when does the Village anticipate making it available for review?

Thanks.

Mark

On Mon, Aug 8, 2016 at 8:24 AM, Drew Irvin <dirvin@lakebluff.org> wrote:

Good morning, Mark:

We will share the draft asap; hopefully, it will be ready to post early this week.

Best,

Drew

Drew Irvin

Village Administrator

Village of Lake Bluff

40 East Center Avenue

Lake Bluff, Illinois 60044

P 847.283.6883

F 847.234.7254

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Email dirvin@lakebluff.org

LAKE BLUFF

**NORTH SHORE LIFE
LAKE BLUFF STYLE**

From: Mark Stolzenburg [<mailto:markstolzenburg@gmail.com>]

Sent: Friday, August 05, 2016 12:29 AM

To: Drew Irvin

Cc: Volkert, Christopher; mcarney@gglrealty.com; Mo Chamberlain; Robin McAfee; Holli Volkert; Julie Stevenson; McAfee, Thomas (tmcafee@nm.org); Kyle Peterson; gretchenseymour@me.com; Stevenson, James W.; Jim Seymour (jseymour@euclidexec.com); Carol Mark; Jeanosta; Christina Peterson; Greg & Joanne Junkin; Greg & Joanne Junkin; Lee Nysted; lessner@llphlegal.com

Subject: Progress on revisions to proposed PMD ordinance

Drew: I wanted to follow up about progress on the draft planned mixed-use development ordinance. As you likely remember, an objection that Mr. Kraus raised to the memorandum that was filed in advance of the last PCZBA meeting was that we did not file it far enough in advance of the meeting. Of course, that is not our intention, but given that packets are normally posted only a few days before meetings, we necessarily do not have much time to prepare and submit comments. It might be helpful to have the revised draft PMD ordinance further in advance of the next PCZBA meeting, scheduled for August 17, to permit adequate time for review

and comment. Over two weeks have passed since the last meeting. When do you anticipate sharing a draft with the public? Thanks much.

Mark

On Jul 25, 2016, at 9:59 AM, Drew Irvin <dirvin@lakebluff.org> wrote:

Good morning, Mark:

I believe that the minutes and the other materials/public comment (including your memo) were previously provided to the Village Board. That said, we will provide it to them again this morning.

Best,

Drew

Drew Irvin

Village Administrator

Village of Lake Bluff

40 East Center Avenue

Lake Bluff, Illinois 60044

P 847.283.6883

F 847.234.7254

C 224.588.7807

Email dirvin@lakebluff.org

<image001.png>

From: Mark Stolzenburg [<mailto:markstolzenburg@gmail.com>]

Sent: Sunday, July 24, 2016 10:05 PM

To: Drew Irvin

Cc: Volkert, Christopher; mcarney@gglrealty.com; Mo Chamberlain; Robin McAfee; Tom McAfee; Holli Volkert; Julie Stevenson; McAfee, Thomas (tmcafee@nm.org); Kyle Peterson; gretchenseymour@me.com; Stevenson, James W.; Jim Seymour (jseymour@euclidexec.com); Carol Mark; Jeanosta; Christina Peterson; Greg & Joanne Junkin; Greg & Joanne Junkin; Lee Nysted; lesser@llphlegal.com

Subject: Re: Upcoming Village Board meeting

Drew: Thanks for the heads up. I've had an opportunity to review the meeting packet for tomorrow night. As you might recall, the PCZBA's public hearing regarding the amendments to the comprehensive plan began at the May 18 meeting. I submitted a memorandum to the PCZBA for consideration at that meeting, attaching (among other things) proposed revisions to the ten planning principles that are a component of the comprehensive plan amendments. However, unless I am missing something, it appears that the minutes and other materials from the May 18 PCZBA meeting were omitted from the packet for tomorrow's Village Board meeting, at which the Village Board is considering those amendments. But the minutes from the June 15 PCZBA meeting were included, even though the PCZBA had already made its recommendation regarding the comprehensive plan amendments a week earlier at a special meeting, and the comprehensive plan amendments were not considered or otherwise discussed at the June 15 PCZBA meeting in any substantive manner (if at all).

The Village Board needs the full record of the PCZBA's deliberations so that it can make a reasoned decision regarding the proposed amendments to the comprehensive plan. Moreover, they cannot determine the propriety of the PCZBA's refusal to accept the revisions to the ten planning principles that we submitted if they do not have an opportunity to review our proposed revisions. The minutes and other materials from the May 18 meeting, including our memorandum and the two attachments to that memorandum, are an indispensable part of that record and should be presented to the Village Board *instanter*. If, for some reason, you cannot locate a copy of the memorandum that we submitted for consideration at the May 18 meeting, an additional copy is attached.

Mark Stolzenburg

On Jul 22, 2016, at 5:27 PM, Drew Irvin <dirvin@lakebluff.org> wrote:

Sorry----typo in the subject line of my email. Monday night is a Village Board meeting – not PCZBA.

From: Drew Irvin

Sent: Friday, July 22, 2016 5:26 PM

To: 'Mark Stolzenburg'; 'Volkert, Christopher'; 'mcarney@gglrealty.com'; 'Mo Chamberlain'; 'Grant Chamberlain'; 'Robin McAfee'; 'Tom McAfee'; 'Holli Volkert'; 'Julie Stevenson'; 'McAfee, Thomas (tmcafee@nm.org)'; 'Kyle Peterson'; 'gretchenseymour@me.com'; 'Stevenson, James W.'; 'Jim Seymour (jseymour@euclidexec.com)'; 'Carol Mark'; 'Jeanosta'; 'Christina Peterson'; 'Greg & Joanne Junkin'; 'Greg & Joanne Junkin'; 'Lee Nysted'; 'kevin@kevinconsidine.com'; lesser@llphlegal.com

Cc: Brandon Stanick

Subject: RE: Upcoming PCZBA meeting

Good afternoon, all:

The purpose of this email is to let you know that on Monday night (7/25) the Village Board will be considering the first reading of an Ordinance to amend the Village's Comprehensive Land Use Plan (Future Downtown Land Use Plan, The 10 Planning Principles, and the Long Range Downtown Public Parking Plan). It appears as Item #15 on the agenda (An Ordinance Amending the Comprehensive Plan of the Village of Lake Bluff Adopting Central Business District Planning Principles), which can be found at this link <http://www.lakebluff.org/government/meeting-packets-and-videos>.

Please feel free to contact me with any questions.

Best,

Drew

Drew Irvin

Village Administrator

Village of Lake Bluff

40 East Center Avenue

Lake Bluff, Illinois 60044

P 847.283.6883

F 847.234.7254

C 224.588.7807

Email dirvin@lakebluff.org

<image001.png>

Brandon Stanick

From: Lee Nysted <nyslee@msn.com>
Sent: Monday, August 08, 2016 9:27 AM
To: Drew Irvin; Mark Stolzenburg; kohara65@comcast.net; mickeycollins@mac.com; mickey.collins@hok.com
Cc: Volkert, Christopher; mcarney@gglrealty.com; Mo Chamberlain; Thomas McAfee; Holli Volkert; Brandon Stanick; Julie Stevenson; McAfee, Thomas tmcafee@nm.org; Kyle Peterson; gretchenseymour@me.com; Stevenson, James W.; Jim Seymour jseymour@euclidexec.com; Carol Mark; Jeanosta; Christina Peterson; Greg & Joanne Junkin; Greg & Joanne Junkin; lesser@llphlegal.com
Subject: Nysted responds RE: Progress on revisions to proposed PMD ordinance

Drew... August 8, 2016

Please make sure all board members see the resolve that we have regarding full disclosure of how this Village plans on getting this done with or without public comment; public seeing the final details of this plan. Anything approved without extensive public awareness and comment will be challenged. This is not Target and there are at least 20 homes in the surrounding area that would be dramatically impaired. We have given you a petition with at least 150 + signatures from taxpayers in this town that oppose anything like what is happening herein.

Further, make sure all board members and trustees see the request for information that Mark sent to you. (FOIA)

We want that resolved before anything can be approved by the PCZBA or Village board.

Mark is working on this issue for us, as you know.

We, as a group, have every intention of fighting anything the present government does that will lead to a 3 story high density structure on block 3; block 2.

Thank you,

Lee Nysted
Lake Bluff, IL.

Courtesy copy to counsel for Lee A. Nysted

Concerned Citizens: Please note addition of Mickey Collins and Kathy O'Hara to this e-mail.

From: dirvin@lakebluff.org
To: markstolzenburg@gmail.com
CC: Christopher.Volkert@colliers.com; mcarney@gglrealty.com; MoChamberlain@mac.com; trmcafee@gmail.com; hollivolkert@comcast.net; bstanick@lakebluff.org; ayiting@comcast.net;

tmcafee@nm.org; kpeterson59@gmail.com; gretchenseymour@me.com; jwstevenson@wmlaw.com;
jseymour@euclidexec.com; carol.mark1@yahoo.com; jeanosta@yahoo.com; cwpeterson109@gmail.com;
joannetinsley@comcast.net; gsj1340@comcast.net; nyslee@msn.com; lesser@llphlegal.com
Subject: RE: Progress on revisions to proposed PMD ordinance
Date: Mon, 8 Aug 2016 13:24:04 +0000

Good morning, Mark:

We will share the draft asap; hopefully, it will be ready to post early this week.

Best,
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Drew Irvin
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Cc: Volkert, Christopher; mcarney@gglrealty.com; Mo Chamberlain; Robin McAfee; Holli Volkert; Julie Stevenson; McAfee, Thomas (tmcafee@nm.org); Kyle Peterson; gretchenseymour@me.com; Stevenson, James W.; Jim Seymour (jseymour@euclidexec.com); Carol Mark; Jeanosta; Christina Peterson; Greg & Joanne Junkin; Greg & Joanne Junkin; Lee Nysted; lesser@llphlegal.com
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Cc: Volkert, Christopher; mcarney@gglrealty.com; Mo Chamberlain; Robin McAfee; Tom McAfee; Holli Volkert; Julie Stevenson; McAfee, Thomas (tmcafee@nm.org); Kyle Peterson; gretchenseymour@me.com; Stevenson, James W.; Jim Seymour (jseymour@euclidexec.com); Carol Mark; Jeanosta; Christina Peterson; Greg & Joanne Junkin; Greg & Joanne Junkin; Lee Nysted; lessner@llphlegal.com

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From: Drew Irvin
Sent: Friday, July 22, 2016 5:26 PM
To: 'Mark Stolzenburg'; 'Volkert, Christopher'; 'mcarney@gglrealty.com'; 'Mo Chamberlain'; 'Grant Chamberlain'; 'Robin McAfee'; 'Tom McAfee'; 'Holli Volkert'; 'Julie Stevenson'; 'McAfee, Thomas (tmcafee@nm.org)'; 'Kyle Peterson'; 'gretchenseymour@me.com'; 'Stevenson, James W.'; 'Jim Seymour (jseymour@euclidexec.com)'; 'Carol Mark'; 'Jeanosta'; 'Christina Peterson'; 'Greg & Joanne Junkin'; 'Greg & Joanne Junkin'; 'Lee Nysted'; 'kevin@kevinconsidine.com'; 'lesser@llphlegal.com
Cc: Brandon Stanick
Subject: RE: Upcoming PCZBA meeting

Good afternoon, all:

The purpose of this email is to let you know that on Monday night (7/25) the Village Board will be considering the first reading of an Ordinance to amend the Village's Comprehensive Land Use Plan (Future Downtown Land Use Plan, The 10 Planning Principles, and the Long Range Downtown Public Parking Plan). It appears as Item #15 on the agenda (An Ordinance Amending the Comprehensive Plan of the Village of Lake Bluff Adopting Central Business District Planning Principles), which can be found at this link <http://www.lakebluff.org/government/meeting-packets-and-videos>.

Please feel free to contact me with any questions.

Best,
Drew

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VILLAGE OF LAKE BLUFF, ILLINOIS
BEFORE THE PLANNING COMMISSION AND ZONING BOARD OF APPEALS

Set forth below are comments regarding the proposed planned mixed-use development (“PMD”) ordinance currently under consideration by the PCZBA, in relation to the proposed development at 120 E. Scranton Avenue.

I. INTRODUCTION

The proposed Planned Mixed-Use (“PMD”) Ordinance strips out many of the protections for taxpayers and neighboring landowners found in other of the Village’s planned use ordinances. Indeed, the Planned Commercial Development (“PCD”) Ordinance appears to provide more protection to light industrial and commercial properties in a commercial district on the outskirts of town than the proposed PMD Ordinance affords to taxpaying homeowners in the heart of the Village. In written remarks circulated on June 14, 2016, PCZBA Member Collins identified several ways in which the proposed PMD Ordinance strips out or otherwise changes language from the PCD Ordinance. A closer read reveals other significant differences that are explained more fully below.¹

Village Attorney Peter Friedman’s written and oral remarks on June 15, 2016 attempted to downplay the significance of those differences. A simple comparison of the proposed PMD Ordinance with other planned use ordinances presently in the Village Code demonstrates that the proposed PMD Ordinance provides significantly less protection, and is representative of the outcome-driven process that certain officials in the Village Government have been using in an attempt to promote high-density development at any cost and urbanize our Village.

The outcome-driven nature of this process was made even clearer in the “Summer Village President’s message” at pp. 2-3 of the Summer 2016 edition of “On the Bluff.” Even though the proposed PMD Ordinance has not been enacted, the Village President nonetheless stated that it included the process that would be used (and, in fact, is already being used!) to evaluate the development proposed by the Roanoke Group. Those representations are wildly inappropriate and demonstrate that the Village Government has already reached a conclusion, before the public has received an opportunity for input.²

Approval of this development and the accompanying PMD Ordinance would begin the process of destroying Lake Bluff’s character, elevating the interests of developers over residents and starting the process of making our Village indistinguishable from the surrounding towns. The proposed PMD Ordinance is a blank check for an inexperienced developer and for any other developer who wishes to urbanize our Village.

¹ A redline comparison of the PCD Ordinance to the proposed PMD Ordinance is attached as an appendix.

² It is also telling that the Village President’s message conveniently omits that the proposed building is 35 feet tall and stretches for the length of an entire city block. It is almost as though the Village Government does not want the public to be adequately informed about the proposed development. We presume that the Village Attorney reviewed and edited the Village President’s message before it was published.

II. THE PROPOSED PMD ORDINANCE DIFFERS FROM OTHER VILLAGE DEVELOPMENT ORDINANCES IN SIGNIFICANT RESPECTS, REDUCING PROTECTIONS FOR SURROUNDING PROPERTY OWNERS AND PROVIDING A FAST-TRACK PROCESS FOR DEVELOPMENT

A. The Proposed PMD Ordinance Removes Essential Protections for Surrounding Property Owners

The PCD Ordinance established approximately 24 design standards for PCDs. Although the Village Attorney claimed that many were retained in the proposed PMD Ordinance, he failed to mention how the proposed PMD Ordinance dilutes them, resulting in a significantly reduced amount of protection to taxpayers whose homes might surround a PMD.

The prefatory language in the section regarding design standards demonstrates the difference. The PCD Ordinance states as follows regarding a developer's duty to comply with the various enumerated design standards:

No special use permit for a PCD shall be recommended or granted unless the applicant shall establish that the proposed PCD will meet each of the following additional standards . . . Lake Bluff Vill. Code § 10-14-3(B).

Compare that language to the analogous provision in the proposed PMD Ordinance:

No special use permit for a PMD shall be recommended or granted pursuant to this Section unless the applicant shall establish that the proposed PMD meets the following additional standards, *to the extent practical* and applicable to the specific PMD, and *except as the Village Board may otherwise provide in the ordinance granting a PMD* . . . Proposed PMD Ordinance § 10-15-3(B) (emphasis added).

The PCD Ordinance states that compliance with the design guidelines are an absolute ***must***. The italicized text from the proposed PMD Ordinance is a much lower standard: (i) by including "to the extent practical," it gives developers an opportunity to argue that they should be excused from some standards that might otherwise apply and (ii) the final clause gives the Village Board the discretion to completely disregard the enumerated design standards any time it wishes to do so.

After giving the Village Government wide latitude to approve deviations from the design standards set forth in the ordinance, the proposed PMD Ordinance then waters down many of the protections for current property owners.

Perhaps the most appalling omission from the proposed PMD Ordinance was deletion of the following italicized text found in the PCD Ordinance:

The PCD shall not be unnecessarily injurious to the use or enjoyment of surrounding properties for the purposes permitted

pursuant to the applicable zoning district, shall not prevent the normal and orderly development and improvement of surrounding properties for permitted uses, shall not be inconsistent with the community character of the neighborhood, shall not alter the essential character of the neighborhood, *and shall not substantially diminish or impair property values within the neighborhood, or be incompatible with other property in the immediate vicinity.* The uses permitted in a PCD must be of a type and so located so as to exercise no undue detrimental influence upon surrounding properties. The PCD must also address compliance with the village's noise, lighting, and other performance standards. Compare Lake Bluff Vill. Code § 10-14-3(B)(3) (emphasis added) to Proposed PMD Ordinance § 10-15-3(B)(4).

The italicized text was *entirely omitted* from the proposed PMD ordinance. This deletion essentially serves as an admission that a three-story, 35-foot, block-long building would have a major detrimental effect on the values of surrounding properties.³ Omission of this language is also a tacit acknowledgment that such a massive structure is incompatible with all of the surrounding homes and community, and more generally, East Lake Bluff. It is also a stunning gesture of disrespect and disregard to the taxpayers and families who have made significant investments in homes in East Lake Bluff.

A basic principle of statutory construction and contract interpretation is that, when language is patterned upon another statute or provision, any deletions or other alterations are intentional and have meaning. As such, a developer might argue that the Village could not consider diminishment of the value of surrounding properties, incompatibility with surrounding properties, and detrimental impact upon surrounding properties for proposed PMDs, because the Village considered the PCD Ordinance when enacting the PMD Ordinance and deliberately omitted those terms. Friedman's attempt to downplay these significant changes is simply incorrect.

Moreover, Friedman's assertions in his June 15, 2016 written comments that the deleted text is "cumulative and vague, go far beyond standard limitations, and could unnecessarily constrain the Village's ability to approve a broadly supported development" are puzzling. If this language was so deficient, it is unclear why it was included in the PCD Ordinance. Contrary to his written remarks, there are no other similar concrete protections for surrounding properties elsewhere in the proposed PMD ordinance, and as explained below, some of those that he identified in his written remarks actually dilute similar provisions in the PCD Ordinance.

For instance, with regard to "Landscaping, Open Space And Buffering," the PCD Ordinance provides:

The PCD *shall have* comprehensive landscaping, public open space, and other buffering features to protect uses within the development and surrounding

³ The Planned Residential Development ("PRD") Ordinance limits the height of structures to 34 feet and 2 1/2 stories. Lake Bluff Vill. Code § 10-5J-3(F).

properties, including, without limitation, sufficient buffering to minimize the visual impact of the PCD on surrounding properties. Lake Bluff Vill. Code § 10-14-3(B)(7) (emphasis added).

The proposed PMD Ordinance replaces “shall have” with “shall *address . . .* as necessary to reasonably protect”. Proposed PMD Ordinance § 10-15-3(B)(8). Again, the proposed PMD Ordinance has a much lower standard than the PCD Ordinance and waters down protections for surrounding homeowners. That is puzzling, as buffering and privacy are important considerations for homeowners who would be impacted by such development. There are no homeowners near the Target development for which the PCD Ordinance was created.

The PCD Ordinance includes a provision requiring the PCD to provide reasonable “Visual And Acoustical Privacy” for “the protection and aesthetic enhancement of property and the privacy of its occupants, screening of objectionable view or uses, and reduction of noises.” Lake Bluff Vill. Code § 10-14-3(B)(16). Curiously, the proposed PMD Ordinance deletes that provision altogether, although these issues are arguably more important for development in a residential community than a commercial or light industrial area. Again, this deletion is tantamount to an admission that it is not possible to appropriately screen a 35-foot tall, three-story building from the surrounding taxpaying residents.

The PCD Ordinance also holds PCDs to any higher zoning standards beyond those that exist in the PCD Ordinance. It provides,

If the zoning district regulations for the zoning district where the PCD is located impose additional standards to be met by any PCD in that district beyond those in this chapter, a special permit for such development shall not be recommended or granted unless the applicant shall establish compliance with such special standards. Lake Bluff Vill. Code § 10-14-3(B)(21).

Like others, this protection is also completely stripped out of the PMD Ordinance. In other words, commercial developments on the edge of the Village are held to the highest applicable zoning regulation. PMDs, such as the one proposed for East Scranton Avenue in the heart of our village, would not be held to the highest applicable standards if the proposed PMD Ordinance is ratified in its current iteration. This is another illustration of how the PMD Ordinance essentially allows developers an end run around the Village’s Zoning Code.

B. Approval Process

The review process contained in the proposed PMD Ordinance also allows for fast-tracked approval by the Village Government and further dilutes protections for the public.

First, if the PCZBA does not act within 60 days of the public hearing, the proposed development is considered to be approved by the PCZBA unless the developer agrees to a longer period of time. Proposed PMD Ordinance § 10-15-2(A) and 2(C). In other words, there might be circumstances that prevent the PCZBA from acting, a developer refuses an extension, and the proposal nevertheless proceeds to the Village Board approval. That is inappropriate for any sort of development and allows for collusion between the Village Government and developers. The

PCZBA can hold a hearing, refuse to act, and that comprises a positive recommendation. That is inconceivable.

Second, the proposed PMD Ordinance allows for a developer to simultaneously submit a development plan and a final plan. *Id.* Rather than providing a collaborative review process with several steps for input from the Village Government, taxpayers and the developer, a developer can get a proposed development in one step, perhaps even without action by the PCZBA (as noted above). Although Village Attorney Friedman might claim that this gives the Village the “flexibility” to quickly approve a development proposal that is “broadly supported,” he has not explained why a more deliberative process with several steps of review is not in the best interest of all parties who might be affected by such a development. This aspect of the proposed PMD Ordinance also differs from the Planned Residential Development (“PRD”) Ordinance, which requires the presentation of a preliminary plan and then a final plan for separate consideration. Lake Bluff Vill. Code § 10-5J-4. Again, the proposed PMD Ordinance involves properties in the heart of our Village, surrounded by single-family homes that are likely their owners’ largest single investment.

It makes no sense why developments on the Village’s periphery, some of which are not surrounded by residential properties, are subject to more stringent standards than proposed developments in the heart of our Village.

As noted by PCZBA Member Collins, it also has not been explained why the proposed PMD Ordinance does not include a requirement for a supermajority of Village Board members to overturn a negative recommendation from the PCZBA.

A deliberate, tiered process makes more sense and better protects the interests of all who might potentially be affected by a large development in the middle of our Village, and also allows a sufficient opportunity for input from all potentially affected parties.

C. The Village Government’s Authority to Modify the Village Code Is Much Broader under the Proposed PMD Ordinance and Does Not Require Developers to Provide Compensating Amenities to the Village

There is a major deletion in the proposed PMD Ordinance with regard to the Village Government’s ability to disregard the Village Code or the subdivision regulations. It is very troubling.

The PCD Ordinance requires that any PCDs which otherwise vary from the Subdivision Ordinance or Village Code provide “compensating amenities,” specifically defined at § 10-14-4(B)(3)-(4), which are either public amenities built at the developer’s expense or a cash contribution.

The proposed PMD Ordinance deletes the term “Compensating Amenities” altogether, and simply states that a PMD must provide “amenities” which might otherwise be required in the other design standards set forth elsewhere in the proposed ordinance. Proposed PMD Ordinance § 10-15-4(B)(3). The developers of Block 1 and along the south side of Scranton were required to contribute \$100,000 worth of public amenities. In other words, the proposed PMD Ordinance does not require developers to go above and beyond as the PCD Ordinance does and as other

developers have been required to do; it simply requires developers to comply with other provisions of the proposed PMD Ordinance (to the extent they are applicable, and they have been drafted with so much wiggle room that, as discussed above, many provisions likely are not applicable.)

D. Process for Post-Approval Modifications and Application Requirements

Both the PCD Ordinance and the proposed PMD Ordinance allow for modifications to the final plan after it has been approved by the Village Board. But as with other provisions, the proposed PMD Ordinance waters down protections for the public and give developers the path of least resistance to build in the middle of our Village. The practical effect of the “post-approval modification” provisions set forth in the proposed PMD Ordinance is to allow the Village Government to completely disregard the approved Final Plan, essentially rendering the approval process meaningless.

The list of possible modifications is unlimited; the proposed PMD Ordinance states that the five types of modifications are non-exhaustive (“Such adjustments *may include, without limitation*, the following...”). Under the proposed PMD Ordinance, no adjustments require a public hearing before the PCZBA. Proposed PMD Ordinance § 10-15-5(A). Compare that to the PCD Ordinance, which addresses two types of adjustments: minor and major. As to minor adjustments, the list set forth at Lake Bluff Vill. Code § 10-14-5(A) is exclusive: “Such minor adjustments shall be limited to the following...” “Major” adjustments to a PCD must be set for a new hearing before the PCZBA. Lake Bluff Vill. Code § 10-14-5(B). Under the PCD Ordinance, major adjustments must otherwise be “in substantial conformity with the final plan as approved.” *Id.* No such requirement exists for any adjustments under the proposed PMD Ordinance.

As a hypothetical under the proposed PMD Ordinance, if the developer wanted to petition for a fourth story on the presently proposed condominium building, he could do so. And the Village Board could approve it without PCZBA review. That outcome is impossible under the PCD Ordinance.

Another inconceivable departure in the proposed PMD Ordinance from the PCD Ordinance relates to the security that a developer is required to provide with regard to the installation of public facilities and improvements. Under the PCD Ordinance, a developer must provide a security deposit of 110 percent of the amount of the public facility installations. Lake Bluff Vill. Code § 10-14-6(C)(5). Under the Proposed PMD Ordinance, a letter of credit will suffice. Proposed PMD Ordinance § 10-15-6(C)(5).

It is unclear why the Village would decline to demand appropriate securitization from a potential developer, particularly for one who wishes to build in the heart of our Village. Cash up front is always preferable to credit, and calling in a letter of credit requires Village Board action.⁴

⁴ History has shown that a letter of credit has not provided real protection. When the original Stonebridge developer defaulted on his contract with the Village, it took many months before the Village was willing to cash the letter of credit, and even when the Village did so, the Village soon paid the \$2,400,000 in proceeds to the developer’s creditors in exchange for the developer

Such securitization should not be dependent on the political winds and the will of the Village Board to collect it. The public facilities and improvements that might be required for a PMD development have the potential of impacting a wide swath of the Village's population. It makes good sense that actual payment be received from a developer, not a claim that he or she might be able to pay in the future.

And as an added gift to developers, the proposed PMD Ordinance appears to strip out the requirement for notice to surrounding properties that exists in the PCD Ordinance. *See* Lake Bluff Vill. Code § 10-14-6(B)(1)(c).

III. CONCLUSION

The Village Attorney did not prepare the proposed PMD Ordinance in a vacuum; he likely did so with substantial input from certain officials in the Village Government and, presumably, the developer's counsel. It would be naïve to believe otherwise. At the upcoming public hearing, it would be helpful if the Village Attorney can explain the substance and frequency of communications between his firm, Holland & Knight, with the developer's land use attorney (Gerald Callaghan of Freeborn & Peters) regarding this draft ordinance and, more generally, the proposed development. It would also be helpful if the Village Attorney can publicly produce any such written or electronic communications sufficiently in advance of the public hearing for review. The Village's taxpayers deserve the opportunity to review such correspondence.⁵

Although planned use developments have been statutorily ordained in Lake Bluff (and for those that have been built, there might be a lengthy debate as to their benefit to the Village and its taxpaying residents) the proposed PMD Ordinance provides a developer with fast-track approval for a massive project that would have a substantial and irreparable impact on the Village and its taxpaying residents.

This proposed development, and the accompanying ordinance that it requires, must be rejected. Not only would allowing the construction of a three-story, 35-foot, block-long condominium building change the nature of our community, the implementing ordinance would essentially give developers free reign over our Village with little consideration of the effects of development on taxpaying residents.

As PCZBA Members Collins, Miller and Peters correctly observed at the public hearing on June 15, the Village Government is not listening to the will of the taxpaying residents. This is

being released from personal liability. The Village received nothing from the letter of credit. Those proceeds could have been used to provide a furnace for the Stonebridge Manor House, which has now sat for eight winters without heat. Instead, the Village leaders used to money to benefit the developer.

⁵ We trust that, given the substantial public importance of this matter, that the Village Attorney will voluntarily provide this information without the need for a FOIA request. Nor should voluntary compliance create any burden on the Village Attorney, as his Firm, Holland & Knight, is large and presumably has a sophisticated electronic records management system that will make any such search free of any claimed burden.

the second time that there has been a proposal for a massive development on Block Three. Not coincidentally, this is the second time that there has been public outcry about such proposed development. Yet it appears that certain officials within the Village Government continue to solicit proposals for immense, high-density structures in the heart of our Village. And now those officials are doing the bidding of the developer and attempting to provide statutory cover to further their agenda. It is puzzling why our elected officials desire to urbanize our small village.

Make no mistake about it: If the public has to express its will for a third time, it will be at the ballot box in the upcoming election. We trust that the Village Government will listen to the unified, unambiguous and unwavering voice of the Village's taxpaying residents. They are the fabric of our community, and they have resolutely rejected the proposed high-density development at 120 E. Scranton and the accompanying significant revision to the Village Code that elevates the interests of developers over our Village and its residents. The proposed PMD Ordinance is essentially a blank check for developers to profit at the expense of our Village and its taxpayers. That is unacceptable.

Why are certain officials in our Village Government hell-bent on urbanizing our quaint village? The proposed PMD Ordinance demonstrates why there is presently a crisis of confidence in the Village Government.

Dated: July 19, 2016 Respectfully submitted,

FREDRIC BRYAN LESSER

MARK L. STOLZENBURG

s/ Fredric Bryan Lesser

s/ Mark L. Stolzenburg

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APPENDIX
**REDLINE COMPARISON OF
PCD ORDINANCE TO PROPOSED PMD
ORDINANCE**

10-1415-1: GENERAL

PROVISIONS: http://www.sterlingcodifiers.com/codebook/getBookData.php?chapter_id=82456-892528mailto:?subject=Lake Bluff Code Regulations&body=Below is a link to the Village code which contains the information you requested.http://www.sterlingcodifiers.com/codebook/index.php?book_id%3D805%26chapter_id%3D82456-s892528

A. Authority: The ~~board~~Board of ~~trustees~~Trustees may grant special use permits pursuant to this ~~chapter~~Chapter and ~~section 10-4-2~~Section 10-4-2E of this ~~title~~Code to authorize the development of planned ~~commercial~~mixed-use developments ("PCDs"~~"PMDs"~~) in the districts where ~~PCDs~~PMDs are listed as a special use in the ~~village's zoning use table in section 10-13-3~~Village's Zoning Use Table in Section 10-13-3 of this ~~title~~Code.

B. Purpose: ~~PCDs~~PMDs are a distinct category of special use. Within a ~~PCD~~PMD, the traditional use, bulk, space, and yard regulations may be relaxed if they impose unnecessary rigidities on the proposed development or redevelopment of a parcel ~~or parcels~~of land that ~~requires~~require an individual, planned approach. Through the flexibility of a ~~PCD~~PMD, the ~~village~~Village seeks to achieve the following specific objectives as appropriate ~~and applicable~~ for a particular proposed development, among others that will be in the best interests of the ~~village~~Village:

1. ~~Stimulating~~stimulating creative approaches to ~~commercial~~mixed use development of land;
2. ~~Providing~~providing more efficient use of land;
3. ~~Preserving~~preserving natural features and providing open space areas and recreation areas in excess of those required under standard zoning regulations;
4. ~~Developing~~developing and implementing new approaches to the living environment through variety in type, design and layout of buildings, transportation systems, and public facilities;
5. ~~Unifying~~unifying buildings and structures through design;
6. ~~Promoting~~promoting long term planning to allow harmonious and compatible land uses or combination of uses with surrounding areas;
7. ~~Promoting~~promoting environmentally sound development practices;
8. ~~Facilitating~~facilitating residential, commercial, and mixed-used development in harmony with the ~~village's comprehensive plan; and~~Village's Comprehensive Plan;
9. ~~Promoting~~enhancing the character and vitality of the Village's central business district in ~~harmony with adjacent residential neighborhoods; and~~
10. ~~promoting~~ the public health, safety, and welfare.

C. Parties Entitled To Seek PCDPMD Approval: An application for a special use permit to permit a PCDPMD may be filed by the owner of, or any person having a binding contractual interest in, the subject property.

D. Size ~~Of~~ Property: The provisions of this ~~chapter~~Chapter apply to any project that includes ~~four (4)~~onehalf (0.5) acresacre or more of total land area. (~~Ord. 2013-12, 6-10-2013~~)

10-~~14~~15-2:

PROCEDURE:[http://www.sterlingcodifiers.com/codebook/getBookData.php?chapter_id=82456-892529mailto:?subject=Lake Bluff Code Regulations&body=Below is a link to the Village code which contains the information you requested](http://www.sterlingcodifiers.com/codebook/getBookData.php?chapter_id=82456-892529mailto:?subject=Lake%20Bluff%20Code%20Regulations&body=Below%20is%20a%20link%20to%20the%20Village%20code%20which%20contains%20the%20information%20you%20requested).http://www.sterlingcodifiers.com/codebook/index.php?book_id%3D805%26chapter_id%3D82456-s892529

A. Development Concept Plan:

1. Purpose: The ~~development concept plan~~Development Concept Plan provides an applicant the opportunity to submit a plan showing the basic scope, character, and nature of the entire proposed PCDPMD without incurring undue initial costs. The initial required public hearing is based on the ~~development concept plan~~Development Concept Plan, thus permitting public consideration of the proposal at the earliest possible stage. Once approved, the ~~development concept plan~~Development Concept Plan binds ~~both~~ the applicant ~~and the village~~ to the following basic elements of development:

- a. ~~Categories~~categories of uses to be permitted;
- b. ~~General~~general location of land uses;
- c. ~~Overall~~overall maximum intensity of uses;
- d. ~~The~~the general architectural style of the proposed development;
- e. ~~General~~if applicable, general location and extent of public and private open space including pedestrian and recreational amenities;
- f. ~~General~~general location of vehicular and pedestrian circulation systems;
- g. ~~Preliminary~~preliminary staging of development;
- h. ~~General~~if applicable, general nature, scope, and extent of public dedications, improvements, or contributions to be provided by the applicant; and
- i. ~~Other~~other elements as may be included in the approved ~~development concept plan~~Development Concept Plan.

2. Application: An application for approval of a ~~development concept plan~~Development Concept Plan shall be filed in accordance with the requirements of ~~section 10-14-6~~Section 10-15-6 of this ~~chapter~~Chapter.

3. Public Hearing: A public hearing shall be set, noticed, and conducted by the PCZBA in accordance with ~~subsection 10-4-2~~Section 10-4-2E of this ~~title~~Title.

4. Action ~~By~~by PCZBA: Within ~~sixty (60)~~ days after the conclusion of the public hearing, the PCZBA shall ~~transmit to the board of trustees its~~make a recommendation ~~to the Board of Trustees~~ that the ~~development concept plan~~Development Concept Plan either be approved, be approved subject to modifications, or not be approved. The failure of the PCZBA to ~~forward~~make its recommendation within ~~such sixty (60)~~ days after completion of the public hearing, or such further time to which the applicant may agree, shall be deemed a recommendation for the approval of the ~~development concept plan~~Development Concept Plan as submitted.

5. Optional Submittal ~~To The~~to the Architectural Board ~~Of~~ Review: After the conclusion of the public hearing by the PCZBA concerning the ~~development concept plan, the applicant~~Development Concept Plan, the Applicant may request that the ~~architectural board of review~~Architectural Board of Review conduct an informal workshop meeting ~~pursuant to public notice~~for the purpose of providing comments on the ~~development concept plan~~Development Concept Plan, which meeting, ~~if requested and held,~~ shall take place prior to the consideration of the ~~development concept plan~~Development Concept Plan by the ~~village board~~Village Board.

6. Action ~~By~~by Board ~~Of~~ Trustees: Within ~~sixty (60)~~ days after the ~~receipt~~date of the recommendation of the PCZBA, or its failure to act, as provided in ~~subsection A~~Paragraph 4 of this ~~section~~Subsection, the ~~board~~Board of trusteesTrustees shall consider the recommendation of the PCZBA, and then either shall deny the application for approval of the ~~development concept plan~~Development Concept Plan, shall refer it back to the PCZBA for further consideration of specified matters, or, by ordinance duly adopted, shall approve the ~~development concept plan~~Development Concept Plan, with or without modifications and conditions to be accepted by the applicant as a condition of such approval; provided, however, that every such ordinance shall be expressly conditioned upon approval of a special use permit and ~~final PCD~~Final PMD in accordance with ~~subsection~~Subsection 10-15-2C of this ~~section~~Chapter, and upon the applicant's compliance with all provisions of this ~~code~~Code and the ordinance granting the special use permit.

7. Effect ~~Of~~ Development Concept Plan Approval: Unless the applicant shall fail to meet time schedules for filing a ~~final plan~~Final Plan or shall fail to proceed with development in accordance with the plans as approved or shall in any other manner fail to comply with any condition of this ~~code~~Code or any approval granted pursuant to it, the ~~village~~Village shall not, without the consent of the applicant, take any action to modify, revoke, or otherwise impair an approved ~~development concept plan~~Development Concept Plan with respect to the elements of development set forth in ~~subsection~~Paragraph 10-15-2A1 of this ~~section~~Section pending the application for approval of a ~~final plan~~Final Plan. In submitting such plans, the applicant shall be bound by the approved ~~development concept plan~~Development Concept Plan with respect to each such element.

B. Optional Submission ~~Of A~~of a Final Plan: The applicant may submit a ~~final plan~~Final Plan for the proposed ~~PCD~~PMD pursuant to the requirements of ~~subsection~~Subsection 10-15-2C of this ~~section~~Section simultaneously with the submission of the ~~development concept plan~~Development Concept Plan. In that case, the applicant shall comply with all provisions of this ~~code~~Code applicable to submission of the ~~development concept plan~~Development Concept Plan and to submission of the ~~final plan~~Final Plan. The elements of both the ~~development~~

~~concept-plan~~ Development Concept Plan and the ~~final-plan~~ Final Plan may be combined into a single set of plans. The PCZBA, ABR, and the ~~board~~ Board of ~~trustees~~ Trustees shall consider such plans simultaneously and shall grant or deny ~~final-plan~~ Development Concept Plan and Final Plan approval in accordance with the provisions of ~~subsections~~ Subsections A, B, and C of this ~~section~~ Section.

C. Final Plan:

1. Purpose: The ~~final-plan~~ Final Plan is intended to particularize, refine, and implement the ~~development-concept-plan~~ Development Concept Plan and to serve as a complete, thorough, and permanent public record of the planned ~~commercial~~ mixed-use development and the manner in which it is to be developed.

2. Application: After approval of the ~~development-concept-plan~~ Development Concept Plan, the applicant shall file an application for ~~final-plan~~ Final Plan approval in accordance with the requirements of ~~section 10-14-6~~ Section 10-15-6 of this ~~chapter~~ Chapter within one year after the date of such approval or in stages as approved in the ~~development-concept-plan~~ Development Concept Plan. The application shall ~~refine, implement, and~~ be in substantial conformity with the approved ~~development-concept-plan~~ Development Concept Plan.

3. Public Hearing: A public hearing to consider the ~~final-plan~~ Final Plan shall be set, noticed, and conducted by the PCZBA in accordance with ~~subsection 10-4-2~~ Section 10-4-2E of this ~~title~~ Code.

4. Coordination ~~With~~ with Subdivision Ordinance: When a subdivision of land subject to the ~~village's subdivision ordinance~~ Village's Subdivision Ordinance is proposed or required in connection with a ~~PCDPMD~~ review of the subdivision, including, without limitation, submittal and approval of plats of subdivision, shall proceed concurrently with review of the ~~PCDPMD~~ and be completed simultaneously with review of and action on the ~~final-plan~~ Final Plan during the ~~PCDPMD~~ process, and no further public process shall be required for the ~~PCDPMD~~ to obtain subdivision approval.

5. Action ~~By~~ by PCZBA:

a. Evaluation: Within ~~sixty~~ (60) days after the filing of an application for approval of a ~~final plan~~ Final Plan, the PCZBA shall, with such aid and advice of the ~~village~~ Village staff and consultants as may be appropriate, ~~commence its public hearing to~~ review and ~~act~~ make its recommendation on the plan. Such review shall consider:

(1) ~~Whether~~ i. whether the ~~final-plan~~ Final Plan is in substantial conformity with the approved ~~development-concept-plan~~ Development Concept Plan; and

(2) ~~The~~ ii. the merit or lack of merit of any departure of the ~~final-plan~~ Final Plan from substantial conformity with the approved ~~development-concept-plan~~ Development Concept Plan; and

(3) ~~Whether~~ iii. whether the ~~final-plan~~ Final Plan complies with any and all conditions imposed by approval of the ~~development-concept-plan~~ Development Concept Plan; and

(4) ~~Whether~~ iv. whether the ~~final-plan~~ Final Plan complies with the provisions of this ~~code~~ Code and all other applicable federal, ~~state~~ State, and ~~village~~ Village codes, ordinances, and regulations.

b. Recommendation ~~Of~~ Approval Based ~~On~~ non Substantial Conformity: If the PCZBA finds substantial conformity between the ~~final-plan~~ Final Plan and the approved ~~development concept plan~~ Development Concept Plan and further finds the ~~final-plan~~ Final Plan to be in all other respects complete and in compliance with any and all conditions imposed by approval of the ~~development concept plan~~ Development Concept Plan and with the provisions of this ~~code~~ Code and all other applicable federal, ~~state~~ State, and ~~village~~ Village codes, ordinances, and regulations, it shall transmit the plan to the ~~board~~ Board of ~~trustees~~ Trustees with its recommendation that the ~~board~~ Board of ~~trustees~~ Trustees, by ordinance duly adopted, approve the ~~final-plan~~ Final Plan, with or without modifications and conditions to be accepted by the applicant as a condition of such approval, and shall grant a special use permit authorizing the ~~final-plan~~ Final Plan of the proposed ~~PCD~~ PMD and such additional approvals as may be necessary to permit development of the ~~PCD~~ PMD as approved.

c. Recommendation ~~Of~~ Approval ~~Without~~ without Substantial Conformity: If the PCZBA finds that the ~~final-plan lacks~~ Final Plan is not in substantial conformity ~~to the development concept plan with the Development Concept Plan~~ but merits approval notwithstanding such lack of conformity and otherwise conforms to the requirements of this ~~code~~ Code, it shall transmit the plan to the ~~board~~ Board of ~~trustees~~ Trustees with its recommendation that the ~~board~~ Board of ~~trustees~~ Trustees, by ordinance duly adopted, approve the ~~final-plan~~ Final Plan, with or without modifications and conditions to be accepted by the applicant as a condition of such approval, and shall grant a special use permit authorizing the ~~final-plan~~ Final Plan of the proposed ~~PCD~~ PMD and such additional approvals as may be necessary to permit development of the ~~PCD~~ PMD as approved.

d. Recommendation ~~Of~~ Denial: If the PCZBA finds that the ~~final-plan~~ Final Plan is not in substantial conformity with the approved ~~development concept plan~~ Development Concept Plan and does not merit approval ~~as a result of that nonconformity~~, or if the PCZBA requires modifications to the ~~final-plan~~ Final Plan that are not accepted by the applicant, then the PCZBA shall transmit the ~~plan~~ Plan to the ~~board~~ Board of ~~trustees~~ Trustees together with its recommendation that the ~~final-plan~~ Final Plan not be approved.

e. Failure ~~To~~ to Act: The failure of the PCZBA to ~~act~~ commence its public hearing within ~~such sixty (60)~~ such days, or such further time to which the applicant may agree, shall be deemed to be a recommendation to the ~~board~~ Board of ~~trustees~~ Trustees to approve the ~~final-plan~~ Final Plan as submitted.

6. Action ~~By~~ by Architectural Board ~~Of~~ of Review: ~~Within sixty (60). No later than 60~~ Within sixty (60) 30 days after the conclusion of the public hearing by the PCZBA concerning the ~~final-plan~~ Final Plan, the ~~architectural board of review~~ Architectural Board of Review will conduct a public ~~hearing meeting~~ hearing for the purpose of conducting a site plan review pursuant to ~~section 10-2-8~~ Section 10-2-8 of this ~~title~~ Title concerning the ~~final-plan~~ Final Plan. Within ~~sixty (60)~~ sixty (60) 30 days after the conclusion of the public ~~hearing by the ABR~~ hearing, the ABR shall ~~transmit to the board of trustees~~ make its recommendation ~~to the Board of Trustees~~ that a site plan be approved, be approved subject to modifications, or not be approved. The failure of the ABR to ~~forward~~ make its recommendation within ~~such sixty (60)~~ such days after ~~completion~~ the conclusion of the public ~~hearing meeting~~ hearing, or such further time to which the applicant may agree, shall be deemed a recommendation for the approval of the site plan as submitted. Nothing in this Paragraph shall prohibit the ABR from conducting its public meeting and undertaking its review

of the Final Plan independent of the timing of the PCZBA's public hearing and consideration of the Final Plan.

7. Action ~~By~~ By Board ~~Of~~ Of Trustees: Within ~~sixty (60)~~ days after the ~~receipt of the recommendation of the ABR, or its~~ receipt of the recommendation of the ABR, or its ~~ABR and the PCZBA have made their respective recommendations, or their~~ failure to act as provided in ~~subsection C6~~ subsections 5 and 6 ~~Subparagraphs 5 and 6~~ respectively of this ~~section~~ Section, the ~~board~~ Board of ~~trustees~~ Trustees shall proceed as follows:

a. Approval Based ~~On~~ On Substantial Conformity: If the PCZBA has recommended approval of a ~~final-plan~~ Final Plan pursuant to ~~subsection-Subparagraph 10-15-2C5b~~ subsections 5 and 6 of this ~~section~~ Section, the ~~board~~ Board of ~~trustees~~ Trustees shall, unless it specifically rejects one or more of the findings of the PCZBA on the basis of expressly stated reasons, approve the ~~final-plan~~ Final Plan by a duly adopted ordinance; or

b. Approval Without Substantial Conformity: In any case other than that specified in ~~subsection-Subparagraph 10-15-2C7a~~ subsections 5 and 6 of this ~~section~~ Section, the ~~board~~ Board of ~~trustees~~ Trustees may, if it finds that the ~~final-plan~~ Final Plan merits approval and otherwise conforms to the requirements of this ~~title~~ Title, approve the ~~final-plan~~ Final Plan by a duly adopted ordinance; or

c. Referral Back ~~To~~ To PCZBA: In any case other than that specified in ~~subsection-Subparagraph 10-15-2C7a~~ subsections 5 and 6 of this ~~section~~ Section, the ~~board~~ Board of ~~trustees~~ Trustees may refer the ~~final-plan~~ Final Plan back to the PCZBA for further consideration of specified matters; or

d. Conditions ~~On~~ On Final Plan Approval: The approval of any ~~final-plan~~ Final Plan may be granted with or without modifications and conditions to be accepted by the applicant as a condition of approval.

8. Recording ~~Of~~ Of Final Plan: When a ~~final-plan~~ Final Plan is approved, the ~~village administrator~~ Village Administrator shall cause the ~~final-plan and special-use permit ordinance~~ Final Plan and Special Use Permit Ordinance, or the portions thereof as are appropriate, to be recorded with the Lake County ~~recorder~~ Recorder.

9. Limitation ~~On~~ On Final Plan Approval: Construction shall commence in accordance with the approved ~~final-plan~~ Final Plan within one year after the approval of such plan, or within such time as may be established by the approved development schedule pursuant to the Special Use Permit Ordinance. Failure to commence construction within such period shall, unless an extension of time shall have been granted by the ~~village administrator~~ Village Administrator, automatically render void the ~~final-plan~~ Final Plan approval and all approvals of the planned ~~commercial~~ mixed-use development and all permits based on such approvals, and the ~~village administrator~~ Village Administrator shall, without further direction, initiate an appropriate application to revoke the special use permit for all portions of the planned ~~commercial~~ mixed-use development that have not yet been completed.

10. Building ~~And~~ And Other Permits: Except as provided in ~~subsection C9~~ subsections 5 and 6 of this ~~section~~ Section, ~~Paragraph 10-15-2C10~~ subsections 5 and 6, appropriate officials of the ~~village~~ Village, after receiving notice from the ~~village administrator~~ Village Administrator that the documents required for ~~final-plan~~ Final Plan approval have been approved and upon proper application by the applicant, may issue building and other permits to the applicant for the development, construction, and other work in the area encompassed by the approved ~~final-plan~~ Final Plan; provided, however, that no permit shall be issued unless the appropriate official is first satisfied that the

requirements of any codes or ordinances of the ~~village~~Village, in addition to this ~~code~~Code, that are applicable to the permit sought, have been satisfied. Building permits may, however, be withheld at the discretion of the ~~village administrator~~Village Administrator or the ~~board~~Board of ~~trustees~~Trustees at any time it is determined that the development of the ~~PCD~~PMD is not undertaken in strict compliance with the approved ~~final plan.~~ (Ord. 2013-12, 6-10-2013) Final Plan.

~~10-14~~15-3; STANDARDS AND

CONDITIONS: ~~http://www.sterlingcodifiers.com/codebook/getBookData.php?chapter_id=82456-892530mailto:?subject=Lake Bluff Code Regulations&body=Below is a link to the Village code which contains the information you requested.~~ http://www.sterlingcodifiers.com/codebook/index.php?book_id%3D805%26chapter_id%3D82456-s892530

A. Special Use Permit Standards: No special use permit for a ~~PCD~~PMD shall be recommended or granted pursuant to this ~~section~~Section unless the applicant shall establish that the proposed ~~PCD will meet each of~~PMD meets the standards made applicable to special uses pursuant to ~~subsection 10-4-2~~Subsection 10-4-2E3 of this ~~title~~Code.

B. General Design Standards: No special use permit for a ~~PCD~~PMD shall be recommended or granted pursuant to this Section unless the applicant shall establish that the proposed ~~PCD will meet each of~~PMD meets the following additional standards, to the extent practical and applicable to the specific PMD, and except as the Village Board may otherwise provide in the ordinance granting a PMD:

1. Comprehensive Plan: The ~~PCD~~PMD shall not be inconsistent with the planning policies, goals, objectives, principles, and provisions of the ~~village's comprehensive plan~~Village's Comprehensive Plan.

2. Public Welfare: The ~~PCD~~PMD shall be designed, located, and proposed to be operated and maintained so that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety and welfare.

3. Uses: The PMD may include uses permitted in the B residence district (R-4), the C residence district (R-5), and the Central Business District (CBD), in addition to other uses suitable to the proposed location of the PMD.

4. Impact On Other Property: The ~~PCD~~PMD shall not be unnecessarily injurious to the use or enjoyment of surrounding properties for the purposes permitted pursuant to the applicable zoning district, shall not prevent the normal and orderly development and improvement of surrounding properties for permitted uses, shall not be inconsistent with the community character of the neighborhood, shall not alter the essential character of the neighborhood, ~~and shall not substantially diminish or impair property values within the neighborhood, or be incompatible with other property in the immediate vicinity. The uses permitted in a PCD must be of a type and so located so as to exercise no undue detrimental influence upon surrounding properties. The PCD,~~ The PMD must also address compliance with the ~~village~~Village's noise, lighting, and other performance standards.

~~4.5.~~ Impact ~~On~~ Public Facilities ~~And~~ Resources: The ~~PCD~~PMD shall be designed so that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve the ~~PCD~~PMD.

~~5.6.~~ Archaeological, Historical ~~Or~~ Cultural Impact: The ~~PCD~~PMD shall not substantially and adversely affect a known archaeological, historical, or cultural resource located on or off of the parcel~~(s)~~ proposed for development.

~~6.7.~~ Parking ~~And~~ Traffic: The ~~PCD~~PMD shall have or make adequate provision to provide ingress and egress to the proposed use in a manner that minimizes traffic congestion in the public streets, provides appropriate cross access to adjacent properties and parking areas, and provides adequate access for emergency vehicles. Adequate parking shall be provided for the uses permitted in the ~~PCD~~PMD.

~~7.8.~~ Landscaping, Open Space, ~~And~~ Buffering: ~~The PCD shall have comprehensive~~Consistent with the nature of the proposed PMD, the PMD shall address landscaping, public open space, and other buffering features ~~to as necessary to reasonably~~ protect uses within the development and surrounding properties, including, without limitation, ~~sufficient~~ reasonable and practical buffering ~~to minimize~~related to the visual impact of the ~~PCD~~PMD on surrounding properties.

~~8.9.~~ Signage: Signage on the site of the ~~PCD~~PMD shall generally be in conformity with the ~~village's sign regulations~~Village's Sign Regulations, except as may otherwise be specifically provided in the ordinance approving a ~~PCD~~PMD.

~~9.10.~~ Ownership/Control Area: The site of the ~~PCD~~PMD must be under ownership and/or unified control of the applicant.

~~10.11.~~ Compliance ~~With~~ Subdivision Regulations ~~And~~ Plat Act: All ~~PCDs~~PMDs, whether or not they are by definition subject to the ~~village~~Village's subdivision regulations or the Illinois ~~plat act~~Plat Act, shall comply with all standards, regulations and procedures of the ~~village~~Village's subdivision regulations and the ~~plat act~~Plat Act except as is expressly provided otherwise in this ~~chapter~~Chapter, or as otherwise provided by the ~~board~~Board of ~~trustees~~Trustees pursuant to the ordinance approving the ~~PCD~~PMD, or the applicable sections of the ~~village~~Village's subdivision regulations.

~~11.12.~~ Covenants ~~And~~ Restrictions ~~To Be~~ to be Enforceable ~~By~~ by Village: All covenants, deed restrictions, easements, and similar restrictions to be recorded in connection with the ~~PCD~~PMD, if any, shall provide that they may not be modified, removed, or released without the express consent of the ~~board~~Board of ~~trustees~~Trustees and that they may be enforced by the ~~village~~Village as well as by future landowners within the ~~PCD~~PMD.

~~12.13.~~ Security ~~And~~ Site Control: The ~~PCD~~PMD shall include the plans necessary to describe, establish, and maintain appropriate property and building security and site control measures for the ~~PCD~~PMD and the property on which the ~~PCD~~PMD is located. These plans shall also include measures to ~~prevent~~address adverse impacts on neighboring properties.

~~13.14.~~ Integrated Design: A ~~PCD~~PMD shall be laid out and developed as a unit in accordance with an integrated overall design. This design shall provide for safe, efficient, convenient and harmonious grouping of structures, uses and facilities, and for appropriate relation of space inside and outside buildings to intended uses and structural features.

~~14.15.~~ Beneficial Common Open Space: ~~Any~~To the extent practical, common open space in the PCDPMD shall be integrated into the overall design. These open spaces shall have a direct functional or visual relationship to the main building(s) and shall not be of isolated or leftover character. The following would not be considered usable common open space:

- a. Areas reserved for the exclusive use or benefit of an individual tenant or owner; or reserved for the exclusive use of tenants or owners, but not the public.
- b. Dedicated streets, alleys and other public rights of way.
- c. Vehicular drives, parking, loading and storage areas.
- d. Irregular or unusable narrow strips of land.

~~15.16.~~ Functional ~~And~~and Mechanical Features: Storage areas, trash and garbage retainers, machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be accounted for in the design of the PCDPMD and enclosed or made as unobtrusive as possible. These features shall be subject to such setbacks, special planting or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

~~16. Visual And Acoustical Privacy: The PCD shall provide reasonable visual and acoustical privacy. Fences, insulations, walls, barriers and landscaping shall be used as appropriate for the protection and aesthetic enhancement of property and the privacy of its occupants, screening of objectionable view or uses, and reduction of noises.~~

17. Vehicle Drives, Parking ~~And~~and Circulation: Principal vehicular access shall be from dedicated public streets, and access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, adequate provision for service by emergency vehicles, sharing of parking between uses in the PCDPMD, and arrangement of parking areas that are safe and convenient, and insofar as feasible, do not detract from the design of proposed buildings and structures and the neighboring properties. Landscaping shall be provided to screen parking areas from neighboring properties.

18. Pedestrian ~~And~~and Bicycle Access ~~And~~and Circulation: ~~PCDs, PMDs~~ shall emphasize safe, efficient, and comprehensive pedestrian friendly movement and shall further emphasize bicycle access and circulation, including, without limitation, providing connections to and from existing bike and walking paths so as to ensure a continuous route without gaps or disconnections.

19. Lighting: Lighting for the PCDPMD shall preserve and enhance the "dark at night" character of the ~~village~~Village by: a (i) enabling individuals to view essential detail to permit them to undertake their activities at night; b (ii) facilitating safety and security of persons and property; and c (iii) curtailing the degradation of the nighttime visual environment.

20. Surface Water Drainage: Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic.

~~21. Zoning District Standards: If the zoning district regulations for the zoning district where the PCD is located impose additional standards to be met by any PCD in that district beyond those in this chapter, a special permit for such development shall not be recommended or granted unless the applicant shall establish compliance with such special standards.~~ 22. Compliance ~~With~~with Tree Regulations: The ~~PCD~~PMD must comply with all standards, regulations and procedures of the ~~village~~Village's tree regulations, as provided in ~~chapter 11~~Chapter 11 of this ~~title~~Title.

~~23-22.~~ Compliance ~~With~~with Watershed Development Ordinance: The ~~PCD~~PMD must comply with all standards, regulations, and procedures of the ~~village's watershed development ordinance,~~ ordinanceVillage's Watershed Development Ordinance, Ordinance 2001-16, as it may be amended from time to time.

~~24-23.~~ Water ~~And~~and Sewer Service: The ~~PCD~~PMD must comply with all ~~municipal code~~Municipal Code requirements concerning the public water supply and sanitary sewer service necessary to serve the ~~PCD~~PMD.

C. Conditions: The approval of a ~~final plan~~Final Plan may be conditioned on such matters as the ~~board~~Board of ~~trustees~~Trustees may find necessary to: (i) prevent or minimize any possible adverse effects of the proposed PCD, or to PMD, (ii) ensure compatibility of the various uses that may exist within the PMD; or (iii) ensure its compatibility with surrounding uses and development and its consistency with the general purposes, goals, and objectives of this codeCode, the ~~village's subdivision code, and the village's comprehensive plan~~Village's Subdivision Code, and the Village's Comprehensive Plan. Such conditions shall be expressly set forth in the ordinance ~~or resolution granting the approval in question~~approving the PMD. Violation of any such condition or limitation shall be a violation of this ~~code~~Code and shall constitute grounds for revocation of all approvals granted for the planned ~~commercial~~mixed-use development. ~~(Ord. 2013-12, 6-10-2013)~~

10-~~14~~15-4: AUTHORITY TO MODIFY

REGULATIONS :[http://www.sterlingcodifiers.com/codebook/getBookData.php?chapter_id=82456 - 892531mailto:?subject=Lake Bluff Code Regulations&body=Below is a link to the Village code which contains the information you requested.](http://www.sterlingcodifiers.com/codebook/getBookData.php?chapter_id=82456-892531mailto:?subject=Lake%20Bluff%20Code%20Regulations&body=Below%20is%20a%20link%20to%20the%20Village%20code%20which%20contains%20the%20information%20you%20requested.)[http://www.sterlingcodifiers.com/codebook/index.php?book_id%3D805%26chapter_id%3D82456 - s892531](http://www.sterlingcodifiers.com/codebook/index.php?book_id%3D805%26chapter_id%3D82456-s892531)

A. Authority: Subject to the standards and limitations in this ~~section~~Section, the ~~board~~Board of ~~trustees~~Trustees, as part of an approval of any ~~PCD~~PMD, may modify ~~or waive~~any provision of this ~~code~~Code or of the ~~village's subdivision ordinance~~Village's Subdivision Ordinance as they apply to an approved ~~PCD~~PMD, subject to the limitations in this Section.

B. Standards: No such modification ~~or waiver~~ may be approved unless the ~~board~~Board of ~~trustees~~Trustees shall find that the proposed ~~PCD~~PMD:

1. Will achieve the purposes for which ~~PCD~~PMD may be approved pursuant to ~~section 10-14-1 of this chapter~~Section 10-15-1;
2. Will not violate the general purposes, goals, and objectives of this ~~code~~Code and the ~~village's comprehensive plan~~Village's Comprehensive Plan;
3. Will result in a development providing ~~compensating~~ amenities to the ~~village~~. "~~Compensating amenities~~" means ~~features not~~Village that may not be otherwise required ~~to achieve compliance with the standards of~~under this ~~code~~Code or other applicable ~~village~~Village codes and ordinances, including, without limitation, such things as public art; plazas; pedestrian walkways; natural habitats; increased landscaping; buffering or screening; enhanced streetscape; enhanced pedestrian and transit supportive design; underground parking; and similar features. ~~Compensating amenities must be proposed as part of a PCD application, and all compensating amenities, whether public or private, must be developed and constructed at the applicant's expense; and~~
4. ~~Subject to the standards set forth in this subsection, a compensating amenity may be in the form of a cash contribution. If the board of trustees approves a cash contribution in lieu of a compensating amenity, then the contribution must be made by the applicant to the village prior to the issuance by the village of any permit authorizing construction related to the project. The contribution will be designated by the village specifically as funding for a compensating amenity of the type described in subsection B3 of this section. The board of trustees may approve a cash contribution only if: a) the project site is inadequate for any physical on-site compensating amenity as a result of its size, shape, or other topographic feature, b) there is no immediate need for a compensating amenity on public property abutting or adjacent to the project site, and c) there is a compelling and appropriate compensating amenity, as determined by the board of trustees, for which a cash contribution can be designated.~~

C. Other Limitations: In granting any ~~PCD~~PMD approval pursuant to this ~~chapter~~Chapter, the ~~board~~Board of ~~trustees~~Trustees shall in no event:

1. Make less stringent any performance standard relating to noise, vibration, smoke and particulate matter, odors, toxic and noxious matter, radiation hazards, fire and explosive hazards, or heat or glare, that is applicable in the district in which the development is to be located or applicable to the particular use by reason of the regulations applicable in any district in which it might be located; or
2. Reduce the minimum total lot area requirement by more than ~~fifty~~50 percent ~~(50%)~~. This limitation does not apply to any minimum lot area per unit requirement.

D. Regulation During And After Completion Of Development: After a ~~final plan~~Final Plan has been approved, that approved plan will constitute the regulations applicable to the subject property, rather than any conflicting provision of this ~~title~~Title. No use or development not authorized by the approved plan will be permitted within the planned ~~commercial~~mixed-use development. (~~Ord. 2013-12, 6-10-2013~~)

10-1415-5: ADJUSTMENTS AND AMENDMENTS TO APPROVED FINAL

PLAN: [http://www.sterlingcodifiers.com/codebook/getBookData.php?chapter_id=82456 - 892532mailto:?subject=Lake Bluff Code Regulations&body=Below is a link to the Village code which contains the information you requested.http://www.sterlingcodifiers.com/codebook/index.php?book_id%3D805%26chapter_id%3D82456 - s892532](http://www.sterlingcodifiers.com/codebook/getBookData.php?chapter_id=82456-892532mailto:?subject=Lake Bluff Code Regulations&body=Below is a link to the Village code which contains the information you requested.http://www.sterlingcodifiers.com/codebook/index.php?book_id%3D805%26chapter_id%3D82456-s892532)

A. Minor Adjustments: During the development of a ~~PCD, the village administrator in consultation with the village engineer~~ PMD, the Village Board may authorize ~~minor~~ adjustments to an approved ~~final plan only as described in subsection A1 of this section and only when the minor adjustments~~ Final Plan that appear necessary to, and consistent, with, proper completion of the development as contemplated by the approval ordinance. **1. Types Of Minor Adjustments:** Such ~~minor~~ adjustments ~~shall be limited to~~ may include, without limitation, the following:

~~a.1.~~ 1. Altering the location of any one structure or any part thereof, or any group of structures, by not more than ~~twenty feet (20') or twenty five percent (25%)~~ of the distance shown on the approved ~~final plan~~ Final Plan between such structure or structures and any other structure or any vehicular circulation element or any boundary of the planned ~~commercial/mixed-use~~ development, whichever is less; and

~~b.2.~~ 2. Altering the location of any circulation element by not more than ~~twenty feet (20') or twenty five percent (25%)~~ of the distance shown on the approved ~~final plan~~ Final Plan between such circulation element and any structure, whichever is less; and

~~c.3.~~ 3. Altering the location of any open space by not more than ~~twenty feet (20') or twenty five percent (25%)~~ of the distance shown on the approved ~~final plan~~ Final Plan; and

~~d.4.~~ 4. Altering any final grade by not more than ~~twenty five percent (20%)~~ of the originally planned grade; and

~~e.5.~~ 5. Altering the location or type of landscaping elements, provided that such minor adjustment will not result in the reduction of required landscaping or be inconsistent with the nature and type of landscaping required by the approved landscape plan.

~~2. Requirements For Minor~~ **B. Standards.** Adjustments: ~~Such minor adjustments~~ shall be consistent with the intent and purpose of this ~~title~~ Title and the ~~final plan~~ Final Plan, as approved, shall be the minimum necessary to overcome the particular difficulty, and shall not be approved if they would result in a violation of any standard or requirement of this ~~code.~~ B. Major Adjustments: Any adjustment to an approved final plan not authorized by subsection A of this section shall be considered to be a major adjustment and shall be granted only on application to, and approval by, the board of trustees after a public hearing conducted by the PCZBA. If the board of trustees determines that a major adjustment is not in substantial conformity with the final plan as approved, then the board of trustees shall refer the request to the PCZBA for further hearing and review as provided in subsection 10-14-2C of this chapter. Code. All adjustments shall be approved by the Board by resolution duly adopted, subject to such review by the Board and other boards and commissions of the Village as the Board may deem appropriate.

C. Amendments To Approved Final Plan After Completion Of Development: After completion of a ~~PCD~~ PMD, an approved ~~final plan~~ Final Plan may be amended, ~~varied, or altered~~ in the same manner and subject to the same procedures and limitations, as ~~provided for major~~

~~adjustments in subsection B of this section, (Ord. 2013-12, 6-10-2013)~~ required for adoption of an initial PMD under the terms of this Chapter.

~~10-14~~ 15-6: APPLICATION

REQUIREMENTS: [http://www.sterlingcodifiers.com/codebook/getBookData.php?chapter_id=82456 - 892533mailto:?subject=Lake Bluff Code Regulations&body=Below is a link to the Village code which contains the information you requested](http://www.sterlingcodifiers.com/codebook/getBookData.php?chapter_id=82456-892533mailto:?subject=Lake%20Bluff%20Code%20Regulations&body=Below%20is%20a%20link%20to%20the%20Village%20code%20which%20contains%20the%20information%20you%20requested). [http://www.sterlingcodifiers.com/codebook/index.php?book_id%3D805%26chapter_id%3D82456 - s892533](http://www.sterlingcodifiers.com/codebook/index.php?book_id%3D805%26chapter_id%3D82456-s892533)

A. Minimum Data Requirements ~~For~~ for All Applications. All Applications: Every application submitted pursuant to this ~~chapter~~ Chapter shall contain at least the following information:

1. The owner's name and address and the owner's signed consent to the filing of the application. Full disclosure of the ownership of all legal and equitable interests in the lot is required.
2. The lot owner's name and address, if different from the owner, and his or her interest in the lot.
3. The names and addresses of all professional consultants, if any, advising the owner with respect to the application.
4. The name and address and the nature and extent of any economic or family interest of any officer or employee of the village in the owner, the lot owner, or lot.
5. The addresses and legal description of the lot.
6. Descriptions and graphic representations of the proposal for which approval is being sought and of the existing zoning classification, use, and development of the lot and the adjacent area for at least two hundred fifty feet (250') in all directions from the lot. The scope and detail of such description shall be appropriate to the subject matter of the application, with special emphasis on those matters likely to be affected or impacted by the approval being sought in the application. These descriptions and representations shall be provided no later than necessary for presentation by the applicant at the public hearing before the PCZBA pursuant to Section 10-15-2.A.3 of this Code.

B. Applications For Development Concept Plan Approval: Every application for ~~development concept plan~~ Development Concept Plan approval shall, in addition to the data and information required pursuant to ~~subsection~~ Subsection A of this ~~section~~ Section, provide at least ten (10) sets of plans and documents of the following:

1. Development Concept Plan: A plan showing the basic scope, character, and nature of the entire ~~PCDPMD~~ PMD including the following information:
 - a. Character: Explanation of the character of the ~~PCDPMD~~ PMD and the manner in which it has been planned to take advantage of the flexibility of these regulations.

b. Ownership: Statement of present and proposed ownership of all land within the project, including present tract designation according to official records in offices of the county recorder.

~~c. Names: The names and addresses of the persons to whom the notice of the hearing to be held by the planning agency are to be sent shall be provided by the subdivider by affidavit and shall include all owners of lots situated within three hundred feet (300') of the lot for which plat approval is sought.~~ Nature and Type of Uses: Information on the nature and type of uses in the PMD and within each building proposed in the PMD.

~~d. Nature And Type Of Uses: Information on the nature and type of uses in the PCD.~~ e. Service Facilities: Information on all service facilities and off street parking facilities in the PCD.

~~f. e. Preliminary Architectural Drawings: Preliminary architectural drawings for all primary buildings shall be submitted in sufficient detail to permit an understanding of the style of the development, and the height, number, location, and design of the building(s) in the PCD.~~ PMD.

~~g. f. Conceptual Site Plan: A conceptual site plan of the proposed PCD, including building locations, property lines, setbacks, streets, circulation systems for pedestrians, bicycles, and vehicles, open space, landscaped areas, and recreational facilities.~~ PMD,

~~h. g. Miscellaneous: Such additional information as may be required by the PCZBA.~~

C. Applications For Final Plan Approval: Every application filed pursuant to this chapter shall, in addition to the data and information required in ~~subsection~~ Subsection A of this ~~section~~ Section, provide the following information:

1. Detailed Plan: A drawing of the PMD shall be prepared at a scale of not less than one inch equals one hundred feet (1" = 100') and shall show such designations as proposed streets (public and private), all buildings and their use, common open space, recreation facilities, parking areas, service areas and other facilities to indicate the character of the proposed PMD. The submission may be composed of one or more sheets and drawings and shall include:

a. Boundary Lines: Bearings and distances.

b. Easements: Location, width and purpose.

c. Streets On And Adjacent To The Tract: Street name, right of way width, existing or proposed centerline elevations, pavement type, walks, curbs, gutters, culverts, etc.

d. Utilities On And Adjacent To The Tract: Location, size and invert elevation of sanitary, storm and combined sewers; location and size of water mains; location of gas lines, fire hydrants, electric and telephone lines and streetlights; direction and distance to and size of nearest water mains and sewers adjacent to the tract showing invert elevation of sewers.

e. Ground Elevations On The Tract: ~~For land that slopes less than one-half of one percent (0.5%), show~~ Show one foot (1') contours, show spot elevations at all breaks in grades, along all drainage channels or swales and at selected points not more than one hundred feet (100') apart in all directions. ~~For land that slopes more than one-half of one percent (0.5%) show two foot (2') contours.~~

f. Subsurface Conditions On The Tract, If Required By The Village Engineer: Location and results of tests made to ascertain subsurface soil, rock and ~~groundwater~~ground water conditions; depth to ~~groundwater~~ground water unless test pits are dry at a depth of five feet (5').

g. Other Conditions On The Tract: Watercourses, floodplains, wetland delineations, marshes, rock outcrop, wooded areas, protected trees as designated in the ~~village~~Village's tree protection regulations at section ~~10-11-4~~10-11-4 of this title, houses, barns, accessory buildings and other significant features, and any federal, state or other non-Village permits required for the PMD.

h. Other Conditions On Adjacent Land: Approximate direction and gradient of ground slope, including any embankments or retaining walls; character and location of buildings, railroads, power lines, towers and other nearby land uses or adverse influences; owners of adjacent platted land; for the adjacent platted land refer to subdivision plat by name, recording date and number and show approximate percent built up, typical lot size and dwelling type.

i. Zoning On And Adjacent To The Tract: Zoning on and adjacent to the tract.

j. Proposed Public Improvements: Highways or other major improvements planned by public authorities for future construction on or near the tract.

k. Open Space: ~~All~~To the extent applicable, all lots intended to be dedicated for public use or reserved for the use of all lot owners with the purpose indicated.

l. General Location, Purpose And Height: General location, purpose and height, in feet and stories, of each building.

m. Map Data: Name of development, north point and scale, date of preparation and acreage of site.

n. Water Facilities: The preliminary plat shall have depicted on its face all lakes, ponds, detention sites, retention sites and dams. This includes existing lakes, ponds, detention sites, retention sites and dams or proposed lakes, ponds, detention sites, retention sites or dams. If the water facility is proposed, the preliminary plat shall be accompanied by preliminary engineering plans, including the depth, capacity and relation of the water facility to proposed storm drain facilities.

o. Miscellaneous: Such additional information as may be required by the PCZBA.

p. Final Building Elevations ~~And~~and Floor Plans: Schematic drawings illustrating the design and character of the building elevations, types of construction, and floor plans for all proposed buildings and structures. The drawings shall also include a schedule showing the number, type, and floor area for all uses or combinations of uses, and the floor area for the entire proposed planned development.

q. Traffic Studies: ~~Detailed~~detailed information as required by the ~~village~~Village concerning traffic circulation within the ~~PCD~~PMD and the mitigation of traffic impacts created by the ~~PCD~~PMD on surrounding village, county, and state roads.

r. Watershed Development Ordinance: ~~Information~~information as required by the ~~village~~Village to demonstrate compliance with the ~~village's watershed development ordinance~~Village's Watershed Development Ordinance.

2. Final Plat: A final land use and zoning plat, suitable for recording with the county recorder of deeds shall be prepared. The purpose of the land use and zoning plat is to designate with particularity the land subdivided into conventional lots as well as the division of other land not so treated into common open areas and building areas. The final land use and zoning plat shall include, but not be limited to:

a. Legal Description Of Entire Area: An accurate legal description of the entire area under immediate development within the ~~PCDPMD~~PMD.

b. Subdivision Plat: A subdivision plat of all subdivided lands in the same form and meeting all the requirements of a normal subdivision plat.

c. Legal Description Of Unsubdivided Use Area: An accurate legal description of each separate unsubdivided use area, including common open space,

d. Location Of All Buildings To Be Constructed: Designation of the exact location of all buildings to be constructed, including minimum setbacks from lot lines.

e. Certificates, Seals And Signatures: Certificates, seals and signatures required for the dedication of lands and recording the document.

f. Tabulations On Separate Unsubdivided Use Area: Tabulations on separate unsubdivided use area, if any, including land area and number of buildings.

g. Water Facilities: The location of all lakes, ponds, detention sites, retention sites and dams shall be depicted and accurately located on the final plat.

3. Public Open Space Documents: ~~All~~To the extent applicable, common open space in the ~~PCDPMD~~PMD that is to be dedicated for the use of the public shall be either conveyed to a municipal or public corporation, conveyed to a not -for -profit corporation or entity established for the purpose of benefiting the owners of the ~~PCDPMD~~PMD or retained by the developer with legally binding guarantees, in a form approved by the village attorney, that the common open space will be permanently preserved as open area. All land conveyed to a not for profit corporation or like entity shall be subject to the right of said corporation to impose a legally enforceable lien for maintenance and improvement of the common open space.

4. Public Facilities: The construction of all public facilities and improvements made necessary as a result of the ~~PCDPMD~~PMD shall either be completed prior to final plat approval, or be guaranteed by a security deposit.

5. Security Deposit: The satisfactory installation of the public facilities and improvements required to be constructed within the ~~PCDPMD~~PMD shall be guaranteed by a security ~~deposit~~consistent with the Subdivision Regulations, including, without limitation, a letter of credit in an amount equal to one hundred ten percent (110%) of the estimated cost of public facility installations. The balance of the security deposit shall not be returned after the completion of the public facility installations unless a guarantee security deposit in an amount of ten percent

(10%) of the total cost of the required facilities is first delivered to the village. Such guarantee security deposit shall be maintained for a period of twenty four (24) months.

6. Delinquent Taxes: A certificate shall be furnished from the proper collector that all special assessments constituting a lien on the whole or any part of the lot of the ~~PCD~~PMD have been paid.

7. Covenants: Final agreements, provisions or covenants which will govern the use, maintenance and continued protection of the ~~PCD~~PMD.

8. Schedule: Development schedule indicating:

a. Stages in which project will be built with emphasis on area, density, use and public facilities such as open space to be developed with each stage. Overall design of each stage shall be shown on the plat and through supporting graphic material.

b. Approximate dates for beginning and completion of each stage.

c. ~~If different land use types are to be included within the PCD, the schedule must include the~~The mix of uses to be built in each stage.

9. Traffic Mitigation:

a. All new developments shall be required to provide a traffic study, prepared by a qualified traffic engineer, to establish trips generated, necessary road and other improvements, and other reasonably necessary information relating to traffic impact of the development on village, county or state roads.

b. All developments shall be required to provide an employee traffic mitigation plan. The plan will establish specific actions by the owner to limit peak hour vehicular traffic generated by the development. These actions might include staggered work hours, ridesharing, vanpools, rideshare or transit promotion, ~~transit stop or van service to rail stops, full service cafeteria, or~~ preferential parking plan.

10. Lighting Plans: A final photometric/lighting plan for the proposed ~~PCD~~PMD including technical descriptions and cut sheets for all lighting fixtures. Any permitted accessory lighting fixtures shall be designed, arranged, and operated so as to prevent glare and direct rays of light from being cast onto any adjacent public or private property or street and so as not to produce excessive sky reflected glare.

11. Landscaping Plans: A final landscape plan depicting the location, size, character, and composition of all trees, landscape materials and other vegetation for the ~~PCD~~PMD.

12. Facilities Plans: Final plans for:

a. ~~Roads~~If applicable, roads including classification, width ~~of~~or right of way, width of pavement and typical construction details.

b. Sanitary sewer system.

c. Storm drainage system.

d. Water supply system.

D. Modification Or or Waiver Of of Application Requirements: Upon written request of the applicant, the ~~village administrator~~Village Administrator may modify the requirements to submit any plans or documents required pursuant to this ~~section~~Section 10-15-6, provided that no required submittals may be waived without the prior review and approval of the ~~village board~~Village Board. The applicant may, at its discretion, submit any or all of the materials set forth in ~~subsection~~Subsection C of this ~~section~~Section during the ~~development concept plan~~Development Concept Plan stage so that the applicant may receive approval of any such specified materials and elements of the required ~~final plan~~Final Plan at the ~~development concept plan stage.~~ ~~(Ord. 2013-12, 6-10-2013)~~Development Concept Plan stage.

Section 6. Effective Date.

This Ordinance shall be in full force and effect from and after its passage approval, and publication in pamphlet form in the manner provided by law.

Ms. O'hara, Mr. Kraus, Mr. Irvin,

June 18, 2016

<http://jwcdaily.com/2016/06/16/lake-bluff-residents-scorn-block-3-proposal/>

The 15th of June marked a major event for the citizens of our great town. See attached news coverage.

As you are well aware, we have a group of citizens that have grown in numbers; we are called the "Concerned Citizens of Lake Bluff, IL." CCLB

We have demands on the boards and trustees of our Village.

To Wit:

The position of the Concerned Citizens stays exactly the same as it has for the last several months and, in fact, the ARB position seems to support our view:

Petition to various boards in the Village of Lake Bluff, Ill.

June 2016

It is apparent to us that the citizens of this town do not want the following:

1.) No High density structures...no more than existing zoning laws.

2.) No 3 story structures. If the entire roof line is slanted but still allowed to go to 36 feet, many people on the north of Scranton Ave. would be blocked in and property values would plummet. A defined line across the entire block destroys a large landscape of sunlight for families in the north of Scranton Ave.

3.) No zoning changes to help out a developer. The only reason for zoning changes would be to benefit a chosen few people. (Builders and developers; investors therein.)

On July 20, this issue will come before the village again and this time we want a defined final answer to our demands.

Further, we will try to bring even more than 150 people to represent our cause.

I suggest another venue for the meeting should be considered.

We welcome a development for Block 3 that meets what we believe to be in the best interests of our town. A 2 story structure that fits in with the tone and charm of Lake Bluff.

Truly yours,

Lee Nysted

131 E. North Ave.

Lake Bluff, IL.

Nyslee@msn.com

847-602-6251

In re: Concerned Citizens of Lake Bluff versus the Village of Lake Bluff, IL. June 10, 2016

The following board meetings have ended:

VILLAGE OF LAKE BLUFF ARCHITECTURAL REVIEW BOARD JUNE 7, 2016 7 P.M.

JOINT PLAN COMMISSION & ZONING BOARD OF APPEALS JUNE 8, 2016 7 P.M.

The above meetings were completed with guidelines and recommendations voted on and approved to be further sent to the Board of Trustees, the Lake Bluff Village Board, re: Block 3 planning ... along Scranton Ave. east of Block 2.

In the attached packets from the above referenced meeting meetings you will find that the following was, in fact, recommended to the village.

Recommendations from the Architectural Review Board Meeting on June 7th, 2016:

- 1.) **A 45 degree roofline on the proposed downtown daylight plan. Final Page.**
- 2.) Preferences for roofing are seen as are materials to be used. Page 16.
- 3.) "Visible breaks in building mass for multi-family structures is encouraged." Page 13.
- 4.) Page 8 specifically states 10 parameters that should be followed.

#3 "Block 3 should be treated as a residential transition between the CBD to the west and scaled to the surrounding neighborhoods." This is very specific as it relates to height and density.

#9 Mature stands of trees and open space should be preserved. (See "green lot" at the end of block 3.)

From the Joint Plan Commission & Zoning Board of Appeals Meeting on June 8, 2016:

Nothing was decided and discussions were largely about the colors used for zoning but no zoning issues were resolved or changed. The Block 3 area is still zoned as it has been for many years but leaning toward multi-family due only to a change in color from red to brown. How the color changed and when was not determined but I stated that this is a major issue for me and the rest of my neighbors.

Chairman Kraus stated to me and Tom McAfee that the planning for block 3 will likely be done by means of a "Land Development Contract" which he claims to have spoken about since February so zoning changes won't be needed. Drew Irvin said this is done all over now.

Tom and I stated that we disagree that the village citizens should be subjected to such a way of doing business with so much at stake for us; Block 3 is so close to our homes as was not the case for other projects like "Target."

The position of the Concerned Citizens stays exactly the same as it has for the last several months and, in fact, the ARB position seems to support our view:

Petition to various boards in the Village of Lake Bluff, Ill.

June 2016

It is apparent to us that the citizens of this town do not want the following:

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Truly yours,



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131 E. North Ave.

Lake Bluff, IL.

Nyslee@msn.com

847-602-6251

Brandon Stanick

From: Lee Nysted <nyslee@msn.com>
Sent: Wednesday, June 15, 2016 12:35 PM
To: Drew Irvin; Mark Stolzenburg; Volkert, Christopher; mcarney@gg Realty.com; Mo Chamberlain; Grant Chamberlain; Robin McAfee; Tom McAfee; Holli Volkert; Julie Stevenson; McAfee, Thomas tmcafee@nm.org; Kyle Peterson; gretchenseymour@me.com; Stevenson, James W.; Jim Seymour jseymour@euclidexec.com; Carol Mark; Jeanosta; Christina Peterson; Greg & Joanne Junkin; Greg & Joanne Junkin; kevin@kevinconsidine.com; lesser@llphlegal.com; david.mark@abbott.com
Cc: Brandon Stanick; Brad W. Andersen; mickey.collins@hok.com; kohara65@comcast.net; Lee.Nysted
Subject: Nysted responds to Peter Friedman RE: From Lee Nysted URGENT: Letter from Mary Collins must be read

Drew Irvin, Peter Friedman...Village boards, et al.

Thank you, Mr. Friedman.

My position is very clear, as you know. I believe most of us in the Concerned Citizens group agree on our basic thesis. We do not want the proposed project approved ...and we will do what we believe to be in the best interests of our town and the people in this town ... many of us have been here for 30 plus years. Please read my letter tonight, sent earlier today (it was published online in the NorthShore Daily paper as well as Forest and Bluff) and quite obviously, you will read into the minutes, the comments from Mary Collins. My heartfelt thanks to her for coming forward with some of the exact items that we have been using in our discovery efforts. It is not totally new news to us, albeit it is indeed to many people in this Village.

Further, Roanoke (Peter Kyte) is the exact same company that has utilized our Village resources now for 5 years preparing to develop the Harrison Conference Center acres. I think we would all agree (at least most of us) that a 2 story version of Peter Kyte's proposed building for Block 3 would be a welcomed addition to our "2 story town." I/we are not opposed to developing Block 3. We welcome such an undertaking.

Thank you all for caring and taking time from your busy lives to embrace the future of Lake Bluff.

Note to Concerned Citizens...I have added Mary Collins and Kathy O'hara to this note.

I am not going to respond to Peter Friedman's attachment and it is not included in this. I do not think my embellishment on the law is needed herein. Counsel will respond if and when it is appropriate and needed.

Truly yours,

Lee Nysted
131 E. North Ave.
Lake Bluff, Il.

From: dirvin@lakebluff.org

To: nyslee@msn.com; markstolzenburg@gmail.com; christopher.volkert@colliers.com;
mcarney@gglrealty.com; mochamberlain@mac.com; grant.chamberlain@raymondjames.com;
trmcafee@gmail.com; tmcafee@lfh.org; hollivolkert@comcast.net; ayiting@comcast.net; tmcafee@nm.org;
kpeterson59@gmail.com; gretchenseymour@me.com; jwstevenson@wmlaw.com; jseymour@euclidexec.com;
carol.mark1@yahoo.com; jeanosta@yahoo.com; cwpeterson109@gmail.com; joannetinsley@comcast.net;
gsj1340@comcast.net; kevin@kevinconsidine.com; lesser@llphlegal.com; david.mark@abbott.com

CC: bstanick@lakebluff.org; bandersen@gglrealty.com

Subject: RE: From Lee Nysted URGENT: Letter from Mary Collins must be read

Date: Wed, 15 Jun 2016 17:00:15 +0000

Hi, Lee:

Please find attached a note from Village Attorney Peter Friedman that was sent to PCZBA Member Mickey Collins in response to her comments/questions RE the draft PMD.

As always, feel free to contact me with any questions.

Best,

Drew

Drew Irvin

Village Administrator

Village of Lake Bluff

40 East Center Avenue

Lake Bluff, Illinois 60044

P 847.283.6883

F 847.234.7254

C 224.588.7807

Email dirvin@lakebluff.org

From: Lee Nysted [mailto:nyslee@msn.com]

Sent: Wednesday, June 15, 2016 9:54 AM

To: Drew Irvin; Mark Stolzenburg; Volkert, Christopher; mcarney@gglrealty.com; Mo Chamberlain; Grant Chamberlain; Robin McAfee; Tom McAfee; Holli Volkert; Julie Stevenson; McAfee, Thomas tmcafee@nm.org; Kyle Peterson; gretchenseymour@me.com; Stevenson, James W.; Jim Seymour jseymour@euclidexec.com; Carol Mark; Jeanosta; Christina Peterson; Greg & Joanne Junkin; Greg & Joanne Junkin; kevin@kevinconsidine.com; lesser@llphlegal.com; david.mark@abbott.com

Cc: Brandon Stanick; Brad W. Andersen

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Concerned Citizens of Lake Bluff

June 15, 2016

The following is must reading because it sheds light on what the various boards are trying to do. Mary Collins is a vital member of the PCZBA board and has come forward with very important information for all of us. See below.

I am not quoting Mary Collins, I have copied her entire note to me and to the Village Boards herein and have sent copies on to various essential parties to this cause.

I am deeply disturbed by what is unveiled here but grateful to Mary for her ability to bring these issues to light.

We are in the right. Lake Bluff is a "2 story town" and allowed to

Lee Nysted
131 E. North Ave.

From Mary Collins:

Hi Lee,

As you can see below, I requested that my comments on the proposed text for a planned development for Blocks 2 and 3 be shared with the public. The village staff is usually exceptionally good about honoring such requests so I am sure this will be done. But since time is short before tomorrow's meeting, and because I will arrive late for the meeting, I am sharing them with you now.

This may be the first topic of the meeting as it is the first item on the agenda and I am sorry to possibly miss the discussion. I would prefer that I not be quoted and I am sure you can provide your own comments!

All the best, Mickey Collins

Begin forwarded message:

From: Mickey Collins <mickey.collins@hok.com>

Subject: FW: Comments on Proposed Draft of PMD Ordinance

Date: June 14, 2016 at 7:47:15 AM CDT

To: MARY COLLINS <mickeycollins@mac.com>

MICKEY COLLINS
HOK

mickey.collins@hok.com

t +1 312 254 5318 m +1 312 714 0096

From: Mickey Collins

Sent: Tuesday, June 14, 2016 7:46 AM

To: 'Steve Kraus' <stevekrauschicago@gmail.com>

Cc: Drew Irvin <dirvin@lakebluff.org>; Brandon Stanick <bstanick@lakebluff.org>

Subject: Comments on Proposed Draft of PMD Ordinance

Hi Steve,

Since I will arrive late Wednesday evening, and since the proposed draft ordinance for the Planned Mixed-Use Development may be the first topic of the meeting, I offer the following comments to be shared with the PCZBA board, the Village Board, and the public.

I compared the proposed draft of the ordinance with that of our most recently passed planned development, the PCD for the Target area. The proposed ordinance is copied from that ordinance and follows its language almost exactly with some necessary edits and some more controversial edits. These particular changes concern me greatly.

Normal Process of Approval

I have previously commented on the unusual process that the Village has implemented of sending zoning issues to the Architectural Board of Review prior to the PCZBA. This is newly allowed in the proposed text unlike our earlier planned development codes. The PCZBA is the board charged with looking at the broad issues of any built project, such as use, heights, scale, density, setbacks, lot coverage, etc. The ABR is charged with a different perspective, looking at the projects in more detail including design, signage, landscaping, etc. These duties are clearly noted on the Village website and are consistent with the approach used by other municipalities throughout the US. Providing formal review by the ABR for development proposals prior to formal zoning review is at best illogical and confused about an appropriate process. At worst, it might be driven by the public support given by ABR members for large scale development in Lake Bluff.

The new language that should be struck is the final sentence of 10-15-2 B. 6. This states that "Nothing in the Paragraph shall prohibit the ABR from conducting its public meeting and undertaking its review of the Final Plan independent of the timing of the PCZBA's public hearing and consideration of the Final Plan." Note that petitioners have the right to submit their Final Plan in lieu of a Concept Plan so this can truly put the cart before the horse.

Effect on Surrounding Properties

Our PCD text for the Target area includes, in Section 10-14-3 Standards and Conditions, Paragraph B. 3, the following phrase among a list of ways in which the PCD shall not be injurious to the use or enjoyment of surrounding properties: "shall not substantially diminish or impair property values within the neighborhood, or be incompatible with other property in the immediate vicinity. The uses in the PCD must be of a type and so located so as to exercise no undue detrimental influence on surrounding properties."

It is astounding to me that this text was edited out of the proposed text for the PMD, copied from the PCD, and I propose that it be restored. Its elimination suggests belief by Village leaders that there might be such a negative impact on surrounding properties by a PMD development but that such impact should not be a basis for consideration. A high level of concern on just this issue has been expressed by neighboring residents who should surely be given protection equal to that given to the light industrial area property owners near Target.

Process if Negative Recommendation by PCZBA

On standard zoning variations, a negative recommendation to the Village Board triggers a requirement of a super-majority vote by that board to overturn the negative recommendation. I do not see any such requirement in the process outlined in the draft and suggest that it be added. I do not see why there should be a lower threshold for planned developments than any other zoning action.

Thanks much for sharing this text as requested and I look forward to joining the meeting as soon as I can on Wednesday.

MICKEY COLLINS AIA, LEED® AP

Vice President | Senior Project Manager

HOK

60 East Van Buren Street, 14th Floor | Chicago, IL 60605 USA

t +1 312 254 5318 m +1 312 714 0096 mickey.collins@hok.com

hok.com | [connect](#)

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It is astounding to me that this text was edited out of the proposed text for the PMD, copied from the PCD, and I propose that it be restored. Its elimination suggests belief by Village leaders that there might be such a negative impact on surrounding properties by a PMD development but that such impact should not be a basis for consideration. A high

level of concern on just this issue has been expressed by neighboring residents who should surely be given protection equal to that given to the light industrial area property owners near Target.

Process if Negative Recommendation by PCZBA

On standard zoning variations, a negative recommendation to the Village Board triggers a requirement of a super-majority vote by that board to overturn the negative recommendation. I do not see any such requirement in the process outlined in the draft and suggest that it be added. I do not see why there should be a lower threshold for planned developments than any other zoning action.

Thanks much for sharing this text as requested and I look forward to joining the meeting as soon as I can on Wednesday.

MICKEY COLLINS AIA, LEED® AP
Vice President | Senior Project Manager

HOK
60 East Van Buren Street, 14th Floor | Chicago, IL 60605 USA

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hok.com | [connect](#)

Brandon Stanick

From: Drew Irvin
Sent: Wednesday, June 15, 2016 1:51 PM
To: Brandon Stanick
Subject: FW: Downtown housing

-----Original Message-----

From: Margaret Kanakis [mailto:magkanakis@aol.com]
Sent: Wednesday, June 15, 2016 1:39 PM
To: Drew Irvin
Subject: Downtown housing

Mr. Irvin,

We are residents of Lake Bluff for many years living in Armour Woods town homes. We LOVE where we are now and LOVE Lake Bluff. But If considering downsizing to a condo in future we would like to stay in Lake Bluff. We would also like to be within short walking distance to a bank, post office, train station and of course some good eateries. At present we would have to move to Lake Forest or Highland Park to achieve this.

We understand that Lake Bluff city planners are considering adding some housing downtown Lake Bluff to accommodate retired seniors like ourselves and maybe some young adults as well. We don't know exact details about zoning, density, parking etc. but do have confidence that our city officials are checking out all details and will do what is best for the vitality and growth of our village as a whole.

Thank you,

Maggie Kanakis
35 Warrington Drive
Dave and Trish Kruger
80 Warrington Drive

Sent from my iPad

6/15/16

Good morning, Mickey:

Drew asked me to give you my thoughts on your comments on the draft PMD Ordinance that the PCZBA will be considering tonight.

Generally, let me say that I think all three of your comments are good ones and worth thinking about, regardless of whether the PCZBA and the Board ultimately decide to make the requested changes to the document. Let me take each of the comments separately –

1. ABR Review. Two issues seem to be at play here.

First is a concern that the ABR is reviewing “zoning issues.” Under 10-15-2-C-6 of the draft Ordinance, the ABR’s mandatory review of the Final Plan is governed by the site plan review procedures in Section 10-2-8 of the Zoning Code, which incorporates the design guidelines in Section 10-6A-11 of the Zoning Code. On the other hand, the PCZBA review of the Final Plan is guided by the standards in 10-15-2-C-5 of the draft Ordinance.

Second is a concern regarding the timing of the ABR review. Under the draft Ordinance, for the “preliminary” review (called “Development Concept Plan” in the Ordinance), 10-15-2-A-5 provides that any optional ABR review comes “*after* the conclusion of the public hearing by the PCZBA.” For the Final Plan, 10-15-2-C-6 provides that the ABR will hold its public meeting to review the Plan “No later than 60 days after the conclusion of the public hearing by the PCZBA.” As you point out, the last sentence of 10-15-2-C-6 provides that the ABR can undertake its Final Plan review independent of the timing of the PCZBA public hearing, so long as the ABR completes its review within the 60 day limit. There are at least three reasons for this sentence. First, it often makes sense to allow the Village some flexibility in scheduling the various review bodies working on a proposed development. Second, requiring, without exception, that the ABR must wait until the PCZBA completes its review of the Final Plan could unnecessarily lengthen the review process. Third, it is possible that ABR review may impact some element of the Final Plan that the PCZBA would want to consider as part of its final recommendation. Prohibiting the possibility for simultaneous review could discourage an applicant from positively responding to ABR comments if resulting changes would require going back to the PCZBA after the PCZBA already closed its public hearing and made its recommendations to the Village Board.

One additional point -- it is true that the existing PRD regulations do not include provisions regarding the timing of public meetings and hearings of the various reviewing bodies, including the ABR and PCZBA. This omission has led to some confusion for staff and applicants with regard to the sequencing of the review procedures. That is why the ABR provisions were included in the PCD Ordinance that was adopted by the Village Board in 2013. It should also be noted that the PCZBA has the ability to hold off on making its Final Plan recommendation in the event that the ABR has commenced but not completed its review and the PCZBA concludes that the ABR review may impact the Final Plan or the PCZBA’s analysis.

Finally, of course, the requirement on ABR and PCZBA timing is ultimately a policy decision for the PCZBA in its recommendation and the Village Board in its final decision. Legally, the Village has flexibility to decide how it wants to address this issue.

2. Standards related Vicinity Properties.

I understand your concern regarding the deletion of the following provisions from the “General Design Standards” in 10-15-3.B of the draft Ordinance:

The PMD shall not . . . substantially diminish or impair property values within the neighborhood, or be incompatible with other property in the immediate vicinity. The uses permitted in a PCD must be of a type and so located so as to exercise no undue detrimental influence upon surrounding properties.

However, the deletion of these words in absolutely no way suggests or was intended to remove a condition that might otherwise be relevant for the currently proposed development of Block 3. These words were deleted because they are cumulative and vague, go far beyond standard limitations, and could unnecessarily constrain the Village’s ability to approve a broadly supported development. At the same time, removal of these words does not take away any practical authority for the Village to deny a proposed PMD due to concerns about impacts on neighboring properties. In this regard, and for important context, look at the numerous other provisions of the draft Ordinance which provide the Village with broad and explicit authority to consider vicinity impacts. Specifically, please note the following –

- 10-15-1.B.9 provides that the purpose of PMDs are to enhance the character and vitality of the CBD but only “in harmony with *adjacent residential neighborhoods*.”
- 10-15-3.B.2, requires that a PMD shall be designed, located, operated, and maintained so that it will not “impair an adequate supply of light and air to *adjacent property* and . . . will not endanger the public health, safety and welfare.”
- 10-15-3.B.4 (the same paragraph from which the above-provisions were removed) provides that a PMD “shall *not* be unnecessarily injurious to the use and enjoyment of *surrounding properties* for the purposes permitted pursuant to the applicable zoning district, shall *not* prevent the normal and orderly development and improvement of *surrounding properties* for permitted uses, shall *not* be inconsistent with the community character of the *neighborhood*, [and] shall *not* alter the essential character of the *neighborhood*.”
- 10-15-3.B.4 also provides that all PMDs must address “compliance with the Village’s noise, lighting, and other performance standards,” all of which are designed to some varying extent to protect neighboring properties.
- 10-15-3.B.8 provides that a PMD must address “landscaping, public open space, and other buffering features as necessary to reasonably protect uses within . . . *surrounding*

properties, including without limitation reasonable and practical buffering related to the visual impact on . . . *surrounding properties*.”

- 10-15-3.B.13 requires a PMD to include security and site control measures “to address adverse impacts on *neighboring properties*.”
- 10-15-3.B.17 requires a PMD to ensure that landscaping can “screen parking areas from *neighboring properties*.”
- 10-15-3-C specifically authorizes the Village Board, if it decides to approve a PMD, to include conditions to “prevent or minimize *any* possible adverse effects of the proposed PMD” and “ensure its compatibility with *surrounding uses and development*.”
- 10-15-4-C makes clear that all noise, vibration, smoke, particulate matter, odors, toxic and noxious matter, radiation hazards, fire and explosive hazards, and heat or glare performance standards shall apply to all PMDs.

It is correct that the omitted provisions were included in the PCD regulations (while they are not included in the PRD regulations or in the other parts of the Village Zoning Code). They were obviously not omitted to lessen the Village’s leverage in considering PMDs in the CBD. Their omission in no way does that. Rather, they were omitted because upon further review, I concluded that they actually added unnecessary ambiguities to the standards and could hinder the Village’s legal position in either granting or denying a proposed PMD.

All that said, again, whether to include or not include these provisions is ultimately a decision that the PCZBA will have to consider and that the Village Board will have to decide.

3. Super Majority Vote Requirement.

Your last comment is your suggestion that a new provision be added to the draft Ordinance that would trigger a super majority vote of the Village Board if a proposed PMD received a negative recommendation from the PCZBA. As you know, this type of provision is not currently included in the PCD or PRD regulations of the Village’s Zoning Code or in the Village’s procedural requirements for special use permits. Thus, the “threshold” for PMD approval is the same as all other zoning relief in the Village except variations. The standards for approval remain the same for the Village Board regardless of whether the PCZBA recommends for or against a proposed development. The only question here is whether the PCZBA wants to recommend and whether the Village Board wants to approve a change in Village policy that would trigger a super majority Board approval requirement based on a negative PCZBA recommendation on zoning relief other than variations.

Let me know if you want to discuss any of this prior to the meeting tonight. Thanks.

Peter Friedman

From: Mickey Collins [mailto:mickey.collins@hok.com]
Sent: Tuesday, June 14, 2016 7:46 AM
To: Steve Kraus
Cc: Drew Irvin; Brandon Stanick
Subject: Comments on Proposed Draft of PMD Ordinance

Hi Steve,

Since I will arrive late Wednesday evening, and since the proposed draft ordinance for the Planned Mixed-Use Development may be the first topic of the meeting, I offer the following comments to be shared with the PCZBA board, the Village Board, and the public.

I compared the proposed draft of the ordinance with that of our most recently passed planned development, the PCD for the Target area. The proposed ordinance is copied from that ordinance and follows its language almost exactly with some necessary edits and some more controversial edits. These particular changes concern me greatly.

Normal Process of Approval

I have previously commented on the unusual process that the Village has implemented of sending zoning issues to the Architectural Board of Review prior to the PCZBA. This is newly allowed in the proposed text unlike our earlier planned development codes. The PCZBA is the board charged with looking at the broad issues of any built project, such as use, heights, scale, density, setbacks, lot coverage, etc. The ABR is charged with a different perspective, looking at the projects in more detail including design, signage, landscaping, etc. These duties are clearly noted on the Village website and are consistent with the approach used by other municipalities throughout the US. Providing formal review by the ABR for development proposals prior to formal zoning review is at best illogical and confused about an appropriate process. At worst, it might be driven by the public support given by ABR members for large scale development in Lake Bluff.

The new language that should be struck is the final sentence of 10-15-2 B. 6. This states that "Nothing in the Paragraph shall prohibit the ABR from conducting its public meeting and undertaking its review of the Final Plan independent of the timing of the PCZBA's public hearing and consideration of the Final Plan." Note that petitioners have the right to submit their Final Plan in lieu of a Concept Plan so this can truly put the cart before the horse.

Effect on Surrounding Properties

Our PCD text for the Target area includes, in Section 10-14-3 Standards and Conditions, Paragraph B. 3, the following phrase among a list of ways in which the PCD shall not be injurious to the use or enjoyment of surrounding properties: "shall not substantially diminish or impair property values within the neighborhood, or be incompatible with other property in the immediate vicinity. The uses in the PCD must be of a type and so located so as to exercise no undue detrimental influence on surrounding properties."

It is astounding to me that this text was edited out of the proposed text for the PMD, copied from the PCD, and I propose that it be restored. Its elimination suggests belief by Village leaders that there might

be such a negative impact on surrounding properties by a PMD development but that such impact should not be a basis for consideration. A high level of concern on just this issue has been expressed by neighboring residents who should surely be given protection equal to that given to the light industrial area property owners near Target.

Process if Negative Recommendation by PCZBA

On standard zoning variations, a negative recommendation to the Village Board triggers a requirement of a super-majority vote by that board to overturn the negative recommendation. I do not see any such requirement in the process outlined in the draft and suggest that it be added. I do not see why there should be a lower threshold for planned developments than any other zoning action.

Thanks much for sharing this text as requested and I look forward to joining the meeting as soon as I can on Wednesday.

MICKEY COLLINS AIA, LEED[®] AP
Vice President | Senior Project Manager

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Brandon Stanick

From: Drew Irvin
Sent: Wednesday, June 15, 2016 3:13 PM
To: Brandon Stanick
Subject: FW: bloquear tres :)
Attachments: PCZBA Letter - June 13.pdf

From: Jim Seymour [mailto:jseymour@euclidexec.com]
Sent: Wednesday, June 15, 2016 3:11 PM
To: Drew Irvin
Cc: kohara65@comcast.net; Gretchen Seymour (gretchenseymour@me.com)
Subject: bloquear tres :)

Hi Drew:

Anything going on tonight in town? ☺ Gretchen and I cannot attend the meeting tonight, but we do support the main points of Dave Mark's letter (attached). Like everything there is a happy medium that is possible with the proposed development. We are confident the board will find the proper scale for the development which the current proposal lacks in the spirit of our the previous ZB meetings.

We know an appropriate compromise can be reached, our hope is the board is still open to that.

Good luck tonight.

Jim

Jim Seymour | Principal
630-238-2755 | jseymour@euclidexec.com



PLATINUM Sponsor of the 2016 PLUS D&O Symposium

Brandon Stanick

From: Drew Irvin
Sent: Monday, June 13, 2016 1:42 PM
To: Brandon Stanick
Subject: FW: from 212 E. Scranton residence RE: 3-story buildings

From: kohara65@comcast.net [mailto:kohara65@comcast.net]
Sent: Monday, June 13, 2016 1:41 PM
To: Drew Irvin
Subject: Fwd: from 212 E. Scranton residence RE: 3-story buildings

Sent from my iPhone

Begin forwarded message:

From: Alkota <unefinc@aol.com>
Date: June 13, 2016 at 1:05:06 PM CDT
To: kohara65@comcast.net
Subject: from 212 E. Scranton residence RE: 3-story buildings

Dear Ms. Kathy O'Hara,

With this be advised that we strongly object the construction of three-story buildings on E. Scranton. We agree with other neighbors and sure that that kind of construction would irreparably change the charming nature of Lake Bluff, make it more noisy and business district like. We need to say a definite "NO" to the builders and reject this idea once and for all.

We know you since the years when our daughter, Katerina Salnikova was in the middle school. And those year of contacts with you showed that you were a person of integrity and high moral principles. Precisely those should not allow this construction to take place. Instead of one empty (currently) building on our street we can come up some time in

the future with two high but empty or half empty buildings.
What are we going to do then?

Thank You!

Dr. Alexander S., Ph.D
Alkota Inc.

www.alkotagifts.com

This e-mail, and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail, you are hereby notified that any dissemination, distribution or copying of this e-mail is prohibited. If you have received this in error, please immediately notify me and permanently delete the original and any copy of any e-mail and any printout thereof. The sender therefore does not accept liability for any errors or omissions in the contents of this message which arise as a result of e-mail transmission.

Drew; PCZBA members; Lake Bluff Village Board

May 31, 2016

I just received a notice about the "Roanoke group, LLC." They want their way with our community.

My vote is a broad based no with prejudice.

I have been involved in municipal politics since beginning my career in 1978.

It is apparent to me that the citizens of this town do not want the following:

1.) NO High density structures...no more than existing zoning laws.

2.) No 3 story structures. If the entire roof line is slanted but still allowed to go to 36 feet, people like me would be blocked in and our property values would plummet. A defined line across the entire block does not help those of us on North Ave.

3.) No zoning changes to help out a developer. The only reason for zoning changes would be to benefit a chosen few people. (Builders and developers; investors therein.)

4.) I believe there are distinct conflicts for several board members. (Owners of existing businesses on Scranton, for example, should not have any vote on these issues.)

I do not get the sense that the boards are "getting it." How many times do we have to show you our thoughts, in print, verbally, in graphics detail. This is well documented now.

We do not care about the return on the investment of a chosen few people that want to make a "killing" at our expense.

Our "Mayberry charm" is at stake here and so are the property values of at least 20 + homes in the immediate surrounding area.

In conclusion:

I am going to suggest that our concerned citizens find competent counsel to represent us and seek remedies and relief if anything like a breach to the above guidelines are chosen as a path for our village. A lawsuit (within the jurisdiction of Lake County Illinois) to protect our interests, would cost us far less as a group, than the decline in market value we would certainly all face (individually) if we are forced to live with a bad zoning and planning decision made by the village boards.

I encourage all concerned citizens to share thoughts about this and mail to Drew and the boards. We cannot allow this insanity to prevail.

Truly yours,

A handwritten signature in black ink, appearing to read "Lee Nysted". The signature is fluid and cursive, with a large initial "L" and "N".

Lee Nysted
131 E. North Ave.
Lake Bluff, IL. 60044

Nyslee@msn.com

Brandon Stanick

From: Roberta Logan <bobbilogan57@gmail.com>
Sent: Monday, June 13, 2016 9:59 PM
To: Brandon Stanick; Drew Irvin; kohara65@comcast.net
Subject: BLOCK 3 DEVELOPMENT

To: Brendan, Drew, and Kathy:

I would like to voice my opinion on the latest development proposition of Block 3, in case there is not enough time to voice my opinion in public. Both my husband and I vehemently opposed the construction of Block 1, along with all our neighbors, and look where that got us! I am absolutely against any type of three story building! It just does not conform to the existing neighborhood. What type of rhetoric do I need to use to convey this to the members of the planning commission & zoning board of appeals? We do not need any urban revitalization in our town!!!

I really thought we (homeowners in the area) had made our point back in February, and here we have a second developer still trying to build more 3-story structures. We all know why - so that when this passes, you can automatically construct a huge 3-story building on the north side of Block 2 so that it will conform with the existing buildings in Blocks 1 & 3. Do you think we are all ignorant of the situation???

I am in favor of a set of condos/apartments along Scranton, as long as the elevation is not above 2 stories. Two story buildings will transition nicely into the well-established residential neighborhood, but 2 three-story buildings will look like monolithic structures. And looking at the types of people these condos will attract - it needs to be a combination of those wanting to downsize from their existing homes in LB (and stop paying the outrageous property taxes) and those couples or small families just starting out that want to bring up families in our fine community but cannot yet afford a house and high property taxes. I certainly would not want to make a lateral move from a 4 bedroom house of the same value as one of your proposed 2 bedroom condos! I am truly at a loss as to whom the developer is actually trying to attract here!

This high-density urban style development will forever change the character of Lake Bluff. I am hoping the members of these boards will not change the zoning laws and/or pass the development of structures that OBVIOUSLY have been met with opposition by the taxpayers of this community. If the members do not listen to the taxpayers this time, the result may be a "high-density exodus" of your tax base.

Thank you for your time & consideration in this matter.

--
-Bobbi Logan

June 13, 2016

Ms. Kathleen O'Hara
President, Board of Trustees
Village of Lake Bluff, Illinois

Dear President O'Hara,

I am writing to express my support for the development of the old PNC bank property as residential housing. As I have shared with you before I believe the property would provide a great setting for senior members of our community, given its close proximity to the library, post office, restaurants, the park and all the activity in downtown Lake Bluff. While property owners may debate the size and design of any residential development I believe we have a great opportunity to provide housing for people rather than a commercial building that would have difficulty being financially viable. I also recognize that any developer would need to make a profit and that many seniors would find it challenging to purchase or rent a unit in this location, but it would provide an alternative for some seniors who are seeking transitional housing from larger single family homes.

Cordially,

Darrell Bloom

Darrell Bloom
336 Crescent Drive
Lake Bluff, IL

Carol Weatherall

To: Drew Irvin
Subject: RE: Proposal for Building on Scranton between Oak and Evanston

From: wiperschke@comcast.net [<mailto:wiperschke@comcast.net>]
Sent: Monday, June 13, 2016 12:48 PM
To: Drew Irvin
Subject: Proposal for Building on Scranton between Oak and Evanston

My husband and I are concerned about the proposal for the three story building at the corner of Scranton and Evanston. It would be devastating to the character of the Village. My husband and I have lived in Lake Bluff for forty-five years and we love Lake Bluff as the small, quaint village it has always been. If this development is allowed to go through, it will have a tremendous affect on the congestion, parking, not to mention the looks of the downtown area. Parking is already a problem at times, especially handicap parking. We just wanted you to know how we felt, that we are completely against the proposal for the three-story, 16-unit building. Please don't let this go through!!!

Lake Bluff Residents,

Oliver & Joyce Perschke
120 E Woodland Rd

RECEIVED

By brandon at 10:43 am, Jun 14, 2016

June 13, 2016

To the members of the PCZBA:

Over the past six months I have attended numerous PCZBA, ABR and Village Board meetings regarding the future of Lake Bluff's Central Business District, and many more informal meetings of neighbors concerned about the potential developments of Blocks 2 and 3. For those of us living adjacent to the CBD, it can be a very emotional issue, given the potential implications for the aesthetics of our homes, our quality of life, and property values. And while we have a variety of opinions on some of the specific elements of potential developments, we passionately agree on one thing – our desire, or more accurately our insistence, that our voices be heard as our elected and appointed representatives in the local government make decisions which can have such a profound impact on us.

Webster defines "principle" as "a moral rule or belief that helps you know what is right and wrong and that influences your actions". In recent months there has been much discussion regarding planning principles, and on June 8 the PCZBA unanimously approved 10 principles to guide future development of the CBD. Regardless of the legal rights or obligations of the Board vis-à-vis its "Planned Residential Development" review of the proposed Block 3 development, I would argue that the Board's approval of the principles established a moral obligation to follow those principles, and – in circumstances of subjective interpretation – clearly articulate how material development decisions in the CBD align with those principles. Failure to do so would be disingenuous at a minimum, and could raise doubts about the integrity and transparency of this body in particular and our village government in general.

I am not opposed to change. In fact, I welcome it, and believe many potential alternatives for Block 3 are better than the status quo – for me as a neighbor and for the community as a whole. Planning Principle #3 states that "Block Three should be treated as a residential transition between the CBD to the west and scaled to the surrounding neighborhoods." I support this principle, as well as the other nine, and believe that development consistent with this principle can enhance the diversity of the village's housing stock without detracting from the character of our community. Unfortunately, I do not believe Roanoke's Block 3 proposal is an acceptable alternative. It fails to address several critical elements of Principle #3:

- A block-long, three-story development is not an appropriate transition between a block of discrete one- and two-story commercial/retail properties to the west and a block of two story detached single family homes to the east.
- The aggregate mass of the proposed structures is entirely out of scale with adjacent buildings – to the east, west, north and south. The "open space" between the two buildings may soften the monolithic feel of the development for residents, but offers little or no relief for the neighbors.

The Roanoke proposal represents a significant aesthetic improvement over the proposal presented to the PCZBA earlier this year, and includes some elements specifically designed to

address certain concerns of the neighbors. But as with the previous proposal, my neighbors and I are very concerned about the impact of a three story structure bordering our properties. I do not believe that two-story alternatives have been adequately evaluated. A two-story residential development would better meet the spirit of Principle #3, mitigate many of the immediate neighbors' concerns, and preserve – or even add to – the charm of our downtown.

One of the more uncomfortable elements of democracy is the fact that we must delegate key decision-making authority to our representatives. For democracy to function, we as citizens must have trust that those representatives are making decisions in our collective best interest. I do have confidence that the PCZBA will fulfill its fiduciary obligations as it considers the Roanoke proposal. But to do so, the Board must reject the false narrative that they are choosing between this proposal and a “20,000 square foot, 30-foot tall”¹ commercial building. There are other alternatives, so I ask – as a resident, taxpayer, voter, and neighbor – that you do the right thing, and make your decision without abandoning those principles which you approved just days ago.

Sincerely,

David Mark
117 E. North Avenue

¹Peter Kyte, Roanoke principal, *Daily North Shore*, June 9, 2016

RECEIVED
Barbara Ruffalo

BY:

To: Kathy O'Neil and Drew Dorn,

I certainly hope that the proposal for the 3 story development, from Oak to Evanston is a joke and that you cannot be serious. This monstrosity of a building does not fit in to our small cozy community in any way, shape, or form. Maybe in downtown Wilmette or Evanston, with a much larger population, will such buildings fit in. We are a town of 16,500 not 16,500! Who are you kidding and what makes you think this town wants or needs this? This proposal will destroy our downtown area, causing our small downtown area to be much more congested, dense, and commercial-like. A BIG reason why families move here is because they are attracted to this quaint downtown and surrounding neighborhood.

This development will ruin the character of this charming little town. This town does not need 3 story buildings, bringing with it increased congestion, but instead perhaps small 1 story cottage style homes / townhomes, in keeping with the

neighborhood.

The thought of this type of building going on here saddens me and breaks my heart! And I know I am not the only one who feels this way! I have lived up Lake Bluff for over 35 years and I have watched this town grow very nicely - but this new addition does NOTHING to enhance the character of this town. It will do the opposite - DESTROY IT!! Shame on you!! Please reconsider!!
listen to this town!

Barbara Ruffolo

June 13, 2016

To the members of the PCZBA:

Over the past six months I have attended numerous PCZBA, ABR and Village Board meetings regarding the future of Lake Bluff's Central Business District, and many more informal meetings of neighbors concerned about the potential developments of Blocks 2 and 3. For those of us living adjacent to the CBD, it can be a very emotional issue, given the potential implications for the aesthetics of our homes, our quality of life, and property values. And while we have a variety of opinions on some of the specific elements of potential developments, we passionately agree on one thing – our desire, or more accurately our insistence, that our voices be heard as our elected and appointed representatives in the local government make decisions which can have such a profound impact on us.

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The Roanoke proposal represents a significant aesthetic improvement over the proposal presented to the PCZBA earlier this year, and includes some elements specifically designed to

address certain concerns of the neighbors. But as with the previous proposal, my neighbors and I are very concerned about the impact of a three story structure bordering our properties. I do not believe that two-story alternatives have been adequately evaluated. A two-story residential development would better meet the spirit of Principle #3, mitigate many of the immediate neighbors' concerns, and preserve – or even add to – the charm of our downtown.

One of the more uncomfortable elements of democracy is the fact that we must delegate key decision-making authority to our representatives. For democracy to function, we as citizens must have trust that those representatives are making decisions in our collective best interest. I do have confidence that the PCZBA will fulfill its fiduciary obligations as it considers the Roanoke proposal. But to do so, the Board must reject the false narrative that they are choosing between this proposal and a “20,000 square foot, 30-foot tall”¹ commercial building. There are other alternatives, so I ask – as a resident, taxpayer, voter, and neighbor – that you do the right thing, and make your decision without abandoning those principles which you approved just days ago.

Sincerely,

David Mark
117 E. North Avenue

¹Peter Kyte, Roanoke principal, *Daily North Shore*, June 9, 2016

Carol Weatherall

From: Drew Irvin
Sent: Friday, June 10, 2016 8:56 AM
To: Carol Weatherall; Brandon Stanick
Subject: FW: In re: Concerned Citizens of Lake Bluff Illinois versus The Village Board of Trustees of Lake Bluff, Illinois
Attachments: june-7-2016.1.pdf; june-8-2016.3.pdf; Nysted letter to the village board June 10, 2016.docx

Info report and PCZBA packets, please

From: Lee Nysted [mailto:nyslee@msn.com]
Sent: Friday, June 10, 2016 2:35 AM
To: Drew Irvin; kohara65@comcast.net; trmcafee@gmail.com; markstolzenburg@gmail.com; kevin@kevinconsidine.com; Lee.Nysted
Subject: In re: Concerned Citizens of Lake Bluff Illinois versus The Village Board of Trustees of Lake Bluff, Illinois

Drew...please attach and include this as my presentation to the Village Boards for June 13 and June 15. Confirm receipt of same.

Courtesy copies to counsel for Lee A. Nysted and Lee A. Nysted trust

In re: Concerned Citizens of Lake Bluff versus the Village of Lake Bluff, IL. June 10, 2016

The following board meetings have ended:

VILLAGE OF LAKE BLUFF ARCHITECTURAL REVIEW BOARD JUNE 7, 2016 7 P.M.

JOINT PLAN COMMISSION & ZONING BOARD OF APPEALS JUNE 8, 2016 7 P.M.

The above meetings were completed with guidelines and recommendations voted on and approved to be further sent to the Board of Trustees, the Lake Bluff Village Board, re: Block 3 planning ... along Scranton Ave. east of Block 2.

In the attached packets from the above referenced meeting meetings you will find that the following was, in fact, recommended to the village.

Recommendations from the Architectural Review Board Meeting on June 7th, 2016:

- 1.) A 45 degree roofline on the proposed downtown daylight plan. Final Page.
- 2.) Preferences for roofing are seen as are materials to be used. Page 16.
- 3.) "Visible breaks in building mass for multi-family structures is encouraged." Page 13.
- 4.) Page 8 specifically states 10 parameters that should be followed.

#3 "Block 3 should be treated as a residential transition between the CBD to the west and scaled to the surrounding neighborhoods." This is very specific as it relates to height and density.

#9 Mature stands of trees and open space should be preserved. (See "green lot" at the end of block 3.)

From the Joint Plan Commission & Zoning Board of Appeals Meeting on June 8, 2016:

Nothing was decided and discussions were largely about the colors used for zoning but no zoning issues were resolved or changed. The Block 3 area is still zoned as it has been for many years but leaning toward multi-family due only to a change in color from red to brown. How the color changed and when was not determined but I stated that this is a major issue for me and the rest of my neighbors.

Chairman Kraus stated to me and Tom McAfee that the planning for block 3 will likely be done by means of a "Land Development Contract" which he claims to have spoken about since February so zoning changes won't be needed. Drew Irvin said this is done all over now.

Tom and I stated that we disagree that the village citizens should be subjected to such a way of doing business with so much at stake for us; Block 3 is so close to our homes as was not the case for other projects like "Target."

The position of the Concerned Citizens stays exactly the same as it has for the last several months and, in fact, the ARB position seems to support our view:

Petition to various boards in the Village of Lake Bluff, Ill.

June 2016

It is apparent to us that the citizens of this town do not want the following:

1.) No High density structures...no more than existing zoning laws.

2.) No 3 story structures. If the entire roof line is slanted but still allowed to go to 36 feet, people like us would be blocked in and our property values would plummet. A defined line across the entire block destroys a large landscape of sunlight for families in the north of Scranton Ave.

3.) No zoning changes to help out a developer. The only reason for zoning changes would be to benefit a chosen few people. (Builders and developers; investors therein.)

Truly yours,

Lee Nysted
131 E. North Ave.
Lake Bluff, IL.
Nyslee@msn.com
847-602-6251

In re: Concerned Citizens of Lake Bluff versus the Village of Lake Bluff, IL. June 10, 2016

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Lake Bluff, IL.

Nyslee@msn.com

847-602-6251

VILLAGE OF LAKE BLUFF
ARCHITECTURAL BOARD OF REVIEW

TUESDAY, JUNE 7, 2016 – 7:00 P.M.

VILLAGE HALL BOARD ROOM
40 E. CENTER AVENUE, LAKE BLUFF, ILLINOIS

AGENDA

1. Call to Order and Roll Call
2. Consideration of the May 3, 2016 Architectural Board of Review Meeting Minutes
3. Non-Agenda Items and Visitors (Public Comment Time)
The Architectural Board of Review Chair and Board Members allocate fifteen (15) minutes during this item for those individuals who would like the opportunity to address the Board on any matter not listed on the agenda. Each person addressing the Architectural Board of Review is asked to limit their comments to a maximum of three (3) minutes.
4. A Discussion of Proposed Design Guidelines for Central Business District Block Two and Three
5. Staff Report
 - Next Regular Meeting – July 5, 2016 (1st Tuesday)
6. Adjournment

The Village of Lake Bluff is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact R. Drew Irvin at 234-0774 or TDD number 234-2153 promptly to allow the Village of Lake Bluff to make reasonable accommodations.

**VILLAGE OF LAKE BLUFF
ARCHITECTURAL BOARD OF REVIEW
REGULAR MEETING
MAY 3, 2016**

DRAFT MINUTES

1. Call to Order and Roll Call

The meeting of the Architectural Board of Review (ABR) of the Village of Lake Bluff was called to order on May 3, 2016 at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue) and the following were present.

Present: Neil Dahlmann
Matthew Kerouac
Stephen Rappin
Carol Russ
Bob Hunter, Chair

Absent: Edward Deegan, Member
John Sorenson, Member

Also Present: Mike Croak, Building Codes Supervisor (BCS)
Drew Irvin, Village Administrator
Brandon Stanick, Assistant to the Village Administrator

2. Consideration of the April 5, 2016 ABR Regular Meeting Minutes

Member Rappin moved to approve the minutes of the April 5, 2016 ABR meeting as presented. Member Kerouac seconded the motion. The motion passed on a unanimous voice vote.

3. Non-Agenda Items and Visitors (Public Comment Time)

Chair Hunter stated the ABR Chair and Board Members allocate fifteen minutes during this item for those individuals who would like the opportunity to address the Board on any matter not listed on the agenda.

There were no requests to address the ABR.

4. Consideration of a Sign Permit and Awning for the Marvin Design Gallery at 930 North Shore rive

Chair Hunter introduced the agenda item.

Mr. Bill Goodman briefly summarized the request noting the color of the awning will change from black to white.

Member Rappin stated the awning looks just as good as the previous awning.

Members Russ, Kerouac, Dahlmann and Chair Hunter expressed their agreement with Member Rappin.

Member Dahlmann made a motion recommending that the Village Board approve exemptions to the Sign Code to allow signage be attached to the main portion of the awning and to allow the lettering of the sizes shown. Member Russ seconded the motion. The motion passed on a unanimous voice vote.

5. Consideration of a Sign Permit for United Services at 46 Sherwood Terrace

Chair Hunter introduced the agenda item.

BCS Croak stated the ABR may consider final approval because the sign complies with Village Code.

Member Dahlmann had no comments.

In response to a comment from Member Kerouac, BCS Croak stated this is a two sided sign.

Member Russ expressed concern regarding the size of the letters and legibility of the sign but noted the sign looks great to her otherwise.

Member Rappin expressed his agreement with Member Russ that the sign is a little busy and somewhat out of alignment but it complies with Village Code therefore he is okay with the request.

Chair Hunter had no comments.

Member Kerouac moved to approve a ground sign for United Services, Inc. as submitted. Member Dahlmann seconded the motion. The motion passed on a unanimous voice vote.

6. A Discussion of Proposed Design Guidelines for Central Business District Block Two and Three

Chair Hunter introduced the agenda item.

BCS Croak stated the yellow highlighted areas of the draft downtown design guidelines have been revised in response to the past comments.

Member Russ questioned page 24, paragraph #1; Chair Hunter stated the comment established how the sidewalk should look.

Member Rappin stated there may be an easier way to say that, in terms of being more consistent with existing sidewalks on the north side of Scranton Avenue.

Chair Hunter stated that this is not a code sort of an informational booklet with a lot of background information based on how some of the images came to be and asked if it was necessary to keep that information intact or can it be a historic document.

BCS Croak asked if the appendix should be kept as part of the legal document or as supplemental information. Village Administrator Drew Irvin stated it should be kept with the document because there are elements in there which are zoning code and comprehensive land

use orientated, and design guidelines which can be codified. Ultimately, there will be some pieces that will result in zoning code amendments, land use plan amendments, and then the balance of the plan will probably be put into the land use plan as an appendix, as there is value in historic information.

In response to a comment from Chair Hunter, BCS Croak stated Staff had recommended including a statement “Photographs are intended to illustrate what is discussed in caption and other aspects of the photograph may not be suitable for development in Lake Bluff”.

Member Kerouac stated these are all basic concepts which do not need much illustration because the goal is to establish a precedence which is different than what is depicted in the pictures.

Mr. Thomas McAfee (resident) provided information on the height of his home and stated he is confused because when talking about some of the design attributes when we are not sure how we are going to conclude on the scale, it is hard to reconcile both of these because the design characteristics of two-story or single-story are going to be different. Mr. McAfee stated three story structures are not consistent with North Avenue. He expressed his understanding we are trying to provide collective guidance to developers but it is also important for us to decide on some of the scale limits as this could drive the viability of some redevelopments. He stated his struggle is with density and the desire to have the density necessary to support an economic price point that works for the developer or support diversified housing stock. A discussion regarding building height followed.

Chair Hunter commented on Block Two and Three redevelopments and noted that Block Three may continue to be proposed as all residential. In order to pay for the property along it would have to be a three-story development of some sort to be economically feasible. Also, parking will drive the redevelopment of Blocks Two and Three.

Mr. McAfee asked why the economic viability of a developer is driving the decision on what is appropriate for Blocks Two and Three. Chair Hunter stated the goal is to develop a certain kind of envelope that would allow developers to do projects that are feasible so the property does not remain vacant. A discussion followed.

Member Dahlmann talked about the Teska study done in the mid 1990's, and showed the Board a news article from 1966 discussing a study on apartment housing in Lake Bluff that was done by the League of Women Voters.

Mr. Rick stated his father met resistance when he proposed to build townhomes on the 8 acres of land along Green Bay Road at the south end of town. He stated the land has since been subdivided into single-family homes and expressed his opinion that the Village would look much different today if there were townhomes built on Green Bay Road.

Chair Hunter stated nobody likes changes but Tanglely Oaks and Belle Forest Subdivisions both turned out really well.

Mr. Rick commented on building height and setbacks and noted the library setback is approximately 25 ft. from the curb line before you get to the 35 ft. roof. Mr. Rick stated you are talking about the same view scape of the same area, the same part of town, and there needs to be division for whatever is redeveloped on North Avenue and Block Three. He stated all the pieces have to fit together and have some sort of setback concept which will allow all the neighborhoods to flow together. Mr. Rick stated Blocks Two and Three redevelopment cannot be view independently. He stated setbacks should be considered throughout the entire concept and noted that view scape is an important aspect of the Village. A discussion followed.

Ms. Julie Stevenson (resident) stated her husband was involved with the Block One redevelopment and suggested the Boards listen to residents from the past to make these redevelopments look as good as possible. Ms. Stevenson asked if there is really a need for the third story.

Member Kerouac made a motion to recommend that the PCZBA establish a daylight plane requirement where we establish a height on the building facade on all four sides, and from that point create a daylight plane for the third floor. Member Russ seconded the motion. The motion passed on a unanimous voice vote.

Village Administrator Irvin stated it is not necessarily a bad thing if you put language in the design guidelines as well as make a recommendation to codify it in the zoning ordinance.

Following their discussion the commissioner expressed their preference to i) clarify streetscape specifically sidewalk paving materials, visibility, access and outdoor seating, ii) fewer photographs, iii) for setback recommendations, iv) building height, v) visibility of third floor from ground level and vi) apply a daylight plan restriction to the third floor to further regulate building height.

Chair Hunter opened the floor for public comments

Mr. Rick ____ asked why are there were not many pictures of Lake Bluff commercial buildings in the draft guidelines and why are they not being used as the starting point. He expressed his preference to have the illustrations depict what Lake Bluff currently looks like.

Mr. Mark Stolzenburg (resident) asked if the planning principles were more appropriately directed to the ABR or Joint Plan Commission and Zoning Board of Appeals. Chair Hunter stated that is the preview of the PCZBA.

BCS Croak provided the ABR with a photograph and asked for feedback regarding a streetscape bench that could be used around trees to protect the front of Block One. Member Russ stated it would look great on Center Avenue parkway.

Chair Hunter provided an update on the Mariani Streetscape design.

7. Staff Report

Chair Hunter reported the next regular meeting will be on June 7, 2016.

8. Adjournment

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8. Adjournment

There being no further business to consider, Member Dahlmann moved to adjourn the meeting. Member Rappin seconded the motion. The motion passed on a unanimous voice vote. The meeting adjourned at 8:20 p.m.

Respectfully submitted,

Mike Croak, CBO, CBCO
Building Codes Supervisor

VILLAGE OF LAKE BLUFF

Memorandum

TO: Chairman Hunter and Members of the Architectural Board of Review

FROM: Mike Croak, Building Codes Supervisor

DATE: June 3, 2016

SUBJECT: **Agenda Item # 4 - A Discussion of Proposed Design Guidelines for Central Business District Block Two and Three**

At the May 3, 2016 Architectural Board of Review meeting, the ABR decided to recommend two modifications to the Design Guidelines. They decided to choose photos to recommend for deletion from the guidelines and they decided to add a recommendation that a new daylight plane regulation be established to require any third floor to be set back from the second floor.

After the May 3 meeting, ABR members had an opportunity to send in a list of photos that they recommend for deletion from the Design Guidelines. I received comments from Chairman Hunter and Member Russ. In the attached copy of the Design Guidelines, each of the photos that either one recommended for deletion are crossed out.

Staff has drafted the following proposed text to reflect the ABR's suggestion that a new daylight plane regulation be established for any third floor of new buildings downtown:

"The third floor of any building that is part of a Planned Mixed Development, other than detached single family homes, shall be set back so that it is below the Downtown Daylight Plane. The Downtown Daylight Plane shall be defined as a line beginning at the intersection of the exterior of the second floor walls with the extended plane of the floor surface of the third floor and continuing inward at forty five degree angle towards the interior of the building. Parapet walls, guardrails, and chimneys are permitted to extend into and through the downtown daylight plane. Rooftop mechanical units, elevator bulkheads, and stairs shall remain below the Downtown Daylight Plane."

The ABR should consider whether or not there should be any additional exceptions from the Downtown Daylight Plane, such as dormers or gable roof ends (the single family daylight plane allows 20' of gable end) or a limited amount of the front façade to allow more articulation to the building, such as the way the third floor of the 18 E Scranton Avenue portion of the Block 1 building projects forward of the mansard roof that is above 16 & 20 E Scranton Avenue. The ABR should also consider whether any of the exemptions to maximum height in the Zoning Code should also apply to the Downtown Daylight Plane, such as ornamental towers like the Block 1 cupola.

If you should have any questions regarding this matter, please feel free to contact me at 847-283-6885.

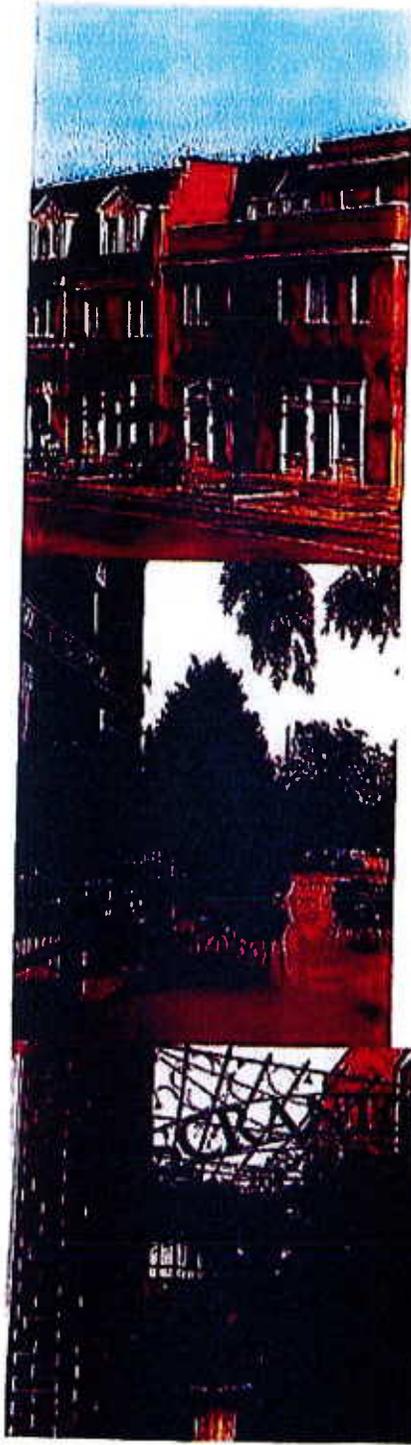
Recommendation:

The ABR should make a motion to recommend to the PCZBA that the Design Guidelines be approved with the deletion of the photos that the ABR desires to delete.

The ABR should make a separate motion to recommend to the PCZBA that the draft text for the Downtown Daylight Plane be incorporated into the Design Guidelines as a new requirement.

Attachments:

- Design Guidelines with indication of photos to be deleted
- Proposed Downtown Daylight Plane
- Existing R-1 through R-5 Daylight Plane Requirement
- Existing Height Exemptions



LAKE BLUFF DOWNTOWN SUBAREA VISIONING

BLOCKS TWO & THREE ARCHITECTURAL & STREETScape DESIGN GUIDELINES

FEBRUARY 1, 2016
WORKING DRAFT

PREPARED FOR:



THE VILLAGE OF
LAKE BLUFF

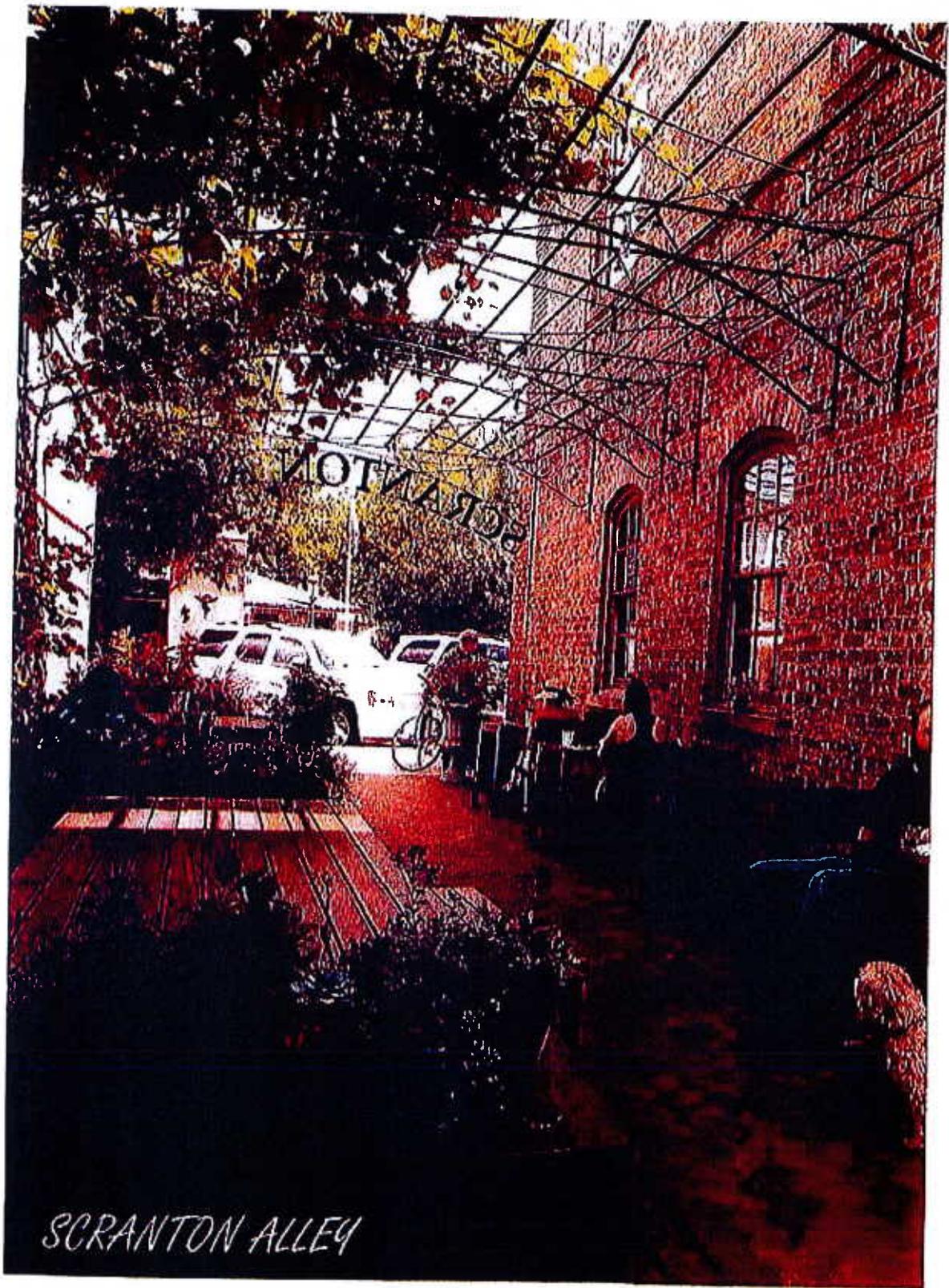
THE VILLAGE OF
LAKE BLUFF

PREPARED BY



627 Grove Street
Evanston, Illinois 60201
t: 847.869.2016
f: 847.869.2059
www.teskaassociates.com

February 1, 2016



4

SCRANTON ALLEY

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APPENDIX: VISUAL PREFERENCE SURVEY RESULTS

SUMMARY OF 1998 CBD PLAN

"The CBD Plan: Phase Two of the Lake Bluff CBD Planning Study" (June 1998) was endorsed by the Village of Lake Bluff. This Plan supported the Village Board's goals to promote CBD revitalization as stated in the Village's Comprehensive Plan (1997). The plan supports the concept of a traditional CBD embodying a balanced mixture of retail, office and service, civic, and residential uses.

The Land Use concept supports a mix of uses located within a compact CBD environment, including retail, service, office and open spaces. Land Use areas were organized into Blocks One through Four as identified below.

Overall goals of the CBD Plan are:

- Opportunities for local residents – shopping, services, employment and business development;
- Economic vitality – productivity, financial performance and fiscal health;
- Sense of place – an attractive and memorable visual image;
- Spirit of community – that which brings people together;
- Residential harmony – appealing living environments within and/or adjacent to the business district.

EXISTING CONDITIONS MAP



Historic District Boundary as delineated in the United States Department of the Interior National Park Service National Register of Historic Places Construction Sheet, Nov 15, 2006



The CBD Plan identified the Village Green as a key open space that contributes to CBD character. Development of municipal parking lots was encouraged to support the land use mix, including the development of a pedestrian-oriented, shopping street along Scranton Avenue. Private redevelopment projects were identified in this plan, and were articulated with possible site layout scenarios, parking & circulation patterns and architectural & streetscape design guidelines.

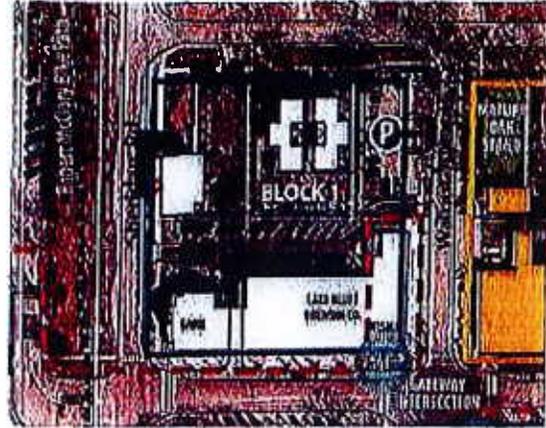
Streetscape design enhancements are identified in the plan, including expansion of the Village's lighting standard, development of gateway entrances and provisions for public art throughout the CBD.

Zoning recommendations were proposed, including an increased building height allowance, towards increasing private investment interest while protecting the visual character of the CBD.

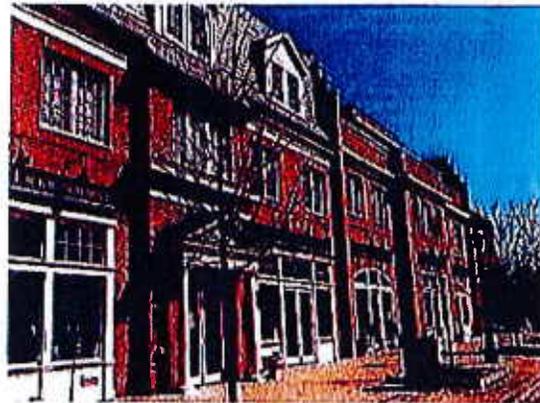
DEVELOPMENT OF BLOCK ONE

The recommendations outlined within the 1998 CBD Plan provided guidance towards the redevelopment of Block One. Located just steps from the Metra Station and Village Green, Block One is bounded by Scranton Ave, North Ave, Sheridan Rd and Walnut Ave. The current development includes a mixture of uses, including retail and commercial office and surface parking at the rear. Ground floor commercial uses, such as the Lake Bluff Brewing Company, Maeverly's and Wisma, among others, are very successful dining destinations that provide outdoor seating and enliven the Scranton Avenue streetscape.

As articulated in the 1998 CBD Plan, the building design for this block respects the three story maximum height limit. Architectural style is respectful of the Lake Bluff train station, the historic Village Market building (Wisma) and nearby residences along North Avenue. Building facades were designed to reduce the impact of building mass and appear as several smaller buildings with traditional masonry detailing storefront windows and awnings. CBD Streetscape treatments were extended along Scranton Ave to Sheridan Road. North Avenue is a neighborhood street including continuous sidewalks, lawn parkways and shade tree plantings.



Existing Development Block One



View to Lake Bluff Brewing Company Block 1

5



Parking provided in the rear of the development

6

DESCRIPTION OF BLOCK TWO AND THREE

The Downtown Visioning Plan will provide a long-term vision for improvements to certain blocks within the Central Business District (CBD). As a follow up to the Downtown CBD Planning Study prepared by Teska Associates (1998), the Downtown Visioning Program utilized outreach methods to build consensus around a community vision for key redevelopment parcels within the downtown area, namely the following two areas:

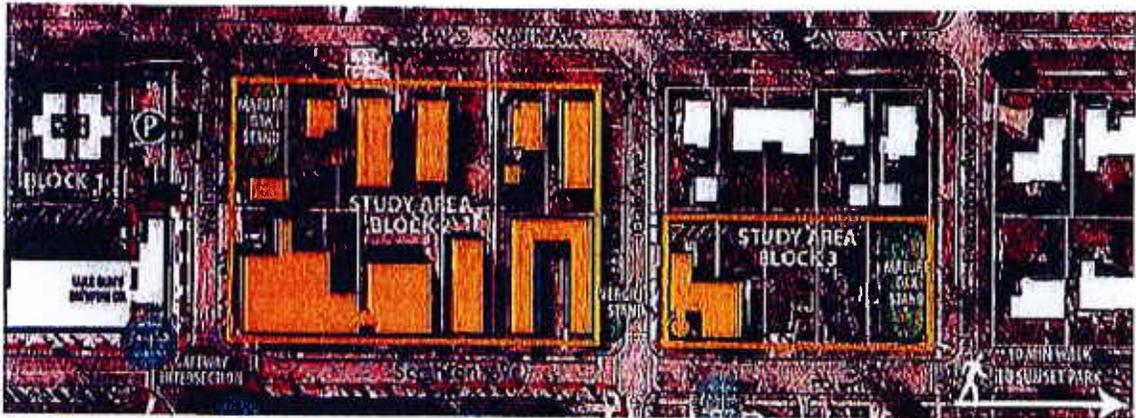
- Scranton/Oak/North/Walnut (Identified in the Village's Zoning Code as "CBD Block Two")
- Scranton/Oak/Evanston (Identified in the Village's Zoning Code as "CBD Block Three")

Existing Conditions

These blocks are characterized by the US Post Office, commercial offices, businesses, former PNC Bank and surface parking fronting on Scranton Avenue. One-story multi-family rental uses fronting on North Avenue. One residence at 105 East North Avenue was identified in the 1998 CBD Plan as being of "architectural significance." Due to vacancies and underutilized properties within Blocks Two and Three, these areas may be considered opportunities for redevelopment compatible with the CBD.

Proposed Land Uses

As identified in the 1998 CBD Plan, the proposed land use mix includes a compatible mixture of "specialty retail and service shops, small eating places, financial institutions, offices and multi-family residences". These land uses are considered to be compatible with the current CBD land use mix.



Existing Development Block Two and Three



Existing Block Two development along Scranton Ave



Former PNC Bank in Block Three

7

8

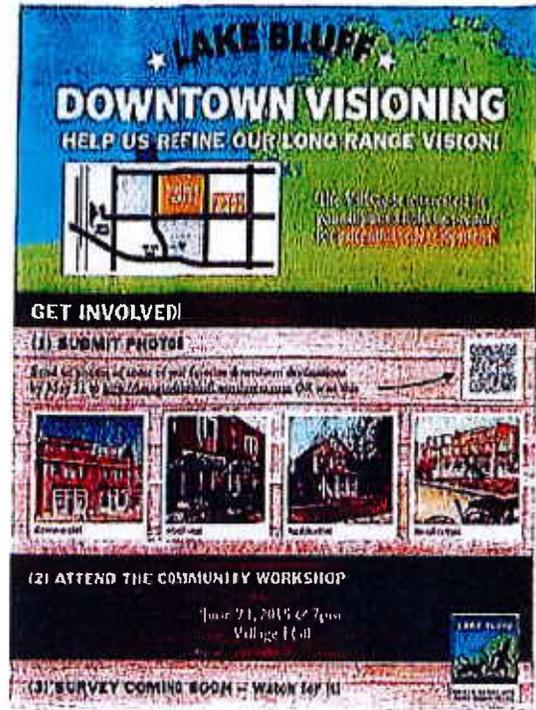
SUMMARY OF THE COMMUNITY'S VISIONING ACTIVITIES

Although the 1998 CBD Plan identified some site development scenarios, the Village took this opportunity to conduct outreach activities with the community towards guiding design and development standards for Blocks Two and Three.

Tasks conducted the following outreach activities:

- Project Website:** The Imagine Lake Bluff website provided project information and announcements. The website invited the community to upload photos, from April 24 to May 31, 2015, for use in the Visual Preference Survey. Relevant photos were utilized in the Visual Preference Survey and Open House activities on June 24, 2015.
- Visual Preference Survey:** The Visual Preference Survey was issued via Survey Monkey. The purpose of the survey was to obtain community preferences relative to downtown redevelopment, including site layouts, building treatments, landscape and streetscape enhancements. The survey was open June 17 – July 31, 2015 and yielded 283 respondents.
- Open House Visioning Workshop:** The Workshop was attended by a variety of stakeholders, including elected and appointed officials, CBD property owners and merchants, as well as members of the community, comprising approximately 40 people. Participants were invited to identify their most and least preferred downtown development treatments via green and red stickers respectively. The Workshop took place at Village Hall on June 24, 2015 at 7pm. Workshop photos are displayed on the project website.
- Distribution and communications:** Outreach activities were announced and distributed to the community via the following channels: Village Website; Posters in Village Hall, Metra station, Library, Lake Bluff History Museum, businesses; Announcement in Village newsletter; Press releases; e-blasts to the community and invitations to the members of the ABR/PCZBA.

Additional information and analysis of all outreach activities can be found in the Appendix section of this report.



Outreach and communication poster material



Attendees of the June 24, 2015 workshop held at Village Hall

PURPOSE AND INTENT OF THE DESIGN GUIDELINES

The recommendations described in the Design Guidelines are derived from a documented community outreach program and best design and planning practices. The design guidelines are intended to promote the vitality and economic health of Lake Bluff's downtown area by providing design direction on the type, character and quality of the built environment that unify Blocks Two and Three with the surrounding CBD area.

The purpose of the guidelines is to implement the general policies and recommendations of *The CBD Plan: Phase Two of the Lake Bluff CBD Planning Study*, prepared in 1998, by providing more detailed guidelines and specifications governing building architecture and improvements to public streetscapes within Blocks Two and Three of the CBD. The Design Guidelines are tools for communicating the design intent for future redevelopment and evaluating proposals. The overall goal is to ensure quality development that employs sound planning and design principles. The purpose of the guidelines is not to dictate a specific plan for the properties located in the CBD, but rather establish a set of standards and identify elements of building and streetscape design that should be encouraged in the downtown.

Design guidelines are an important means of building the economic prosperity of the CBD through the implementation of a unified vision that will continue to promote the themes and characteristics that are unique to Lake Bluff. Since, like most suburban communities, the downtown is no longer the sole center for the Village's retailing and service needs, it must be able to compete with other areas in the Village and surrounding communities that also offer these services. This can be most effectively done by conserving and creating a high quality environment, with an inviting image, that has its own unique sense of place.

The design guidelines are part of the design review that ensures new development, redevelopment and remodeling enhances the visual quality and identity of downtown Lake Bluff. The goal is to build upon the existing attractive CBD destinations with an appealing atmosphere that reflects harmony and continuity in building design and streetscape improvements. The objective is to continue to promote Lake Bluff's downtown center as a pedestrian-friendly environment that fosters civic pride and ownership, promotes a sense of place, and offers a feeling of security. Good design increases property values when these goals are achieved.

The concept of development review is not new in Lake Bluff. Existing building and zoning codes regulate the use of property and set standards for building height, setback, landscaping and parking. Design review, however, works to ensure that new construction, and changes to existing buildings in the downtown, are compatible with the character of the community.

The successful implementation of these guidelines will reinforce the downtown area's unique image as a distinct and inviting place to live, work, shop, and gather, which offers a unique appeal not found in other commercial areas of the Village.

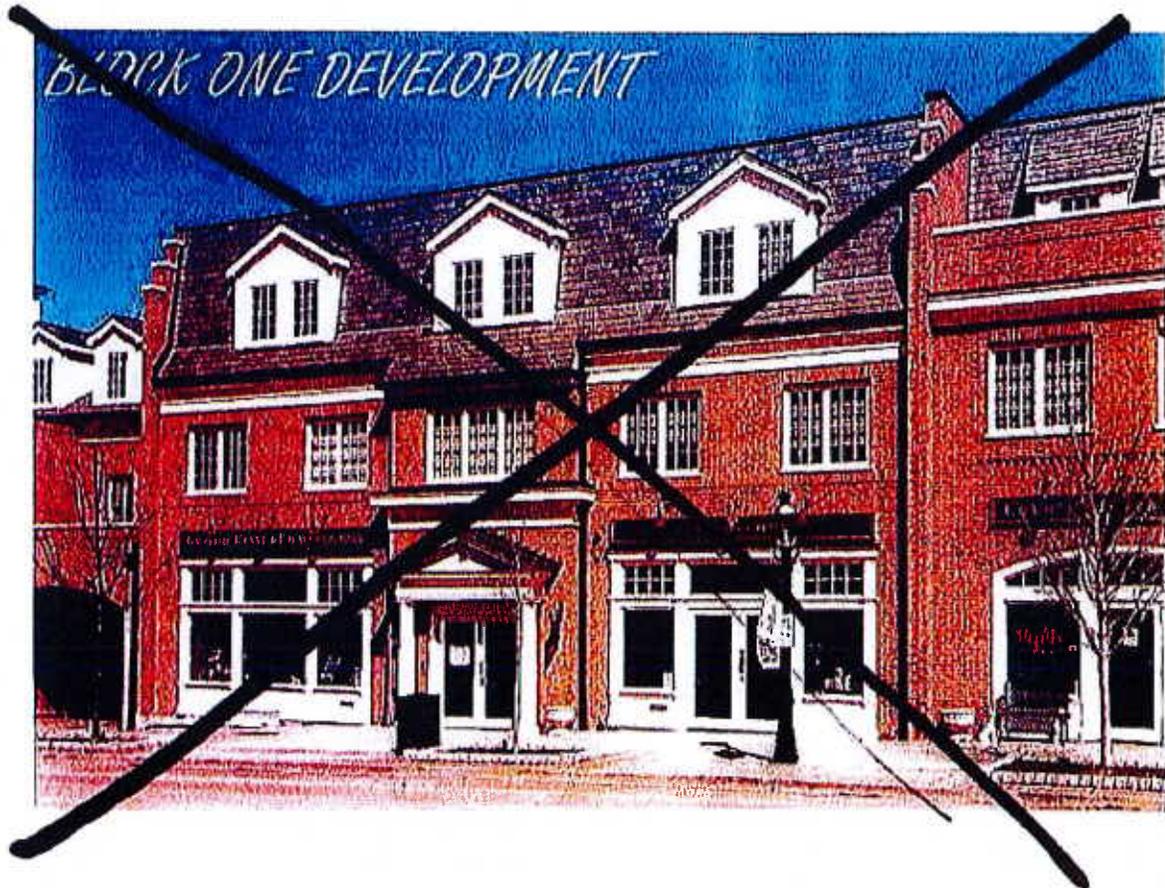
INTRODUCTION TO THE DESIGN GUIDELINES

Lake Bluff has long been associated with a charming, walkable downtown environment nearby to lakefront homes and pedestrian friendly open spaces. Vernacular architecture found within the Village reflects Lake Bluff's cultural history as a resort destination that provided religious, social, cultural, educational and recreational programs within Lake Bluff's unique lakefront and ravine settings. Per the publication entitled "Village of Lake Bluff, Illinois: A Summary and Architectural Survey" (Historic Certification Consultants, 1998), cottage, bungalow and American Foursquare were identified among the vernacular house types in Lake Bluff. Multiple properties within the CBD are documented on the National Register of Historic Places as indicated on the Existing Conditions Map pg 2.

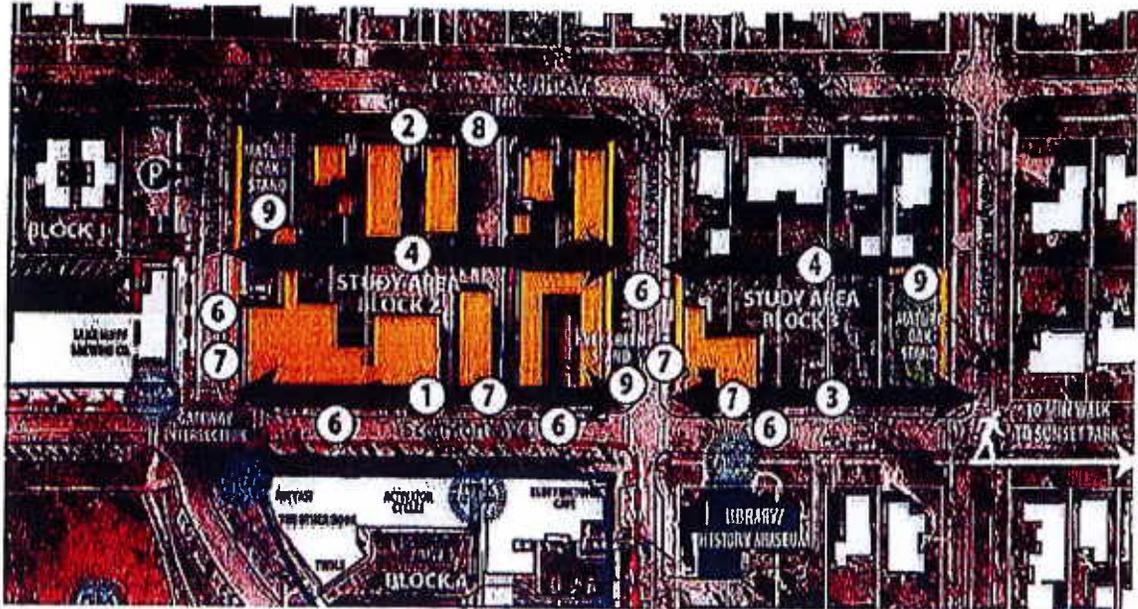
Commercial properties located within the CBD incorporate traditional storefront treatments, masonry materials and parking oriented towards the rear. Surrounding the CBD, residential properties incorporate a range of architectural expressions including cottage and bungalow style architecture.

Although these treatments are considered part of the Village's architectural style, it should be noted that these treatment types are also ranked as 'most preferred' during the public outreach activities.

The Architectural Design Guidelines referenced herein incorporate building treatments that are preferred by the community and are also considered part of the vernacular style of Lake Bluff.



PLANNING PRINCIPLES



The following planning principles have been identified for Blocks Two and Three of the CBD:

1. Where Block Two abuts Scranton Ave, ground floor commercial uses, compatible with the CBD, should promote the pedestrian-oriented main street environment of Scranton Ave.
2. Where Block Two abuts North Ave, 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 Ave and/or Walnut Ave.
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 Ave. Diagonal parking may be considered along Walnut Ave and Oak Ave.
7. There should be continuity of CBD streetscape treatments along Scranton Ave 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 Ave 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.
10. Public gathering spaces are encouraged as are pedestrian ways that provide linkages between the development entrances, parking areas and surrounding CBD destinations.

The Design Guidelines is organized into two parts:

Part One: Architectural Design Guidelines
– describe preferred building treatments organized by building typology.

Part Two: Site and Streetscape Design Guidelines
– describe preferred treatments organized by site and streetscape function.

PART ONE: ARCHITECTURAL DESIGN GUIDELINES

BUILDING
TYPOLOGY 1 Mixed-Use Buildings

BUILDING
TYPOLOGY 2 Multi-Family Residential Buildings

BUILDING
TYPOLOGY 3 Attached Single-Family Rowhomes

BUILDING
TYPOLOGY 4 Detached Single-Family Homes



TPOLOGY 1 - Mixed-Use Buildings

10



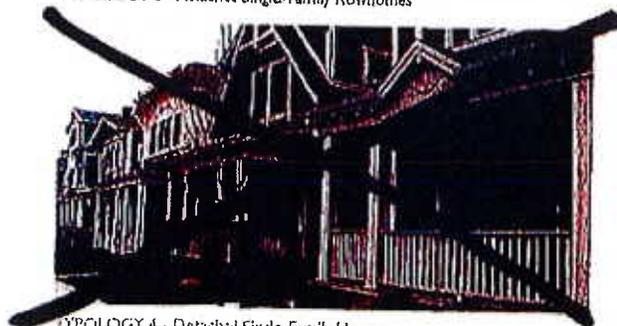
TPOLOGY 2 - Multi-Family Residential Buildings

11



TPOLOGY 3 - Attached Single-Family Rowhomes

12



TPOLOGY 4 - Detached Single-Family Homes

13

BUILDING TREATMENTS

Community Preference Snapshot

When reviewing mixed-use building types, preferences were expressed for buildings oriented towards the public street and along the sidewalk edge with high quality traditional architecture; and parking located at the building rear with screening and ornamental landscaping. A strong preference was expressed against architecture with relatively flat articulation and parking located in front or at the sides of buildings.

Building Orientation

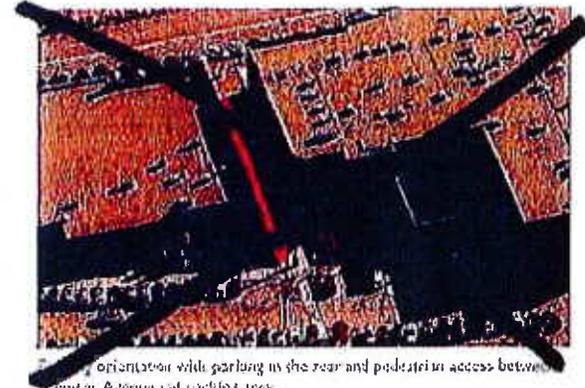
- Buildings should be positioned at the sidewalk and form a "street wall" with an allowance for articulation.
- Building entrance should face street.
- Parking areas are encouraged behind buildings and/or underground. Pedestrian accessways should be provided to connect parking areas with building entrances. Any breaks in the street wall should be used for open space, plazas, public art or pedestrian ways.
- Shared parking facilities are encouraged.
- Buildings located on corner lots should integrate design features that create focal points at intersections such as iconic building characteristics. Such features should be sensitively incorporated into the CBD.

Building Proportion & Scale

- Maximum building height should be three (3) stories including roof.
- Buildings taller than 2-1/2 stories are discouraged along North Ave.
- One (1) story buildings are discouraged.
- Match or transition building proportions between existing adjacent buildings.
- Buildings should use traditional vocabularies to express clear definitions between the building base, middle and top via architectural articulation, including, but not limited to: variations in building materials, articulation of building coping and cornice, and variation in rooflines.



Buildings should be positioned at the sidewalk and form a "street wall" with an allowance for articulation.



Orientation with parking in the rear and pedestrian access between North Avenue and parking area.

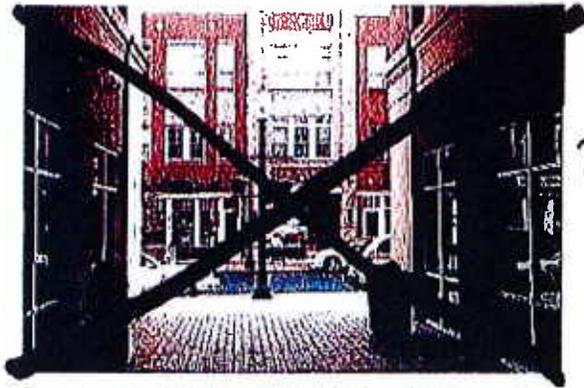


Building features create focal points at intersections.

- Exterior walls should be treated with vertical breaks in the building façade so as to create interest and shadow, thereby minimizing potential monotony of expansive facades.
- Rooflines should incorporate variations in form, including but not limited to, articulated eaves, mansard, hipped and gable ends.
- Upper floor setbacks are encouraged to create architectural articulation and interest, thereby minimizing potential monotony of expansive facades.
- Building corners, edges and entrances should be articulated to reduce visual monotony.
- Strategically located breaks in the building mass are encouraged to provide public plaza space and access between rear loaded parking and the street frontage.

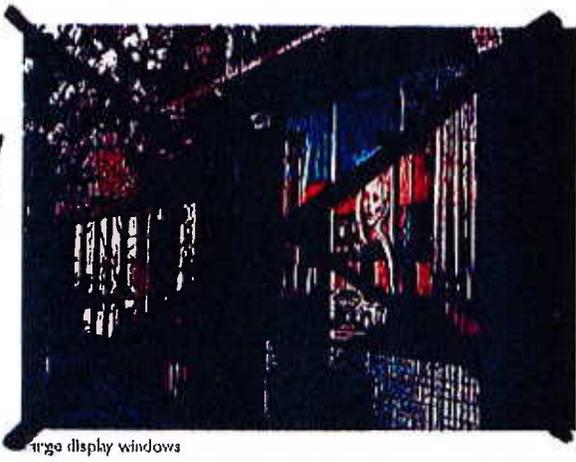


Vertical breaks and articulation in the building facade



Parking located at the building rear with pedestrian accessways

17



Large display windows

18



Awnings and canopies are encouraged along the public walkway

Facade Treatments & Materials

- All exposed faces of buildings shall be treated with quality architectural finishes.
- At a minimum, the primary building material should be durable materials, such as limestone and brick. Additional non-traditional cladding materials, such as metals, or concrete, and cultured stone panels may be appropriate within limited applications.
- Building entrances should be prominent and accessible from the public street.
- Ground floor windows should be large display windows of storefront proportions.
- Awnings and canopies are encouraged along the public walkway. Awning / canopy materials should be fabric.

- **Windows should use traditional proportions and vocabulary.**
- **Windows should incorporate multiple divisions in the glass, such as mullions.**
- **Building cornices, friezes, lintels, sills and surrounds should be clearly expressed with limestone or metal materials.**
- **Upper story balconies should be recessed into the building rather than hung off exterior walls.**
- **Quality materials should be consistent throughout.**
- **All side or rear facades in or adjacent to the central business district should be treated as major elevations with quality architectural finishes, including but not limited to, trellage, planters, appropriate lighting and signage and have variations that provide interest.**

Roofing Treatments & Materials

- **Roof variations that provide interest and break-up the scale of the building are encouraged.**
- **Upper story cornices and friezes should be clearly expressed with limestone or metal materials.**
- **All rooftop equipment including, but not limited to, satellite and other telecommunication equipment, air handling units, elevator equipment, cooling towers and exhaust fans are to be screened from view. Equipment screens should be treated as part of the architectural design with similar detailing and materials as the building architecture.**



21

Rear entrances to commercial properties should be treated with quality architectural finishes such as lighting and signage.



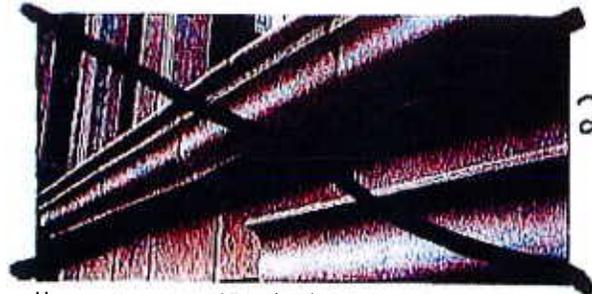
22

Majority of roof system should include parapet and/or mansard roofs



23

Upper story balconies should be recessed into the building



24

Upper story cornice and frieze should be clearly expressed with limestone or metal materials

BUILDING TREATMENTS

Community Preference Snapshot

When reviewing multi-family building types, preferences were expressed for buildings oriented towards the public street and setback behind a modest greenlet; high quality traditional architecture; visual breaks in building mass; clearly defined front entrances; definition of vertical and horizontal facade features; and parking located at the building rear. A strong preference was expressed against buildings located against the sidewalk edge; architecture with relatively flat articulation and parking located in front or at the sides of buildings.

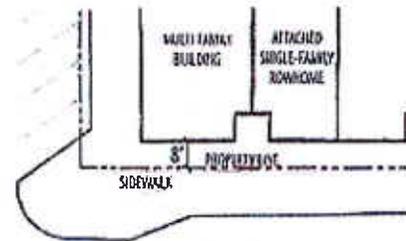
Building Orientation

- Residential buildings should be set back from the lot line. Landscape should be provided between residences and the public right of way.
- ▣ Residential buildings fronting a commercial street should be setback min. eight (8') feet from lot line.
- ▣ Residential buildings fronting a residential street should be setback min. fifteen (15') feet from lot line.
- Parking areas are discouraged between buildings and public streets.
- Parking areas are encouraged behind buildings, shared parking lots, and/or underground.
- Shared parking is encouraged.

Building Proportion & Scale

- Maximum building height should be three (3) stories.
- Buildings taller than 2-1/2 stories are discouraged along North Ave.
- Match or transition building proportions between existing adjacent buildings.
- Buildings should express clear definitions between the building base, middle and top via architectural articulation, including, but not limited to: variations in building materials, articulation of building coping and cornice, and variation in roof lines.

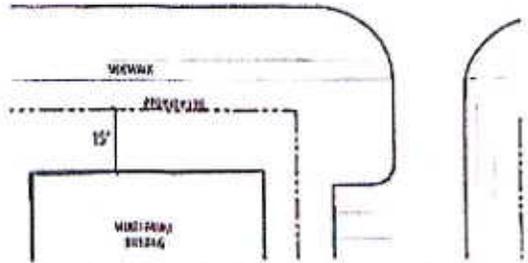
- Exterior walls should be treated with vertical breaks in the building facade so as to create interest and shadow, thereby minimizing potential monotony of expansive facades.
- Rooflines should incorporate variations in form, including but not limited to, articulated eaves, mansard, hipped and gable ends.
- Upper floor setbacks are encouraged to create architectural articulation and interest, thereby minimizing potential monotony of expansive facades.
- Building corners, edges and entrances should be articulated to reduce visual monotony.
- Internal courtyards are encouraged to provide green space and minimize long expansive facades.
- Strategically located breaks in the building mass are encouraged to provide public plaza space and access between rear loaded parking and the street frontage.



Scranton Avenue

Eight (8') feet from lot line

North Avenue



Fifteen (15') feet from lot line

25



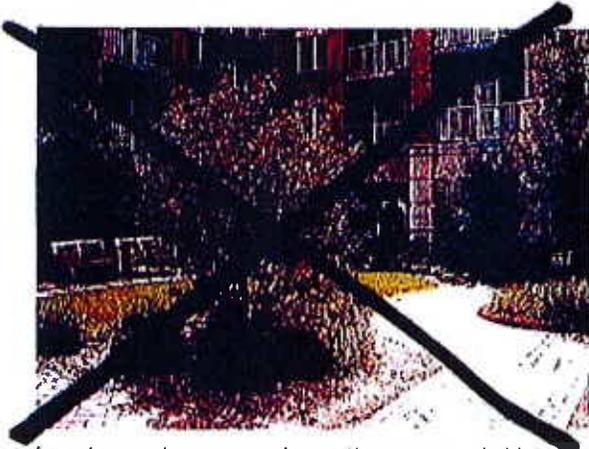
Exterior walls should be treated with vertical breaks in the building facade, articulation of building coping and cornice, and variation in roof lines.

27



Residential buildings should be set back from the lot line. Landscaping should be provided between residences and the public street.

26



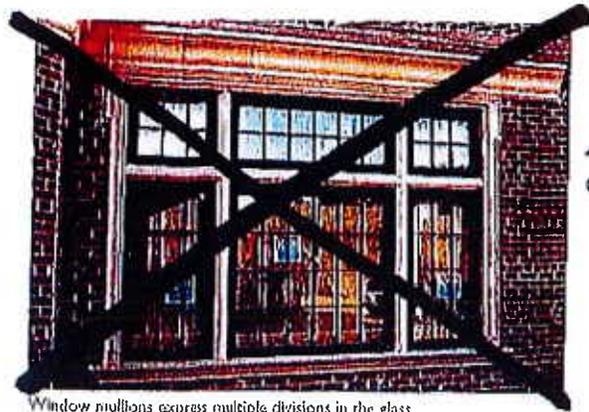
Internal courtyards are encouraged to provide green space and minimize long expansive facades and can include amenities such as seating areas, walkways, landscaping, water features, bike racks and fire pits.

28



Facade Treatments & Materials

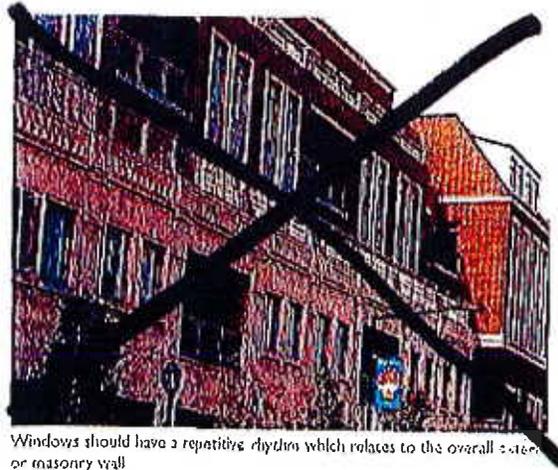
- All exposed faces of residential buildings shall be treated with quality architectural finishes.
- At a minimum, the primary building material should be masonry materials, such as limestone and brick.
- Materials other than those listed above may be used for architectural trim and accent applications including, but not limited to, string courses and other accents.
- Building entrances should be prominent and accessible from the public street.
- Upper story window proportions should be 'punched windows' or smaller than the proportions of the facade and recessed into the exterior wall.
- Windows should have a repetitive rhythm which relates to the overall exterior masonry wall.
- Windows should incorporate multiple divisions in the glass, such as mullions.
- Building cornices, friezes, lintels, sills and surrounds should be clearly expressed with high quality materials such as masonry. EIFS is discouraged.
- Upper story balconies are encouraged as appropriate to the building program. Balcony design shall be compatible with the overall architectural rhythm and scale of the building.
- Balcony railings should be constructed of wood composite or metal materials.
- Trash and utility enclosures and screens should match building with respect to materials.
- Where underground structured parking is planned within a building development, the following facade treatments are recommended:
 - Garage door articulation should be compatible with the architecture of the primary building.
 - Entrance to garage should be located off-street or in the alley where appropriate.
- Any garage or accessory building shall reference the architecture of the principal building.



Window mullions express multiple divisions in the glass



All exposed faces of residential buildings should be treated with quality architectural finishes including brick and limestone



Windows should have a repetitive rhythm which relates to the overall exterior or masonry wall

Roofing Treatments & Materials

- Rooflines should incorporate variations in form, including but not limited to, parapet, mansard, hipped and gable ends.
- Roof variations that provide interest and break-up the scale of the building are encouraged.
- Upper story cornices and friezes should be clearly expressed with limestone or metal materials.
- All rooftop equipment including, but not limited to, satellite and other telecommunication equipment, air handling units, elevator equipment, cooling towers and exhaust fans are to be screened from view. Equipment screens should be treated as part of the architectural design with similar detailing and materials as the building architecture.



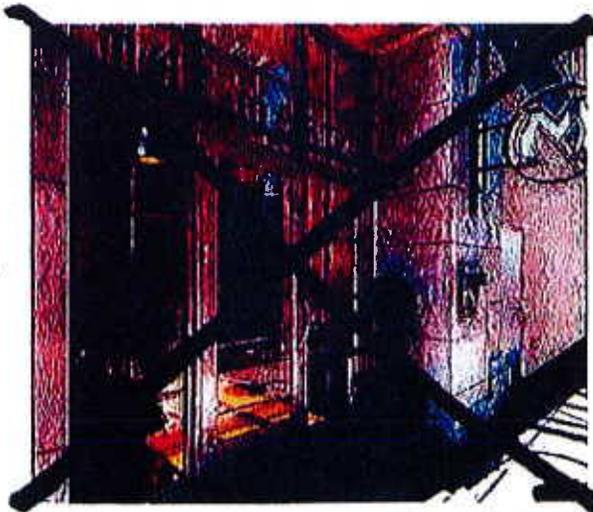
33

Example of a gable roof



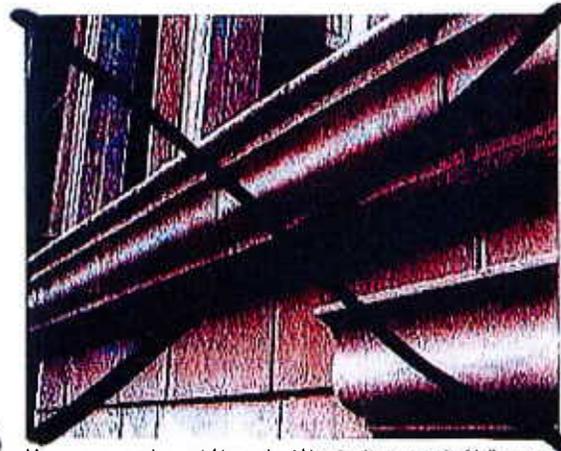
34

Variations in roof form are encouraged



32

Building entrances should be prominent and accessible from the public street and recessed into the facade a minimum of 5'-0"



35

Upper story cornices and friezes should be clearly expressed with limestone or metal materials



BUILDING TREATMENTS

Community Preference Snapshot

When reviewing single-family rowhome types, preferences were expressed for buildings oriented towards the public street and setback behind a modest greenlee; high quality traditional architecture; visual breaks in building mass; clearly defined front entry porches; definition of vertical and horizontal facade features; and parking located at the rear of buildings. A strong preference was expressed against buildings located against the sidewalk edge; architecture with relatively flat articulation; and parking located in front or at the sides of buildings.

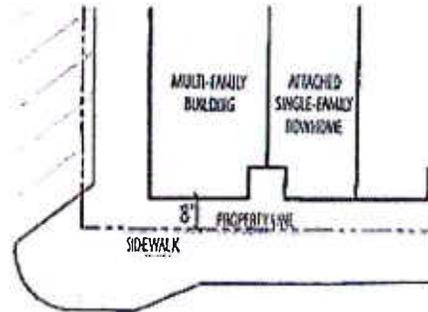
Building Orientation

- Residential buildings should be set back from the lot line. Landscape should be provided between residences and the public street.
- Residential buildings fronting a commercial street should be setback min. eight (8') feet from lot line.
- Parking areas are encouraged behind buildings in alleyway.
- Front entry porches oriented towards the street are encouraged to maintain a street-friendly pedestrian scale.

Building Proportion & Scale

- Maximum building height should be three (3) stories.
- Buildings taller than 2-1/2 stories are discouraged along North Ave.
- Match or transition building proportions between existing adjacent buildings.
- Buildings should express clear definitions between the building base, middle and top via architectural articulation, including but not limited to: variations in building materials, articulation of building coping and cornice, and variation in roof lines.
- No more than eight (8) units should be attached without a break in the building to maintain a street-friendly pedestrian scale and as per best design practices.

- Rooflines should incorporate variations in form, including but not limited to: articulated eaves, mansard, hipped and gable ends.
- Upper floor setbacks are encouraged to create architectural articulation and interest, thereby minimizing potential monotony of expansive facades.
- Building corners, edges and entrances should be articulated to reduce visual monotony.



Scranton Avenue

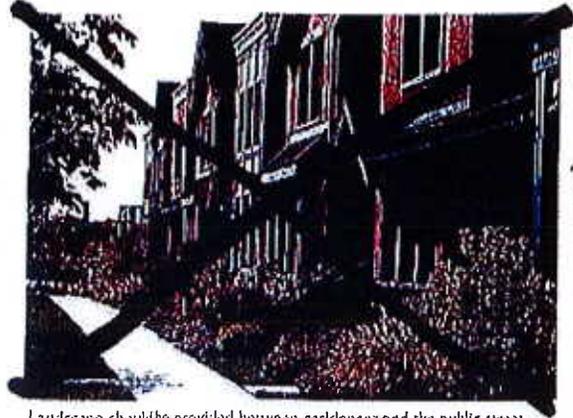
Residential buildings fronting a commercial street should be setback min. eight (8') feet from lot line.

Facade Treatments & Materials

- All exposed faces of residential buildings shall be created with quality architectural finishes.
- At a minimum, the primary building material should be masonry materials, such as limestone and brick. Materials other than those listed above may be used for architectural trim and accent applications including but not limited to: string courses and other accents.
- Upper story window proportions should be 'punched windows' or smaller than the proportions of the facade and recessed into the exterior wall.
- Windows should have a repetitive rhythm which relates to the overall exterior masonry wall.
- Windows should incorporate multiple divisions in the glass, such as mullions.
- Building cornices, friezes, lintels, sills and surrounds should be clearly expressed with limestone or metal materials.
- Balcony railings should be constructed of wood composite or metal materials.
- Upper floor facade enhancements that are consistent with the overall building style are encouraged. These materials should be constructed of wood composite materials.

Roofing Treatments & Materials

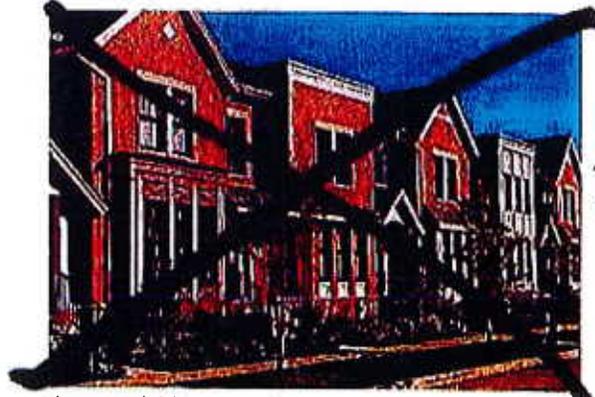
- Roof variations that provide interest and break-up the scale of the building, such as dormers, are encouraged.
- Architectural details appropriate to the principal building style are encouraged.



Landscape should be provided between residences and the public street



Upper floor facade enhancements such as exposed rafter tails and brackets may be considered as appropriate to the overall building style



Variations in building materials, articulation of building coping and cornice, and variation in roof lines are encouraged



BUILDING TREATMENTS

Community Preference Snapshot

When reviewing single-family home types, preferences were expressed for detached single-family buildings oriented towards the public street and setback behind a modest greenbelt; high quality traditional architecture; visual breaks in building mass; clearly defined front entry porches; definition of vertical and horizontal facade features; and parking located at the rear of buildings. A strong preference was expressed against buildings located against the sidewalk edge; architecture with relatively flat articulation; and parking located in front or at the sides of buildings. A diversity of architectural styles is encouraged towards expressing an established and mature appearance consistent with the CBD.

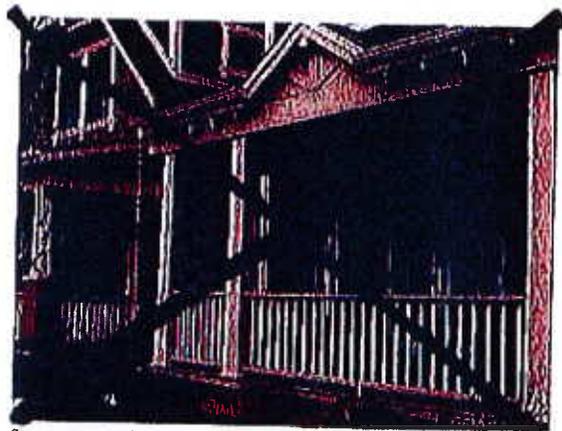
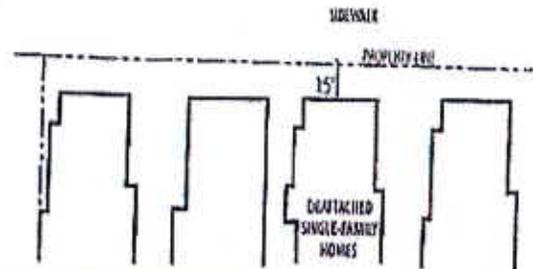
Building Orientation

- Residential buildings should be set back from the lot line.
- Landscape should be provided between residences and the public street.
- Residential buildings fronting a residential street should be setback min. fifteen (15') feet from lot line.
- Parking areas are encouraged behind buildings in alleyway.
- Front entry porches oriented towards the street are encouraged to maintain a street-friendly pedestrian scale.

Building Proportion & Scale

- Maximum building height should be two-and-a-half (2.5) stories.
- Match or transition building proportions between existing adjacent buildings.
- A diversity of architectural styles is encouraged, including, but not limited to, variations in building materials, articulation of building coping and cornice, and variation in roof lines.
- Rooflines should incorporate variations in form, including but not limited to, articulated eaves, mansard, hipped and gable ends.

North Avenue



39

Front entry porches are encouraged to maintain a street-friendly pedestrian scale.



40

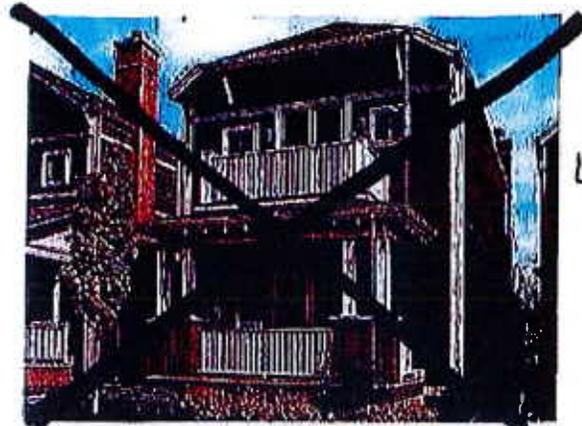
Variations in building materials and articulation in facade and roof are encouraged.

Facade Treatments & Materials

- All exposed faces of residential buildings shall be treated with quality architectural finishes.
- Front porches are encouraged.
- Masonry materials, such as stone or brick, are preferred for the first floor porch bases. Siding materials such as fiber cement siding, paneling, or other durable materials are encouraged.
- Windows should have a repetitive rhythm which relates to the overall exterior wall.
- Windows should incorporate multiple divisions in the glass, such as mullions.
- Upper floor facade enhancements such as exposed rafter tails, brackets and trellage are encouraged. These materials should be constructed of wood composite materials.

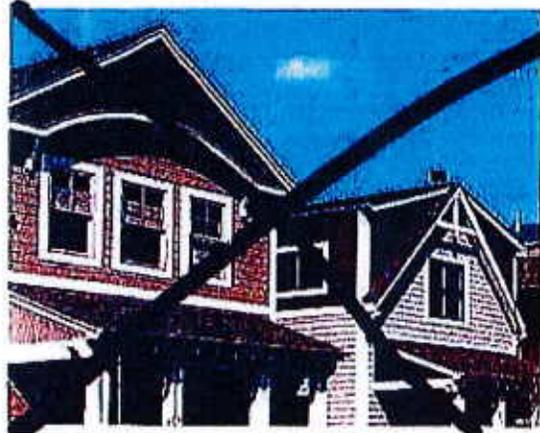
Roof Treatments & Materials

- A variety of hipped or gabled roofs are encouraged.
- Roof variations that provide interest and break-up the scale of the building, such as dormers, are encouraged.
- Upper story cornices and friezes should be clearly expressed with wood composite materials.



42

At a minimum, masonry materials, such as limestone and brick, should be incorporated at the first floor along the building entry porch base



43

A variety of hipped or gabled roofs are encouraged

41



Upper floor facade enhancements such as exposed rafter tails and brackets are encouraged



44

Roof variations that provide interest and break-up the scale of the building, such as dormers, are encouraged

PART TWO: SITE AND STREETSCAPE DESIGN GUIDELINES



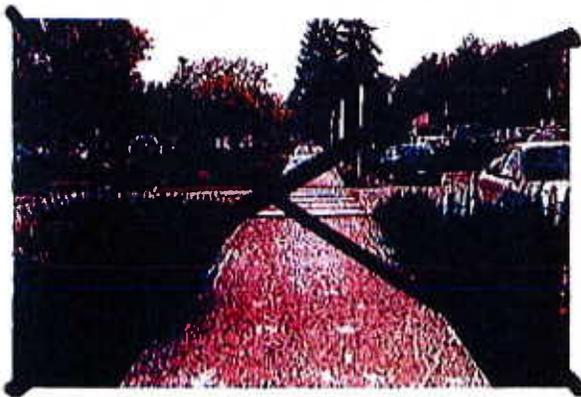
SITE ENHANCEMENTS

Community Preference Snapshot

During the community visioning activities, a strong preference was expressed to maintain the high quality and pedestrian-friendly scale of the downtown, including outdoor plazas, pedestrian oriented alleyways and public gathering spaces. As described in the architectural design guidelines above, building and site design should reserve strategically located open spaces for these uses. The following site and streetscape design guidelines describe treatments of these public and semi-public spaces which are critical to maintaining a street-friendly scale in the CBD.

Parking & Landscaping

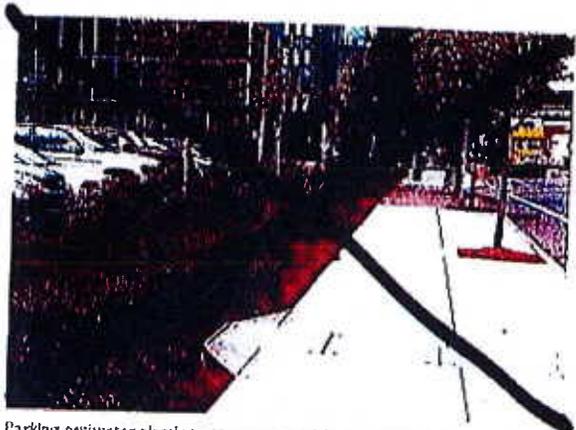
- Required parking should be provided within each development site.
- When feasible, separate vehicular and pedestrian circulation systems should be provided. Pedestrian linkages should be emphasized between parking areas and building entrances.
- Parking areas which accommodate a significant number of vehicles should be divided into a series of connecting smaller lots separated by open space medians, islands and pedestrian walkways.



Landscaped pedestrian access from parking areas to building entrances

- Landscaping should be protected from vehicular and pedestrian encroachment by raised planting surfaces, depressed walks or the use of curbs.
- Perimeter landscape setbacks shall be provided as follows:
 - Landscaping should define entrances to parking lots and buildings. Landscaping should also direct pedestrians to pathways and walkways.
 - Where parking areas abut public streets a 6'-0" wide minimum perimeter planting area should be provided. These planting areas should be treated with a mixture of canopy trees, shrubs and groundcover. Maximum shrub and groundcover height shall be 3'-0" in ht. Canopy trees shall be selected and installed such that the first lateral branches are not less than 7'-0" in ht.
 - Where parking areas abut residential properties a 6'-0" minimum wide screening perimeter planting area should be provided. These areas should be treated with 6'-0" ht. opaque masonry or wood fences and shrubs.
- Interior landscape planting islands should be provided throughout parking areas as follows:
 - Not more than 15 contiguous parking spaces shall be provided without an interior planting island. Interior planting islands shall be at least 9'-0" wide and support a mixture of canopy trees and groundcover plantings.
 - All plant materials shall be selected for their durability and tolerance to deicing salt and urban conditions.
- Rear yard parking, loading and service areas shall be screened. Minimum width for screening shall be 6'-0" and should comprise of privacy fencing and landscape plantings.
- Trash enclosures shall be masonry, wood or metal. Perimeter landscaping is recommended around trash enclosures as appropriate.

46



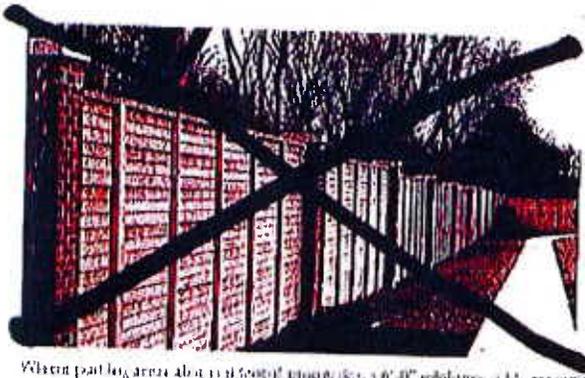
Parking perimeter planting screens automobiles from the public street

49

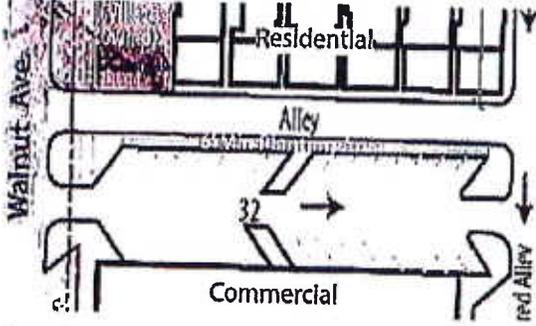


Parking perimeter planting screens automobiles from adjacent properties

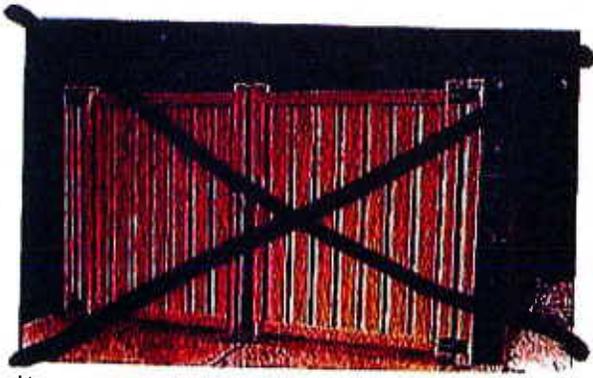
47



When parking area abuts residential properties, a 6' 0" minimum wall screen perimeter planting area should be provided



48



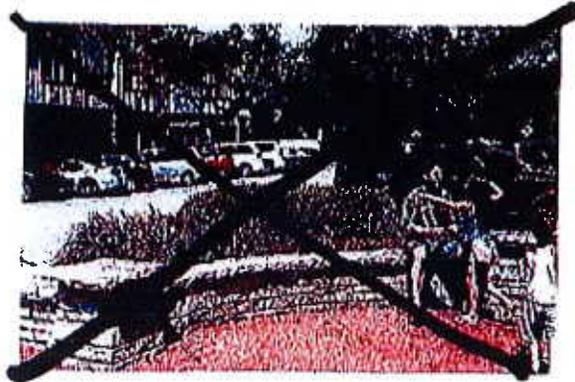
Masonry trash enclosure

Plazas & Pedestrian Accessways

- Outdoor plazas should be visually and functionally accessible from the public street.
- Plazas should incorporate landscaping and lighting to provide a safe and attractive outdoor gathering space.
- Pedestrian accessways should be incorporated to provide access between parking areas and building entrances. Pedestrian accessways may be coordinated with plaza locations to maximize a pedestrian active zone.
- Pedestrian accessways should incorporate wayfinding signage, lighting and landscaping to provide a safe and attractive walkway between parking and building entrances.

Signage & Lighting

- Recommended building signage shall be mounted parallel or perpendicular to the building facade.
- Per Village zoning codes, protruding signage shall not extend beyond the building facade more than 4'. Best design practices for clearances should be met.
- Maximum lettering height shall be 14".
- Pole mounted signage is prohibited.
- Lighting mounted to the building facade, should be consistent in lumens to that of the traditional lamping that creates the character of the historic district. Uplighting of buildings or trees is generally not appropriate. Temporary decorative lighting, such as festoon lighting, is encouraged to promote pedestrian-friendly night-time uses.
- Internally lit signage is not permitted.



51

Outdoor plazas should be visually and functionally accessible from the public



52

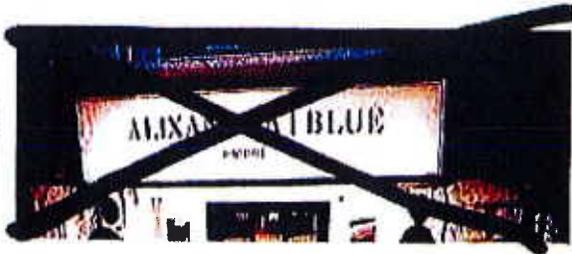
Pedestrian accessways may be coordinated with plaza locations to maximize a pedestrian active zone



53

Example of perpendicular signage

50



Maximum lettering height shall be 14"

Perpendicular signage example

Streetscape

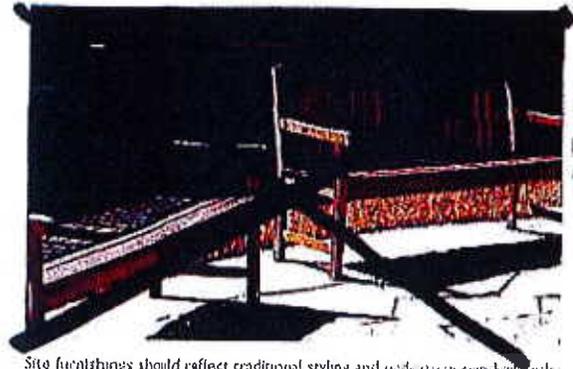
- Sidewalk paving materials and patterns should be clear and open to maintain visibility, access and outdoor seating as appropriate to adjacent uses as well as compatible with the existing broom finished concrete with modest brick paving accents along the back of curb.
- Landscape plantings should be selected for durability to deicing salts and urban environments.
- Landscape plantings should maintain clear visibility between 3' ht and 7' ht as measured above sidewalk grade.



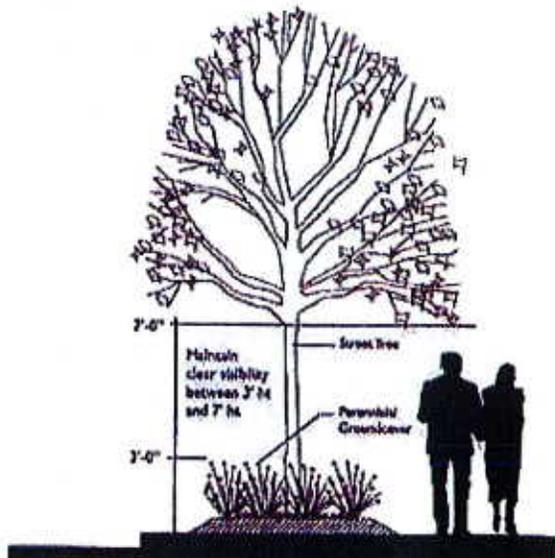
Example of a rolled concrete curb sidewalk planter

Downtown Streetscape (Scranton Ave)

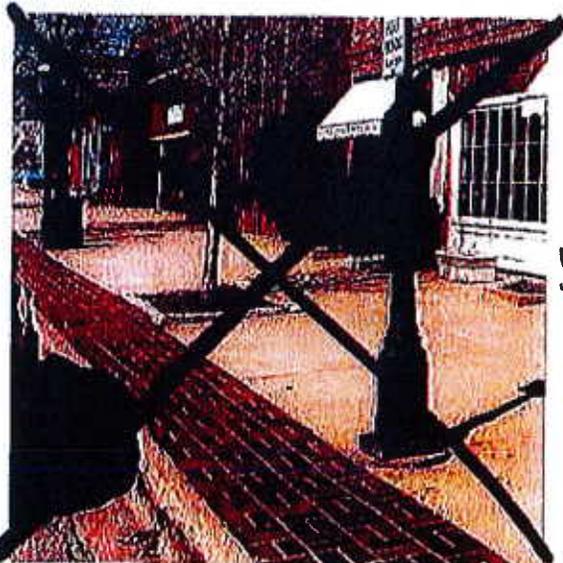
- Sidewalk paving should be primarily broom finished concrete with modest brick paving accents along the back of curb.
- Sidewalk planters should be defined with 6" ht. rolled concrete curbs and landscaped with a mixture of canopy shade trees, flowering perennials and groundcover.
- Tree plantings should be oriented to maintain visibility of building signage.
- Site furnishings should reflect traditional styling and pedestrian comfort, such as seat height planter walls and wood benches.



Site furnishings should reflect traditional styling and pedestrian comfort, such as wood benches



Landscape plantings should maintain clear visibility between 3' ht and 7' ht as measured above sidewalk grade

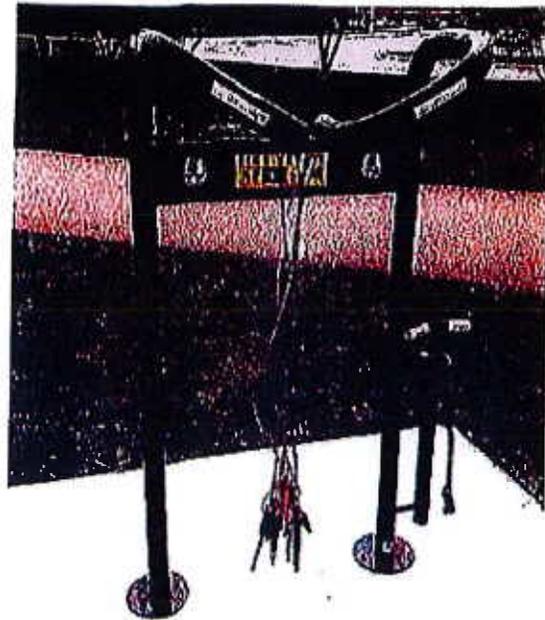


Sidewalk paving should be primarily broom finished concrete with modest brick paving accents along the back of curb

- Bicycle uses are encouraged in the CBD and should be supported via strategically located fixed bike racks and repair stations.
- Outdoor dining plazas should include high quality outdoor furnishings and maintain clear and open views and access. A defined edge between dining plazas and the street is encouraged via planters and/or metal railings.
- Pedestrian accessways and alleys should be defined with traditional streetscape materials, such as ornamental metal railings and archways and/or landscape planters. Decorative lighting, such as festoon lighting, is encouraged to promote pedestrian-friendly night time uses.

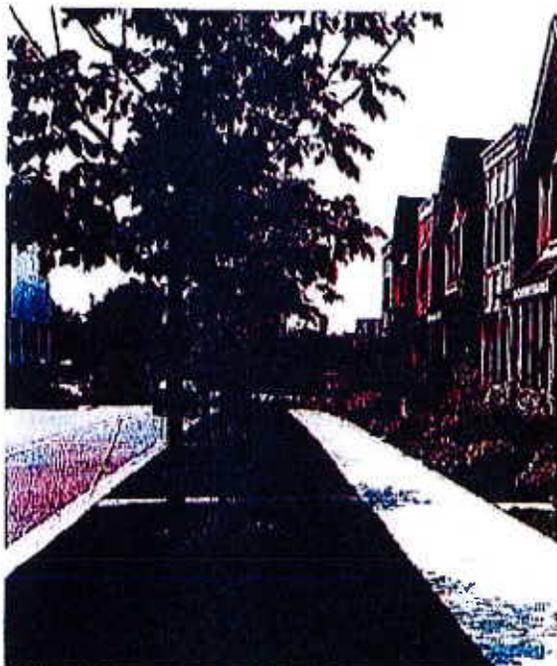
Residential Neighborhood Streetscape (North Ave)

- Sidewalks, parkways and street trees should be contiguous.



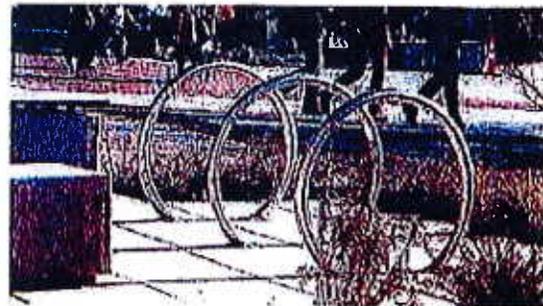
58

Example of a bike repair station



57

Contiguous sidewalks, parkways and street trees in residential neighborhood streetscape



59

Example of fixed bike racks

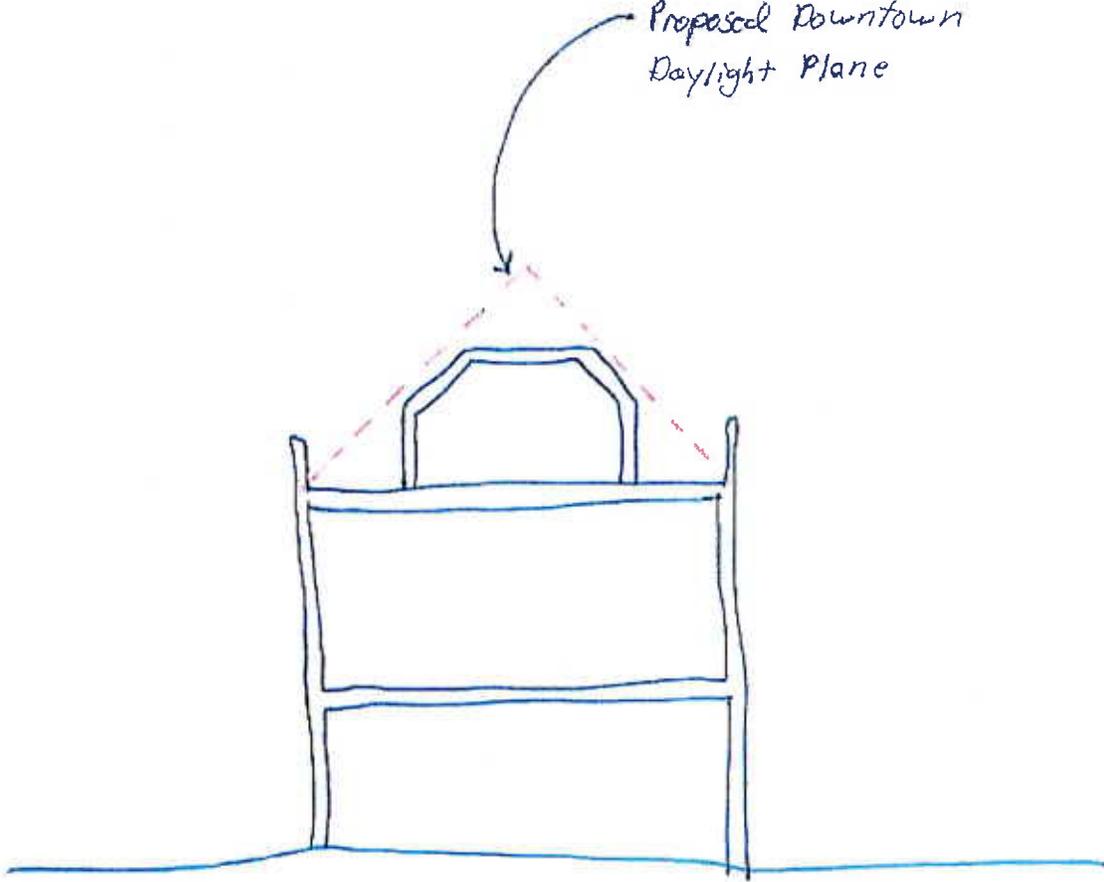


60

Outdoor dining incorporates clear and open views and access along the public sidewalk

APPENDIX: VISUAL PREFERENCE
SURVEY RESULTS

Proposed Downtown
Daylight Plane



10-5-5: DAYLIGHT PLANE HEIGHT RESTRICTIONS:

- A. **Applicability:** In addition to the general height restrictions set forth in section 10-5-4 of this chapter, all buildings on any lot in any residential district shall be subject to, and comply with, the daylight plane height restrictions set forth and established in this section.
- B. **Daylight Plane:** Except as provided in subsection C of this section, no portion of a building on any lot in any residential district shall intercept either of the planes that begin at points twelve feet (12') directly above the interior side lot lines and run at forty five degree (45°) angles toward the interior of any such lot until they reach the maximum height permitted on the lot as established pursuant to subsection 10-5-4A of this chapter. Measurement of the twelve foot (12') vertical portion of the daylight plane shall commence at the average preconstruction grade level that exists along the portion of the side yard property line adjacent to the primary side wall of the proposed structure. If a wall or other abrupt change in grade exists along the side yard property line, the preconstruction grade for calculation of the daylight plane shall be the lowest of the grades existing on either side of the existing abrupt change. The height of the sidewall of the structure shall comply with the daylight plane at all locations down the length of the side yard. Grades shall not be averaged for determining daylight plane calculations. For purposes of this section, such areas shall be known as the "daylight plane". See section 10-13-1 of this title, illustrations 8 and 9.
- C. **Permitted Encroachments:** The following structures and architectural features shall be permitted to extend into and through the daylight plane, but only to the following extent:
1. Roof overhangs and storm gutters may extend into and through the daylight plane a maximum of two feet (2'). See section 10-13-1 of this title, illustration 9.
 2. Dormers, gable roof ends, hip roof ends, shed roof ends, and the upper segment of gambrel roof ends, or a combination thereof, may extend into and through the daylight plane; provided, however, that no such extension or extensions shall be permitted if the dormers, gable roof ends, hip roof ends, shed roof ends, or the upper segment of gambrel roof ends, or a combination thereof, is more than twenty feet (20') in total length at the point of intersection with the daylight plane. No individual dormer width may exceed eight feet (8') as measured from the exterior framing dimensions of the vertical edges of the dormers. The minimum clear spacing between dormers shall be six feet (6'). See section 10-13-1 of this title, illustrations 10 and 11 and 11A.
 3. Chimneys and other similar architectural features and appurtenances, as described in subsection 10-4-1A of this title, may extend into and through the daylight plane. (Ord. 94-2, 2-25-1994; amd. Ord. 98-6, 2-23-1998; Ord. 2000-11, 7-11-2000)

10-4-1: EXCEPTIONS TO HEIGHT, YARD AND SETBACK REQUIREMENTS:

- A. Height Exceptions: The height regulations contained in this title shall be subject to the following exceptions and special regulations: chimneys (provided, that the chimney does not have elaborate architectural features that result in finished cross sectional areas of 32 square feet or greater), cooling towers, elevator bulkheads, fire towers, monuments, stacks, stage towers, scenery lifts, tanks, water towers, ornamental towers and spires, wireless towers, or necessary mechanical appurtenances may be erected to a height in accordance with the existing or hereafter adopted ordinances of the village.

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

Wednesday, June 8, 2016
Village Hall Board Room
40 East Center Avenue
7:00 P.M.

A G E N D A

1. Call to Order and Roll Call
2. Consideration of the May 18, 2016 PCZBA Regular Meeting Minutes
3. Non-Agenda Items and Visitors (Public Comment Time)
The Joint Plan Commission & Zoning Board of Appeals Chair and Board Members allocate fifteen (15) minutes during this item for those individuals who would like the opportunity to address the Board on any matter not listed on the agenda. Each person addressing the Joint Plan Commission & Zoning Board of Appeals is asked to limit their comments to a maximum of three (3) minutes.
4. Continuation of a Public Hearing to Consider Amending the Village of Lake Bluff Comprehensive Plan Concerning: (i) the Downtown Land Use Plan (dated November 17, 1998); and ii) Planning Principles for Central Business District Block Two (bounded by E. Scranton Ave., Walnut Ave., E. North Ave. and Oak Ave.) and Central Business District Block Three (bounded by E. Scranton Ave., Oak Ave., E. North Ave. and Evanston Ave.)
5. Commissioner's Report
 - Regular PCZBA Meeting Scheduled for June 15, 2016
6. Staff Report
 - Upcoming Zoning Petitions
 - CBD Block Three Redevelopment Petition
7. Adjournment

The Village of Lake Bluff is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact R. Drew Irvine, Village Administrator, at (847) 234-0774 or TDD number (847) 234-2153 promptly to allow the Village of Lake Bluff to make reasonable accommodations.

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

MAY 18, 2016

DRAFT 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
David Burns
Mary Collins
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 April 20, 2016 PCZBA Regular Meeting Minutes

Member Miller moved to approve the April 20, 2016 PCZBA Meeting Minutes with changes by Members Badger and Miller. Member Collins seconded the motion. The motion passed on a voice vote with Member Burns abstaining.

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. A Public Hearing to Consider Amending the Village of Lake Bluff Comprehensive Plan Concerning: i) the Downtown Land Use Plan (dated November 17, 1998), ii) Planning Principles for Central Business District Block Two (bounded by East Scranton Avenue, Walnut Avenue, East North Avenue and Oak Avenue) and Central Business District Block Three (bounded by East Scranton Avenue, Oak Avenue, East North Avenue and Evanston Avenue)

PCZBA Chair Kraus introduced the agenda item and explained the protocol for tonight's meeting.

Chair Kraus administered the oath to those in attendance and opened the public hearing.

A to VA Stanick reviewed the materials provided to the PCZBA prior to the meeting.

Member Collins inquired if an existing land use map was created to assist in the PCZBA's discussions. A to VA Stanick stated the map is still under review and will be finalized for the PCZBA's next meeting.

Chair Kraus summarized the previous comments concerning the land use maps.

Member Collins expressed her concern with designating the lot to the east of the Library for future downtown parking. A discussion regarding the long range parking plan followed.

Chair Kraus noted parking has become a concern if anything in the downtown changes. The long term parking plan identifies property the Village should consider for parking purposes if it comes on the market.

Member Bishop asked if the space behind the Public Safety Building could be used for public parking. A to VA Stanick stated the parking at the rear of the building is strictly for use by the Police Department and security concerns preclude this from being used as a public lot.

Chair Kraus opened the floor for public comment.

Mr. Tom McAfee (resident) stated, although the pending plan focuses on Block Three, the impact will carry over to Block Two and both projects should be considered together. He showed photographs of existing conditions along E. North Avenue. Mr. McAfee showed homes in Lake Forest that are near the Regent's row subdivision in Lake Forest. He showed photographs of the rental housing along E. North Avenue as well. Mr. McAfee showed an image of a three story building in the CBD. He stated the neighbors are not opposed to multi-family homes and showed photographs of the current multi-family buildings along Washington Avenue. Mr. McAfee showed the Teska future downtown land use plan and noted on the north end of E. North Avenue there is only one multi-family unit and stated his disagreement with adding more multi-family units in this area. Mr. McAfee showed a slide of the land use plan he and his neighbors would prefer. He expressed his preference for more single-family home.

Mr. Mark Stolzenberg (resident) read a quote from Chair Kraus "Lake Bluff is not a transient community, Lake Bluff is dramatically different than other suburbs in the United States" and this is a great principal to frame the debate over how downtown should be planned. Mr. Stolzenberg reviewed a statement of purpose proposed by the neighbors along North Avenue and reviewed revisions to the Ten Planning Principles prepared by the North Avenue neighbors.

Mr. Chris Volkert (resident) encouraged the PCZBA to consider relocating the Public Safety Building to allow multi-family and additional parking at that location.

Mr. Kyle Peterson (resident) thanked the PCZBA for their service to the community. He expressed his concern regarding the future redevelopment of downtown in regards to allowing high density residential. He asked the community be given an opportunity to sit down with the PCZBA to discuss the future direction of downtown.

Mr. Porter Boggess (resident) asked if the plan put together by Teska was in response to a federal housing program. Village Administrator confirmed it was not.

Ms. Holli Volker t (resident) expressed her opinion the documents being used by the PCZBA are incorrect. She stated the land use plan should be revised to reflect what currently exists. Chair Kraus stated the PCZBA will not vote tonight to allow time for the preparation of an existing land use map. He stated the maps being considered by the PCZBA are tools used by the Village for future land use planning purposes. Mr. Volker t expressed her concern with the long-range downtown parking map noting it doesn't illustrate existing conditions. Ms. Volkert suggested planning for a public parking lot at the current location of the Artesian Park tennis courts to satisfy future parking demand.

Ms. Robin McAfee (resident) asked the Village to be more transparent regarding any proposed plans and meetings. Chair Kraus advised packet information is available on the Village website and the PCZBA receives materials the same time they are made public. Ms. MacAfee expressed her understanding there are plans submitted for Block Three which are not available on the website.

Ms. Maureen Chamberlain (resident) expressed concern for not knowing when the boards are scheduled to take action on any zoning changes. She expressed her understanding that residents receive written notification regarding any petitions for redevelopment and right now she has not been made aware of any timeline.

A to VA Stanick reported the Village has received an incomplete petition to redevelop CBD Block Three. The petition is currently under review, and should the Village receive the required materials to complete the petition, it will be scheduled for an upcoming meeting, possibly June 15th. A to VA Stanick stated for any zoning petition filed the Village mails courtesy notices to every address within a 300 ft. radius of the property and the notice is published in the Lake County News Sun at least 15 days before the scheduled hearing.

Ms. Chamberlain inquired of the type of housing the Village would like to have downtown. Chair Kraus explained a transitional housing concept that could serve the needs of young families buying their first home as well as retired empty-nesters looking to downsize.

In response to a comment from Ms. Chamberlain, Chair Kraus stated tonight's objective is to establish guiding principles that will communicate the Village's future vision for the downtown. A discussion followed.

Ms. Marina Carney Puryear (resident) stated there are approximately 108 houses on the market in Lake Bluff, 58 of which are under \$1 million, and of those 58, 21 are currently under contract. She expressed her opinion the Village is evenly distributed for property under \$1 million.

Mr. Lee Nysted (resident) expressed his concern about the impact a three story dwelling on Scranton Avenue would have on his property value. Mr. Nysted stated the PCZBA decision to allow a greater height could result in negatively impacting property value. Should this occur there would be grounds for legal action against the Village. He stated this is a very critical issue and expressed his opinion the existing three story structures in the downtown have not been successful. Mr. Nysted asked if any of the PCZBA Members have a vested interest in any of the proposed properties for redevelopment.

Ms. Stephanie Fischer (resident) asked if this type of development have been successful in other places. She expressed concern for traffic impacts on E. Scranton Avenue as a result of downtown redevelopment.

Mr. Stolzenberg (resident) expressed his concern the opinions of the neighbors concerning the planning principles have not been addressed or acknowledged by the PCZBA. Village Attorney Andrew Fiske provided an overview of the public process used to date as well as the Village's compliance with public hearing notifications. Additionally, Village Attorney Fiske stated the comments from the neighbors have been provided and the PCZBA may consider them based on their merits.

Mr. McAfee (resident) expressed his concern for a transparent process. He asked if there was a consensus to allow three story structures on Blocks Two and Three.

Chair Kraus summarized the PCZBA's discussion noting a vote will not occur tonight without understanding the existing land uses in the area. He stated the planned parking lot identified mid-block on the south side of North Avenue will be removed and the lot immediately east of the Library will be identified as planned future parking given the Village will further evaluate the property's potential should the lot go on the market. Also, the Ten Planning Principles were confirmed with removing "CBD" from Principle #7.

Village Administrator Irvin stated Member Badger had submitted a comment relating to the long range parking plan about including the Artesian Park parking lot as a public lot. This lot was made part of the Village's downtown parking inventory in the recent downtown parking study.

Chair Kraus opened the floor for comments from the Commissioners.

Member Bishop explained while serving on the former Plan Commission there were discussions regarding CBD planning area, as well as the preference to have multi-family housing closest to the downtown.

A discussion ensued regarding differences between long range planning and the Village's zoning regulations.

Village Attorney Fiske noted the Ten Planning Principles is a traditional planning document and serves as a guide. This is not a binding document in the way that the Zoning Code regulates the development of land.

Member Collins expressed her preference for the planning approach being used by the Village because the Village is not locking itself into prescribing specific measurements for the developer to meet.

Chair Kraus reviewed the changes to the Ten Planning Principles proposed by the North Avenue neighbors.

Member Peters expressed his belief, given the value of the property and its size, constructing single-family homes may not be the most economically feasible scenario.

Chair Kraus continued the public hearing to the next meeting.

It was the consensus of the PCZBA to schedule a special meeting before June 15th to continue its discussion regarding the amendments to the Comprehensive Plan.

5. A Discussion Concerning Zoning Regulations and Design Guidelines for Central Business District Block Two and Block Three

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

At the VA Stanick stated over the past several months the PCZBA and the Architectural Board of Review (ABR) have conducted joint workshop discussions regarding the proposed Downtown Design Guidelines for Central Business District (CBD) Block Two and Block Three. As you will recall, the joint workshops and separate PCZBA discussions have yielded the following: i) PCZBA and ABR consensus regarding the overall goals of the CBD plan and the Ten Planning Principles for CBD Blocks Two and Three, ii) PCZBA consensus regarding the pathway for any petition to redevelop CBD Blocks Two or Three, and iii) Discussion about the Downtown Design Guidelines and possible amendments to the Village's Zoning Code (height, setbacks, etc.).

At the VA Stanick stated the PCZBA should discuss the following standards: permitted uses, minimum lot size, location of uses, building setbacks, ground/building coverage, height and parking. He stated while this list is not intended to be all inclusive, it can serve as a starting place for the PCZBA to build consensus around these zoning standards and the Downtown Design Guidelines.

Village Attorney Fiske stated this agenda item is an informal discussion concerning the zoning standards and perhaps reach some type of consensus, but there is no vote required, and further clarified there is no pending application before the PCZBA to consider this evening.

Member Collins expressed her concern with the process used for the Design Guidelines and a discussion regarding the planning process and the results followed.

Ms. Jodi Mariano (Teska Associates, Inc.) stated the Village should feel free to review the original images provided in the Design Guidelines. The captions will guide readers in the specific elements being referenced in the pictures. She stated it is not just the imagery by itself, but also the way the report reads that will help guide the reader.

Following a brief discussion, it was the PCZBA's preference to receive the ABR's feedback regarding the Downtown Design Guidelines.

The PCZBA reviewed the zoning standards outlined in the packet materials and discussed the following:

- Permitted Uses – Consider allowing multi-family uses on the north side of Scranton Avenue (Block Three) and the south side of North Avenue (Block Two). Further consider allowing Bed & Breakfast use as a special use in R-5 and R-4 Residence Districts;
- Minimum Lot Size – Consider establishing 0.5 acre lots size as the minimum size for a planned mixed-use development;

- Location of Uses – Land uses for CBD Blocks Two and Three should reflect the future Downtown Land Use Plan;
- Building Setbacks – Consider establishing setbacks that are consistent with the setbacks along Evanston and North Avenues;
- Ground and Building Coverage – Consider coverage limits along the south side of North Avenue (Block Two) that are comparable to adjacent single-family properties with goal of creating a desired level of greenspace;
- Height – Consider a maximum height of 32 ft. with the understanding circumstances may be different; and
- Parking – Consider establishing parking requirements pursuant to the specific use of the land.

Member Burns stated the biggest challenges of transitioning CBD to residential are setbacks and heights. He expressed his opinion setback and height should be more prescriptive.

Chair Kraus stated the design guidelines could include a statement that any redevelopment in CBD Blocks Two and Three should have appropriate greenspace and not be 100% paved.

Member Collins expressed her preference for two story development and any third story be set under a slopping roof that is residential in character.

Chair Kraus proposed having a special meeting following the upcoming June 7th ABR meeting to view the ABR comments.

6. Commissioner's Report

Chair Kraus reported the next regular PCZBA meeting is scheduled for June 15, 2016.

7. Staff's Report

Ato VA Stanick reported the Village is in receipt of a petition proposing the redevelopment of Block Three with a 16-unit multi-family building. The petition is currently incomplete and is scheduled to be considered at a public hearing by the PCZBA on June 15th.

8. Adjournment

As there was no further business to come before the PCZBA, Member Bishop moved to adjourn the meeting. Member Collins seconded the motion. The meeting adjourned at 9:59 p.m.

Respectfully submitted,

Brandon Stanick
Assistant to the Village Administrator

VILLAGE OF LAKE BLUFF

Memorandum

TO: Chair Kraus and Members of the Joint Plan Commission & Zoning Board of Appeals

FROM: Brandon Stanick, Asst. to the Village Administrator

DATE: June 3, 2016

SUBJECT: Agenda Item #4: Continuation of a Public Hearing to Consider Amendments to the Comprehensive Plan

Summary and Background Information

At its meeting on May 18, 2016 the PCZBA commenced with the public hearing process to consider certain amendments to the Comprehensive Plan. Following public comment and PCZBA discussion regarding the proposed amendments and knowing that a public hearing regarding a Block Three redevelopment petition for the June 15th meeting was imminent, the PCZBA requested a special meeting be organized prior to the regular June 15th meeting to further consider the proposed amendments. It is anticipated that on June 8th the PCZBA will continue the public hearing to consider amending the Village's Comprehensive Plan by: (i) adopting the Ten Planning Principles (Exhibit A), (ii) updating the Future Downtown Land Use Plan (Exhibit B) and (iii) updating the Long Range Downtown Public Parking Plan (Exhibit C). Pursuant to Illinois State Statutes (65 ILCS 5/11-12-1 et seq.) the Village is authorized to adopt an official comprehensive plan and plan amendments upon the completion of a public hearing.

Recommendation

Following the public hearing to consider the amendments, the PCZBA should take one of the following actions:

- If more information is required, continue the public hearing to a date certain; or
- If more information is not required, consider a recommendation to the Village Board to approve or deny the proposed amendments to the Comprehensive Plan.

Attachments

- Draft Ordinance (with exhibits) Amending Comprehensive Plan - June 8, 2016 draft;
- Existing Downtown Land Use Map with R-5 and CBD Zoning Districts Outlined; and
- Public Comment Regarding Future Downtown Redevelopment.

If you should have any questions concerning the information provided in this memorandum please feel free to contact me at 847-283-6889.

ORDINANCE NO. 2016-____

**AN ORDINANCE AMENDING THE
COMPREHENSIVE PLAN OF THE VILLAGE OF LAKE BLUFF
TO INCLUDE CBD PLANNING PRINCIPLES**

Passed by the Board of Trustees, _____, 2016

Printed and Published, _____, 2016

Printed and Published in Pamphlet Form
by Authority of the
President and Board of Trustees

VILLAGE OF LAKE BLUFF
LAKE COUNTY, ILLINOIS

I hereby certify that this document
was properly published on the date
stated above.

Village Clerk

ORDINANCE NO. 2016-__

AN ORDINANCE AMENDING THE
COMPREHENSIVE PLAN OF THE VILLAGE OF LAKE BLUFF
TO INCLUDE CBD PLANNING PRINCIPLES

WHEREAS, the Village of Lake Bluff has the authority pursuant to the provisions contained in 65 ILCS 5/11-12-1 *et seq.*, to adopt an official comprehensive plan, or any amendment or revision thereto, for the present and future development or redevelopment of property within the corporate limits of the Village and for contiguous property not more than one and one-half miles beyond the corporate limits and not included in any other municipality; and

WHEREAS, on February 26, 1996, the Lake Bluff Board of Trustees adopted Ordinance No. 96-6, establishing a "Central Business District" ("**CBD**") in the Village and a Plan for the proper development within the CBD; and

WHEREAS, on June 9, 1997, the Lake Bluff Board of Trustees adopted Ordinance No. 97-14, amending the Comprehensive Plan to, among other things, encourage and provide planning goals for further development of the CBD; and

WHEREAS, on March 8, 1999, the Lake Bluff Board of Trustees adopted Ordinance No. 99-5 ("**1999 Amendment**"), amending the Comprehensive Plan to, among other things, incorporate into the Comprehensive Plan the "Land Use Plan, Downtown Lake Bluff" ("**Land Use Plan**"); and

WHEREAS, pursuant to Section 2.B of the 1999 Amendment, the Village add to the Comprehensive Plan a policy encouraging the development of public parking in the CBD, which policy identified locations for the development of public parking ("**Public Parking Plan**"); and

WHEREAS, on December 12, 2000, the Lake Bluff Board of Trustees adopted Ordinance No. 2000-19, amending the Comprehensive Plan to, among other things, update the Land Use Map, the Annexation Areas Future Land Use Map, Future Land Use Map, Industrial and Commercial Corridor and Special Study Area Map, and to amend the Plan Element Goals, Objectives, and Policies; and

WHEREAS, development has occurred in the CBD since the 1999 Amendment, and the Land Use Plan and Public Parking Plan are in need of update; and

WHEREAS, the Village has also developed "Planning Principles," which are attached as **Exhibit A** hereto and incorporated herein; and

WHEREAS, the Planning Principles are intended to be used as a guide in the Village's decision making process when evaluating future development and redevelopment proposed for the CBD; and

WHEREAS, the Village has determined that amendment of the Village's Comprehensive Plan to (i) update the Land Use Plan, (ii) update the Public Parking Plan, and (iii) incorporate the Planning Principles (collectively, "**Comprehensive Plan Amendment**") is consistent with the Comprehensive Plan and the Village's planning goals for the CBD; and

WHEREAS, in accordance with 65 ILCS 5 /11-12-7, the Lake Bluff Plan Commission and Zoning Board of Appeals ("**PCZBA**") conducted a public hearing on the Comprehensive Plan Amendment and, at the close of the public hearing, recommended approval of the Comprehensive Plan Amendment; and

WHEREAS, the President and Board of Trustees have found and determined that the Comprehensive Plan Amendment will preserve and foster reasonable development and redevelopment within the CBD and otherwise will be in the best interests of the Village and its residents;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LAKE BLUFF, LAKE COUNTY, ILLINOIS, as follows:

Section 1. Recitals.

The foregoing recitals are incorporated herein as findings and determinations of the Board of Trustees.

Section 2. Public Hearing.

A public hearing on the Comprehensive Plan Amendment was duly advertised on or before May 3, 2016 in the *Lake County News-Sun*. The public hearing was held by the PCZBA on May 18, 2016 and, on May 18, 2016, the PCZBA recommended that the Board of Trustees adopt the Comprehensive Plan Amendment.

SECTION 3. COMPREHENSIVE PLAN AMENDMENT.

A. Amendment. The Village of Lake Bluff Comprehensive Plan is hereby amended by:

1. Attaching, including, and incorporating therein, the "Planning Principles," attached hereto as ***Exhibit A***;
2. Replacing that portion of the Comprehensive Plan titled, "Land Use Plan, Downtown Lake Bluff" in its entirety with the Land Use Plan attached hereto and incorporated herein as ***Exhibit B***;
3. Amending the following policy in the Comprehensive Plan, which policy was adopted pursuant to Section 2.B of the 1999 Amendment, as follows:

"Transportation, TR3-13: Encourage the development of public parking areas in and around the CBD. Future and potential public parking locations are designated on the Public Parking Plan provided in this Section (Figure 6 of the Phase Two Study) dated _____, 2016 and attached at the end of the Comprehensive Plan."

4. Adding the Public Parking Plan attached hereto and incorporated herein as ***Exhibit C*** to the end of the Comprehensive Plan.

B. Conflicts. The Comprehensive Plan Amendment set forth in Section 3.A of this Ordinance is intended to modify and amend the Village Comprehensive Plan. To the extent that the terms and provisions of the Comprehensive Plan Amendment conflict with or are inconsistent with other provisions of the Village Comprehensive Plan, the terms and provisions of the Comprehensive Plan Amendment shall control.

SECTION 4. CERTIFICATE OF NOTICE.

The Village Clerk is hereby authorized and directed to file a Certificate of Notice of Adoption of this Amendment to the Village Comprehensive Plan with the Lake County Recorder of Deeds.

SECTION 5. EFFECTIVE DATE.

This Ordinance shall be effective following passage by the Board of Trustees of the Village of Lake Bluff in the manner required by law and publication in pamphlet form in the manner required by law.

[SIGNATURE PAGE FOLLOWS]

PASSED this ____ day of _____, 2016, by vote of the Board of Trustees of the Village of Lake Bluff, as follows:

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED this ____ day of _____, 2016.

Village President

ATTEST:

Village Clerk

FIRST READING: _____

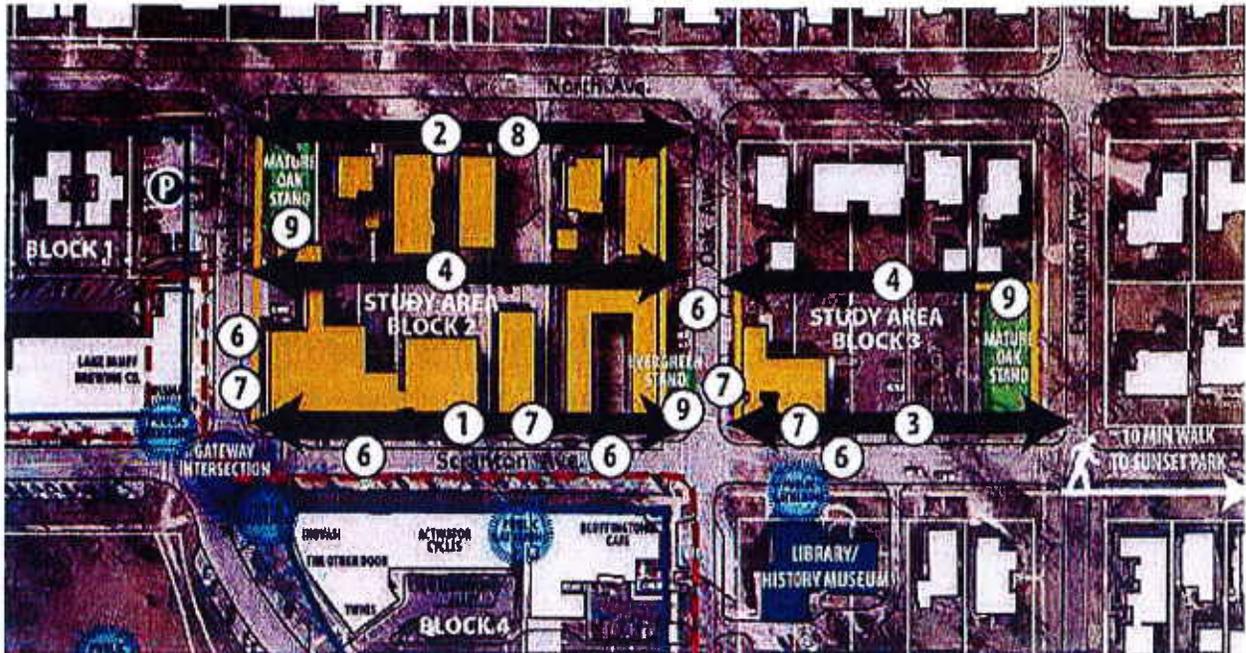
SECOND READING: _____

PASSED: _____

APPROVED: _____

PUBLISHED IN PAMPHLET FORM: _____

EXHIBIT A
PLANNING PRINCIPLES

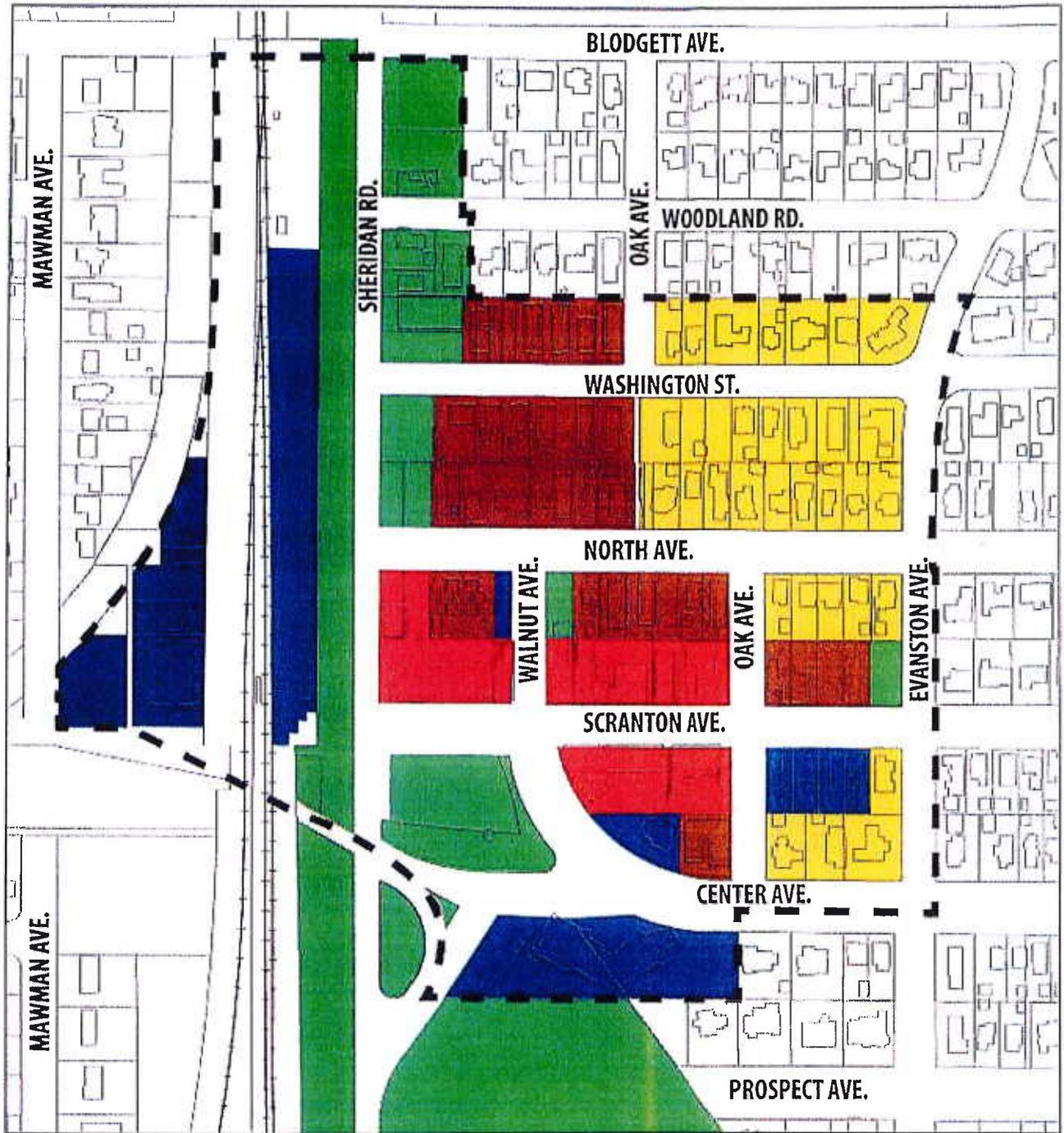


The following planning principles have been identified for Blocks Two and Three of the Central Business District:

1. Where Block Two abuts Scranton Ave, ground floor commercial uses, compatible with the CBD, should promote the pedestrian-oriented main street environment of Scranton Ave.
2. Where Block Two abuts North Ave, 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 Ave and/or Walnut Ave.
5. Off street parking should be provided within building structures and behind building developments so as to be screened from public view.
6. On-street parking should include parallel parking along Scranton Ave. Diagonal parking may be considered along Walnut Ave and Oak Ave.
7. There should be continuity of streetscape treatments along Scranton Ave and southern portions of Walnut and Oak Avenues that are reflective of the specific use, including, but not limited to, wide sidewalks, traditional light poles, in ground tree planters, and site furnishings as appropriate.
8. Streetscape treatments along North Ave 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.
10. Public gathering spaces are encouraged as are pedestrian ways that provide linkages between the development entrances, parking areas and surrounding CBD destinations.

EXHIBIT B

LAND USE PLAN

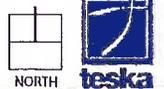


LEGEND

- Mixed Use
- Multi-Family Residential Use
- Single Family Residential Use
- Open Space Use
- Civic Use
- CBD Planning Area

Village of Lake Bluff, Illinois

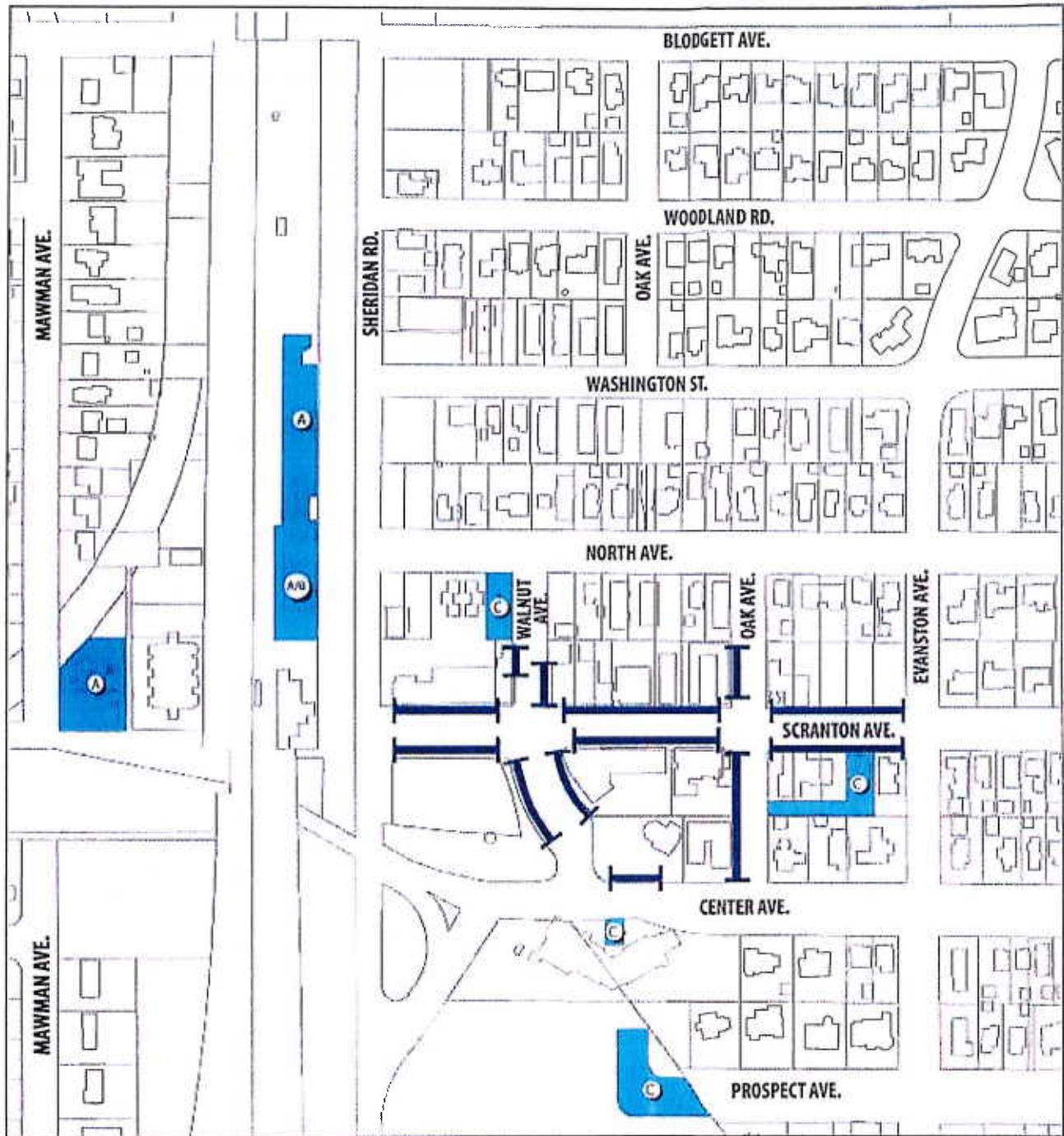
Future Downtown Land Use Plan



June 1, 2016

EXHIBIT C

PUBLIC PARKING PLAN



LEGEND

 Off Street Public Parking

 On Street Public Parking

 (A) Commuter Parking

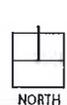
 (B) Reserved Parking for CBD

 (C) Other Public Lots

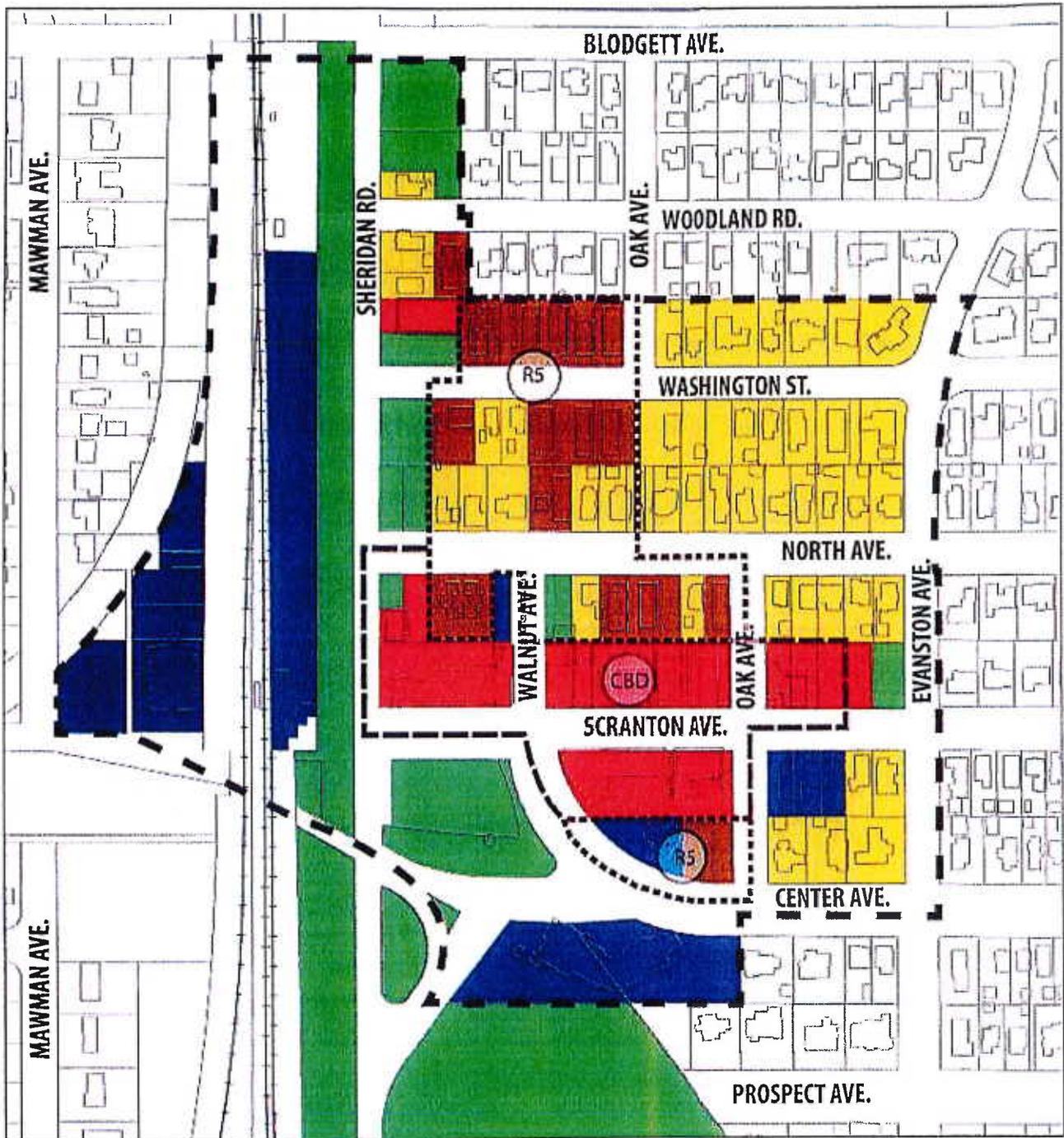


Village of Lake Bluff, Illinois

Long Range Downtown Public Parking Plan



June 1, 2016

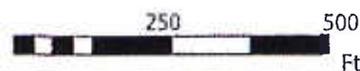


LEGEND

- | | | | |
|--|--|---|-----------------------------|
| Mixed Use | Open Space Use | R5 | C Residence Zoning District |
| Multi-Family Residential Use | Civic Use | CBD | Central Business District |
| Single Family Residential Use | CBD Planning Area | | |

Village of Lake Bluff, Illinois

Existing Downtown Land Use Map



June 1, 2016

Brandon Stanick

From: Lee Nysted <nyslee@msn.com>
Sent: Friday, June 10, 2016 11:31 PM
To: Drew Irvin; Mark Stolzenburg; Volkert, Christopher; mcarney@gglrealty.com; Mo Chamberlain; Grant Chamberlain; Robin McAfee; Tom McAfee; Holli Volkert; Julie Stevenson; McAfee, Thomas tmcafee@nm.org; Kyle Peterson; gretchenseymour@me.com; Stevenson, James W.; Jim Seymour jseymour@euclidexec.com; Carol Mark; Jeanosta; Christina Peterson; Greg & Joanne Junkin; Greg & Joanne Junkin; kevin@kevinconsidine.com
Cc: Brandon Stanick; kohara65@comcast.net; lesser@llphlegal.com
Subject: Nysted responds to the Block 3 plan

Drew, June 10, 2016

Shame on you Drew, and shame on you, Katie O'hara... this is not change that we can believe in.

You want to do another "block one" on the entire block of Scranton Ave. You have tried to sideswipe us with deception and deceit.

I am looking at dates for many of the pieces to this puzzle and I am shocked and in dismay as to how you and the various boards could tell us bold face lies about how far along this project was. How many board members can look us in our faces after this and not feel a sense of shame. Mr. Kraus claims to have not seen any of this? Then he attempts to tell us we were told in February that the development contract was explained to us. When? Where are the minutes?

I met with Tom McAfee, Mark Stolzenburg, Kevin Considine, Brad Anderson and Peter Kyte (Roanoke) today and Peter indicated to me that his company was not really all that interested in this until just recently. That again was not truthful...his people have data points in this from months ago (March and earlier) and traffic studies that take a long time.

Remember everyone, this is the same developer (Roanoke) that has spent 5 years trying to get something going at the Harrison conference center?

The shock to all of us in our group of concerned citizens is that our own village, our own people... would do a behind the back "dodge ball" "trial by surprise" move to get this done and try to get it signed sealed and delivered before any of us could so much as take a breath.

But for the size, density, and massive take down of the entire block of Scranton, the design work is very nice.

I think all of us could work with a scaled back version of this with lower elevation and substantially lower density.

We all know there will never be a commercial building on block 3, so please do not go there.

You have thrown 50 years of zoning out the window with your "development contract" type choke hold on this body of citizens.

This is not Target in our new Vernon Hills East. As is, I cannot believe that the boards can in good conscience do this to our people.

There is nothing in this about "transition to residential neighborhood" ... it is a blast to 35 feet and stay there.

I hope the Village is ready for some marches and some serious protesting to all of this.

We will press on and hope for some sanity in our local government.

A town of less than 6000 people does not need to present like Highland Park, or even like Lake Forest.

Lee Nysted
131 E. North Ave.

From: dirvin@lakebluff.org
To: markstolzenburg@gmail.com; Christopher.Volkert@colliers.com; mcarney@gglrealty.com; MoChamberlain@mac.com; Grant.Chamberlain@RaymondJames.com; trmcafee@gmail.com; tmcafee@lfh.org; hollivolkert@comcast.net; ayiting@comcast.net; tmcafee@nm.org; kpeterson59@gmail.com; gretchenseymour@me.com; jwstevenson@wmlaw.com; jseymour@euclidexec.com; carol.mark1@yahoo.com; jeanosta@yahoo.com; cwpeterson109@gmail.com; joannetinsley@comcast.net; gsj1340@comcast.net; nyslee@msn.com; kevin@kevinconsidine.com
CC: bstanick@lakebluff.org
Subject: RE: Upcoming Lake Bluff Meetings
Date: Sat, 11 Jun 2016 00:56:30 +0000

Good evening, all:

Brandon is still working on a few other items on Wednesday night's PCZBA agenda so the entire packet is not yet posted, but he was able to post the Block 3 petition materials. Follow the link below and then click on "packet" for the 06122016 meeting and you will find the documents related to the proposed redevelopment of Block 3.

<http://www.lakebluff.org/government/meeting-packets-and-videos>

The remaining parts of the packet will be posted later this evening. Feel free to contact me with any questions.

Best,
Drew

Drew Irvin
Village Administrator
Village of Lake Bluff
40 East Center Avenue
Lake Bluff, Illinois 60044

P 847.283.6883
F 847.234.7254
C 224.588.7807
Email dirvin@lakebluff.org



NORTH SHORE LIFE
LAKE BLUFF STYLE

From: Mark Stolzenburg [<mailto:markstolzenburg@gmail.com>]
Sent: Friday, June 10, 2016 6:07 PM
To: Drew Irvin
Cc: Volkert, Christopher; mcarney@gglrealty.com; Mo Chamberlain; Grant Chamberlain; Robin McAfee; Tom McAfee; Holli Volkert; Julie Stevenson; McAfee, Thomas (tmcafee@nm.org); Kyle Peterson; gretchenseymour@me.com; Stevenson, James W.; Jim Seymour (jseymour@euclidexec.com); Carol Mark; Jeanosta; Christina Peterson; Greg & Joanne Junkin; Greg & Joanne Junkin; Lee Nysted; kevin@kevinconsidine.com
Subject: Re: Upcoming Lake Bluff Meetings

Great. Thanks.

On Jun 10, 2016, at 6:04 PM, Drew Irvin <dirvin@lakebluff.org> wrote:

Brandon is finishing up staff report. Will be tonight for sure.

From: Mark Stolzenburg [<mailto:markstolzenburg@gmail.com>]
Sent: Friday, June 10, 2016 6:02 PM
To: Drew Irvin
Cc: Volkert, Christopher; mcarney@gglrealty.com; Mo Chamberlain; Grant Chamberlain; Robin McAfee; Tom McAfee; Holli Volkert; Julie Stevenson; McAfee, Thomas (tmcafee@nm.org); Kyle Peterson; gretchenseymour@me.com; Stevenson, James W.; Jim Seymour (jseymour@euclidexec.com); Carol Mark; Jeanosta; Christina Peterson; Greg & Joanne Junkin; Greg & Joanne Junkin; Lee Nysted; kevin@kevinconsidine.com
Subject: Re: Upcoming Lake Bluff Meetings

Drew: You mentioned that the plans for the proposed PNC Bank site development will be posted to the village website today. It's getting a little late in the day. When can we expect to see them?

Mark

On Jun 3, 2016, at 5:14 PM, Drew Irvin <dirvin@lakebluff.org> wrote:

Good afternoon, all:

FYI – the Lake Bluff Architectural Board of Review will be meeting Tuesday, June 7 to discuss the Draft Design Guidelines for Central Business District Blocks Two and Three. The packet can be found at the link below.

<http://www.lakebluff.org/government/meeting-packets-and-videos?format=raw&task=download&fid=1036>

Also, the Lake Bluff Joint Plan Commission & Zoning Board of Appeals will be meeting Wednesday, June 8 to continue their discussion concerning possible amendments to the Village's Comprehensive Land Use Plan for the Central Business District planning area. The packet for that meeting will be posted shortly on the Village's website. During the following week, the Joint Plan Commission & Zoning Board of Appeals will meet again to consider a number of zoning petitions including an application regarding the redevelopment of Block 3 (former PNC Bank Property); this meeting will take place on 6/15.

As always, feel free to contact me with any questions or comments.

Best,
Drew

Drew Irvin
Village Administrator
Village of Lake Bluff
40 East Center Avenue
Lake Bluff, Illinois 60044
P 847.283.6883
F 847.234.7254
C 224.588.7807
Email dirvin@lakebluff.org

<image001.png>

Brandon Stanick

From: Village of Lake Bluff <vlb@lakebluff.org>
Sent: Wednesday, June 08, 2016 8:04 AM
To: Brandon Stanick
Subject: Contact Us Form

The following was submitted from the Contact form to Brandon Stanick:

Name: Weiler Family

E-Mail Address: claireandjeanba@gmail.com

Message: Dear Sir,

Our family moved in Lake Bluff in 2009 and have now 3 kids aged 5, 3 and 5 months old. We live at 126 E Center Avenue. (We also own 62 E Center Avenue). We are extremely concerned and opposed to the 120 E Scranton development project. We have seen first hand the renaissance of downtown Lake Bluff and have been quite pleased with all the new businesses popping up (Inovasi, The Brewery, The Other Door, Maevery, Prairie, Leggy Bird, Hansa) The family activities have also been great (farmer's market, Bluffinia, Block parties, criterium, Halloween, 4th of JUL etc.). The activity level already has an impact on parking, traffic and noise level as we are so close to town. We are concerned for the safety of our children when they run, ride and play around our house. We also wonder what benefits this development would bring to the people of Lake Bluff. In short, we oppose this project and would have done this in person on JUN 15th but we will be out of town. Thank you for your time.

RECEIVED
JUN 08 2016

BY:

Lee Nysted

131 E. North Ave.

I have lived in Lake Bluff since 1980.

I have raised 3 daughters here...they all went to the grammar school, the middle school, and the high school.

I chaired the referendum committee that brought hot water to east school.

I purchased my home on North Ave. in 2005 knowing the existing zoning laws and knowing that zoning could only change for very specific reasons benefiting the community, not for reasons that would help a builder, architect, or any special interest groups. My back yard faces the south onto Scranton Ave. right behind the PNC bank lot...Block 3. My house is on the market and I have had 2 showings in 100 days.

What I am seeing happen here is not only disturbing, I believe it is illegal...we will see about that later.

I believe you will find that your 3 story high density plan will not be accepted by any of us, say nothing about even a small minority. I believe you are either uninformed about what our community wants and needs or one or more of you can and will benefit by what is happening herein.

I have seen no valid reason to go to 3 stories except one board chairman (Hunter) stated on the record that the developer would need 3 stories to "make money." That is not acceptable. My home was here first. We have at least 20 homeowners that disagree with your reasoning and we believe that will go to hundreds against you. Eventually we will have the vast majority of this town against you. This Village will see a most disturbing legal battle if a 3 story high density structure is approved. There will be ramifications and repercussions from such an unwise decision for years to come.



June 7, 2016

Design Guidelines

Behind block 3
* All single family

PLANNING PRINCIPLES



The following planning principles have been identified for Blocks Two and Three of the CBD:

1. Where Block Two abuts Scranton Ave, ground floor commercial uses, compatible with the CBD, should promote the pedestrian-oriented main street environment of Scranton Ave.
2. Where Block Two abuts North Ave, 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 Ave and/or Walnut Ave.
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 Ave. Diagonal parking may be considered along Walnut Ave and Oak Ave.

7. There should be continuity of CBD streetscape treatments along Scranton Ave 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 Ave 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.
10. Public gathering spaces are encouraged as are pedestrian ways that provide linkages between the development entrances, parking areas and surrounding CBD destinations.

The Design Guidelines is organized into two parts:

Part One: Architectural Design Guidelines
– describe preferred building treatments organized by building typology.

Part Two: Site and Streetscape Design Guidelines
– describe preferred treatments organized by site and streetscape function.

Brandon Stanick

From: Village of Lake Bluff <vlb@lakebluff.org>
Sent: Monday, June 06, 2016 9:27 AM
To: slchrist310@comcast.net
Subject: Contact Us Form

The following was submitted from the Contact form to Steve Christensen:

Name: Lee Nysted

E-Mail Address: Nyslee@msn.com

Message: Drew Irwin; Steve Christensen PCZBA members; Lake Bluff Village Board May 20, 2016

I have been involved in municipal politics since beginning my career in 1978.

It is apparent to me that the citizens of this town do not want the following:

- 1.) NO High density structures...no more than existing zoning laws.
- 2.) No 3 story structures. If the entire roof line is slanted but still allowed to go to 36 feet, people like me would be blocked in and our property values would plummet. A defined line across the entire block does not help those of us on North Ave.
- 3.) No zoning changes to help out a developer. The only reason for zoning changes would be to benefit a chosen few people. (Builders and developers; investors therein.)
- 4.) I believe there are distinct conflicts for several board members. (Owners of existing businesses on Scranton, for example, should not have any vote on these issues.)

I do not get the sense that the boards are "getting it." How many times do we have to show you our thoughts, in print, verbally, in graphic detail. This is well documented now.

We do not care about the return on the investment of a chosen few people that want to make a "killing" at our expense.

Our "Mayberry charm" is at stake here and so are the property values of at least 20 + homes in the immediate surrounding area.

In conclusion:

I am going to suggest that our concerned citizens find competent counsel to represent us and seek remedies and relief if anything like a breach to the above guidelines are chosen as a path for our village. A lawsuit (within the jurisdiction of Lake County Illinois) to protect our interests, would cost us far less as a group, than the decline in market value we would certainly all face (individually) if we are forced to live with a bad zoning and planning decision made by the village boards.

Truly yours,

Lee Nysted
131 E. North Ave.
Lake Bluff, IL. 60044

Brandon Stanick

From: Village of Lake Bluff <vlb@lakebluff.org>
Sent: Monday, June 06, 2016 9:27 AM
To: slchrist310@comcast.net
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Truly yours,

Lee Nysted
131 E. North Ave.
Lake Bluff, IL. 60044

Brandon Stanick

From: Village of Lake Bluff <vlb@lakebluff.org>
Sent: Sunday, June 05, 2016 9:39 PM
To: Brandon Stanick
Subject: Contact Us Form

Follow Up Flag: Follow up
Flag Status: Flagged

The following was submitted from the Contact form to Brandon Stanick:

Name: Julie Astbury Capps

E-Mail Address: jastbury1@yahoo.com

Message: Brandon,

Can you please share this note w/ the PCZBA? My name is Julie Astbury Capps. I have lived at 203 E. Scranton Ave for the past 18 years. I do not support a 3 story - 16 unit development on the former PNC Bank Property. I understand the property will be developed. Furthermore, I understand it may be condos. I don't understand 3 stories vs. 2 stories. I would like to understand the proposed benefits of 3 stories (vs. 2) for the community. We may receive additional tax revenue from an extra story, but it will likely be offset by the devaluing (and respective lower real estate tax income) of the abutting homes on North Ave., Oak Ave. and Evanston Ave. It seems the only one to benefit is the developer. Can you please confirm receipt of this email? Thank you for your time.

Brandon Stanick

From: Drew Irvin
Sent: Tuesday, May 24, 2016 3:40 PM
To: Brandon Stanick
Subject: Fwd: Contact Us Form

For the record

Sent from my iPhone

Begin forwarded message:

From: Village of Lake Bluff <vlb@lakebluff.org>
Date: May 24, 2016 at 3:21:40 PM CDT
To: <dirvin@lakebluff.org>
Subject: **Contact Us Form**

The following was submitted from the Contact form to Drew Irvin:

Name: David Zare

E-Mail Address: dave.zare@gmail.com

Message: Drew, in regards to the pnc block, I am firmly in support of a condo project. Many of us baby boomers want to downsize, but there is no condo housing in east Lake Bluff. Getting this project done should be a priority. Thanks, David Zare

Village of Lake Bluff

From: Kristy Harley <kristyharley@me.com>
Sent: Wednesday, May 18, 2016 12:17 PM
To: Village of Lake Bluff
Subject: Apartments/Condominiums

We are totally opposed to the
3story structures proposed for Oak St to Evanston and the green space build out. Vote NO!

Brandon Stanick

From: Lee Nysted <nyslee@msn.com>
Sent: Wednesday, June 01, 2016 5:02 PM
To: Drew Irvin
Cc: tmcafee@nm.org; markstolzenburg@gmail.com; Brandon Stanick
Subject: Re: Zoning and board guidelines for blocks 2 and 3

Drew, Please find a way for me to get a confirm from the Village Board that my letter has been received by same. I believe that since I have never received any such thing, an acknowledgement from Ms. Ohara would be helpful. Thanks, Lee

This message is being sent via my mobile device. USA [REDACTED]... Truly yours, Lee Nysted

On Jun 1, 2016, at 4:04 PM, Drew Irvin <dirvin@lakebluff.org> wrote:

Hi, Lee:

Thank you for your email. In response to your questions --- yes, I am in receipt of your letter which will be sent to the Village Board and the Plan Commission/Zoning Board of Appeals this Friday with their board packet. The existing Zoning CBD Code and Design Guidelines can be found on the Village's website at http://www.sterlingcodifiers.com/codebook/index.php?book_id=805. As I believe you are aware, the PCZBA and the ABR continue to review draft design guidelines for Blocks 2 and 3 (<http://www.lakebluff.org/government/meeting-packets-and-videos?format=raw&task=download&fid=1022>) but these have not yet been finalized. The Village Board has final authority over all zoning relief requests, including zoning amendments, variations, special uses, and planned developments. The Village Administrator does not have that authority. The Village Board of Trustees, with recommendation(s) from the PCZBA and ABR, will make final decisions on these matters. As for the developer's motivation to submit a plan for this property, I think that is a question that can be raised at the public hearing.

Best regards,
Drew

Drew Irvin
Village Administrator
Village of Lake Bluff
40 East Center Avenue
Lake Bluff, Illinois 60044
P 847.283.6883
F 847.234.7254
C 224.588.7807
Email dirvin@lakebluff.org

<image001.png>

From: Lee Nysted [<mailto:nyslee@msn.com>]

Sent: Wednesday, June 01, 2016 2:40 PM

To: Drew Irvin; tmcafee@nm.org; markstolzenburg@gmail.com; Lee.Nysted

Subject: Zoning and board guidelines for blocks 2 and 3

Drew,

The sun is out and everything is green and fresh...I look forward to seeing the parade from my balcony on North. :)

I hope you are enjoying this wonderful spring...

I am meeting with Mark and Tom and, of course, one of the first questions we all have is why would a developer present a 36 foot structure with 16 units unless they have not been given any guidelines as to what will, in fact, be allowed for the space as defined by you and the various boards. We know that zoning certainly does not allow for anything like the proposal.

A zoning variance that would allow anything like 36 feet or 16 high density units will be broadly opposed by me and my fellow Lake Bluff citizens and will absolutely lead to litigation against such a proposal if ever approved.

Are there any guidelines that have been, in fact, drawn up or agreed to by any of the boards? If so, please send to us.

If not, why not? We are all likely to seek this over and over again each time we meet.

Thank you; please confirm that you received my letter of opposition to the Roanoke LLC deal ...sent yesterday...and that copies have been submitted to the various boards.

Thank you,

Lee Nysted
131 E. North Ave.

[REDACTED]

Drew; PCZBA members; Lake Bluff Village Board

May 31, 2016

I just received a notice about the "Roanoke group, LLC." They want their way with our community.

My vote is a broad based no with prejudice.

I have been involved in municipal politics since beginning my career in 1978.

It is apparent to me that the citizens of this town do not want the following:

1.) NO High density structures...no more than existing zoning laws.

2.) No 3 story structures. If the entire roof line is slanted but still allowed to go to 36 feet, people like me would be blocked in and our property values would plummet. A defined line across the entire block does not help those of us on North Ave.

3.) No zoning changes to help out a developer. The only reason for zoning changes would be to benefit a chosen few people. (Builders and developers; investors therein.)

4.) I believe there are distinct conflicts for several board members. (Owners of existing businesses on Scranton, for example, should not have any vote on these issues.)

I do not get the sense that the boards are "getting it." How many times do we have to show you our thoughts, in print, verbally, in graphics detail. This is well documented now.

We do not care about the return on the investment of a chosen few people that want to make a "killing" at our expense.

Our "Mayberry charm" is at stake here and so are the property values of at least 20 + homes in the immediate surrounding area.

In conclusion:

I am going to suggest that our concerned citizens find competent counsel to represent us and seek remedies and relief if anything like a breach to the above guidelines are chosen as a path for our village. A lawsuit (within the jurisdiction of Lake County Illinois) to protect our interests, would cost us far less as a group, than the decline in market value we would certainly all face (individually) if we are forced to live with a bad zoning and planning decision made by the village boards.

I encourage all concerned citizens to share thoughts about this and mail to Drew and the boards. We cannot allow this insanity to prevail.

Truly yours,

A handwritten signature in black ink, appearing to read "Lee Nysted", with a stylized flourish at the end.

Lee Nysted
131 E. North Ave.
Lake Bluff, IL. 60044

Nyslee@msn.com

Brandon Stanick

From: Lee Nysted <nyslee@msn.com>
Sent: Tuesday, May 31, 2016 11:31 AM
To: Drew Irvin
Cc: Mark Stolzenburg; tmcafee@nm.org; Christopher Volkert; mcarney@gglrealty.com; Mo Chamberlain; Grant Chamberlain; Robin McAfee; Tom McAfee; Holli Volkert; Julie Stevenson; Kyle Peterson; gretchenseymour@me.com; Jim Seymour jseymour@euclidexec.com; Carol Mark; Jeanosta; Christina Peterson; Greg & Joanne Junkin; Nicole Stolzenburg; Brandon Stanick; gsj1340@comcast.net
Subject: June 15th "Roanoke Group LLC." Residents do not want 3 stories and we do not want high density
Attachments: Nysted letter to Drew Irvin and Lake Bluff Village Boards May 31, 2016.docx

Drew; PCZBA members; Lake Bluff Village Board May 31, 2016

I just received a notice about the "Roanoke group, LLC." They want their way with our community.

My vote is a broad based "no" with prejudice. See my attached letter for board presentation.

I have been involved in municipal politics since beginning my career in 1978.

It is apparent to me that the citizens of this town do not want the following:

1.) NO High density structures...no more than existing zoning laws.

2.) NO 3 story structures. If the entire roof line is slanted but still allowed to go to 36 feet, people like me would be blocked in and our property values would plummet. A defined line across the entire block does not help those of us on North Ave.

3.) NO zoning changes to help out a developer. The only reason for zoning changes would be to benefit a chosen few people. (Builders and developers; investors therein.)

4.) I believe there are distinct conflicts for several board members. (Owners of existing businesses on Scranton, for example, should not have any vote on these issues.)

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We do not care about the return on the investment of a chosen few people that want to make a

"killing" at our expense.

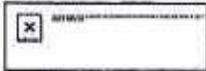
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In conclusion:

I am going to suggest that our concerned citizens find competent counsel to represent us and seek remedies and relief if anything like a breach to the above guidelines are chosen as a path for our village. A lawsuit (within the jurisdiction of Lake County Illinois) to protect our interests, would cost us far less as a group, than the decline in market value we would certainly all face (individually) if we are forced to live with a bad zoning and planning decision made by the village boards.

I encourage all concerned citizens to share thoughts about this and mail to Drew and the boards. We cannot allow this insanity to prevail.

Truly yours,



Lee Nysted
131 E. North Ave.
Lake Bluff, IL. 60044

Nyslee@msn.com

Brandon Stanick

From: Lee Nysted <Nyslee@msn.com>
Sent: Thursday, May 28, 2015 6:41 AM
To: Drew Irvin
Subject: Contact Us Form

The following was submitted from the Contact form to dirvin@lakebluff.org:

Name: Lee Nysted

E-Mail Address: Nyslee@msn.com

Message: I received a letter from you, re: village development. I suggest that I would oppose any and all development in the area directly behind my property on North Ave. for far too many reasons for this note. As an investment advisor for 37 years, I see no basis for any such decision making until and unless the village can explain the disastrous math behind so many of the projects that have already been done (failed) and how we have a tax base and rate that has failed our citizens for so many years. Lee Nysted 131 E. North Ave. Resident since 1980.

Brandon Stanick

From: Drew Irvin
Sent: Tuesday, May 24, 2016 3:40 PM
To: Brandon Stanick
Subject: Fwd: Contact Us Form

For the record

Sent from my iPhone

Begin forwarded message:

From: Village of Lake Bluff <vlb@lakebluff.org>
Date: May 24, 2016 at 3:21:40 PM CDT
To: <dirvin@lakebluff.org>
Subject: Contact Us Form

The following was submitted from the Contact form to Drew Irvin:

Name: David Zare

E-Mail Address: dave.zare@gmail.com

Message: Drew, in regards to the pnc block, I am firmly in support of a condo project. Many of us baby boomers want to downsize, but there is no condo housing in east Lake Bluff. Getting this project done should be a priority. Thanks, David Zare

Brandon Stanick

From: Drew Irvin
Sent: Wednesday, May 18, 2016 1:33 PM
To: David Burns; Elliot Miller; Gary Peters; Leslie Bishop; Mickey Collins; Mickey Collins; Sam Badger; Steve Kraus
Cc: Andrew Fiske (andrew.fiske@hklaw.com); benjamin.schuster@hklaw.com; peter.friedman@hklaw.com; Brandon Stanick
Subject: PCZBA 5/18/2016 Meeting - More Written Comments for Your Consideration

See below

-----Original Message-----

From: Drew Irvin
Sent: Wednesday, May 18, 2016 1:25 PM
To: 'Don Patton'
Cc: Mary Ellen Patton; Brandon Stanick
Subject: RE: Proposal for Block 3

Hi, Don:

Thanks for sharing and providing your comments. I had not seen that flyer yet.

FYI--the application that has been submitted for Block 3 has not yet been deemed complete (it's about ~90% there) but I do anticipate a public hearing regarding the project in June-- but not tonight.

Your comments regarding the land use (green space on the east side of Block 3) and parking standards (desire to prohibit unenclosed surface parking) will be shared with the PCZBA, as they are discussing those issues tonight. Please know that the plans submitted for Block 3 have rear-loaded totally enclosed garages for each unit; it's not underground garage parking, but it isn't on an open surface lot either.

Best,
Drew

Drew Irvin
Village Administrator
Village of Lake Bluff
40 East Center Avenue
Lake Bluff, Illinois 60044
P 847.283.6883
F 847.234.7254
C 224.588.7807
Email dirvin@lakebluff.org

-----Original Message-----

From: Don Patton [mailto:donald.patton52@att.net]

Sent: Wednesday, May 18, 2016 1:02 PM

To: Village of Lake Bluff; Drew Irvin

Cc: Mary Ellen Patton

Subject: Proposal for Block 3

If you are going to build it at least insist on covered parking. We might be candidates for one of these but not with surface parking.

There is so little time between issuing an agenda and this meeting that it hints at an agenda.

This dense structure crowding the eastern residential district is not appropriate.

However some type of condo or town house development is.

Don Patton

236 East North Avenue

Lake Bluff Neighbors:

WARNING - The Village of Lake Bluff has received a new proposed development concept for the old PNC bank location (Block 3).

Supporting zoning changes, design principles & guidelines will be discussed tonight, Wednesday, May 18th at 7:00pm, LB village hall.

The village leadership plans to advance the re-zoning of this site to allow for a three-story structure.

Proposed concept:

- 16 Unit Apartment/Condominiums
- 3-story structure, 3rd floor to be slightly recessed
- Full block length (Oak St. to Evanston)
- Current Evanston open space to also be built out
- Rear Surface Parking (no under-ground parking).



Current rear elevation of Block 1.

Meeting agenda issued late last week (Friday evening).

Make your feelings known about the Village's plan to move high density

Brandon Stanick

From: Drew Irvin
Sent: Wednesday, May 18, 2016 11:10 AM
To: peter.friedman@hklaw.com; Andrew Fiske (andrew.fiske@hklaw.com); benjamin.schuster@hklaw.com
Cc: Brandon Stanick
Subject: FW: PCZBA Hearing - Written Comments for Inclusion in Public Record

FYI

From: Lee Nysted [mailto:nyslee@msn.com]
Sent: Wednesday, May 18, 2016 11:09 AM
To: Mark Stolzenburg; Drew Irvin
Cc: Volkert, Christopher; mcarney@gglrealty.com; Mo Chamberlain; Grant Chamberlain; Robin McAfee; Tom McAfee; Holli Volkert; Julie Stevenson; McAfee, Thomas tmcafee@nm.org; Kyle Peterson; gretchenseymour@me.com; Jim Seymour jseymour@euclidexec.com; Carol Mark; Jeanosta; Christina Peterson; Greg & Joanne Junkin; Greg & Joanne Junkin; Nicole Stolzenburg; kevin@kevinconsidine.com
Subject: RE: PCZBA Hearing - Written Comments for Inclusion in Public Record

Thank you Mark. A beautiful piece and an accurate depiction of where I stand...and where I believe our community stands. I support your position, Mark, and will work with all concerned citizens of Lake Bluff to stop any and all abuse of our property, valuations of same, and rights as citizens of Lake Bluff. I believe I have made my opposition to density and height changes known to Drew and the various boards. My house backs up to the property in question.

As a group, we can and will prevail, as a matter of law. Remedies and relief are ever more apparent as this unfolds; I hope it does not have to get to litigation but that is what often must be used to ward off governments that cannot "hear" the voice of the people.

Truly yours,

Lee Nysted
131 E. North Ave.
Lake Bluff, IL.
Nyslee@msn.com

Subject: PCZBA Hearing - Written Comments for Inclusion in Public Record
From: markstolzenburg@gmail.com
Date: Wed, 18 May 2016 10:04:38 -0500
CC: Christopher.Volkert@colliers.com; mcarney@gglrealty.com; MoChamberlain@mac.com; Grant.Chamberlain@RaymondJames.com; trmcafee@gmail.com; tmcafee@lfh.org; hollivolkert@comcast.net; ayiting@comcast.net; tmcafee@nm.org; kpeter59@gmail.com; gretchenseymour@me.com; jseymour@euclidexec.com; carol.mark1@yahoo.com; jeanosta@yahoo.com; cwpeter59@gmail.com; joannetinsley@comcast.net; gsj1340@comcast.net; nlstolzenburg@gmail.com; nyslee@msn.com
To: dirvin@lakebluff.org

Drew: Attached to this message are written comments for this evening's PCZBA hearing. I submit these comments on my own behalf, although the proposed revisions to the planning principles have been submitted twice previously. I presume that this document will be distributed to members of the PCZBA in advance of this evening's meeting for a careful review. I intend to raise some or all the issues contained herein at the hearing this evening. I would have submitted this document sooner, but the meeting packet was not available until after the close of business on Friday, and thus, I had a limited amount of time to review the materials under consideration this evening (particularly that my wife gave birth to our second child late on Thursday evening.)

By submitting written comments in advance of the hearing, in no way do I waive my right to speak at the hearing or be heard in any other manner by the PCZBA or any other entity of the Village Government.

Thanks much. See you this evening.

Mark Stolzenburg

On May 13, 2016, at 5:44 PM, Drew Irvin <dirvin@lakebluff.org> wrote:

Good afternoon, all:

FYI – the Lake Bluff Joint Plan Commission & Zoning Board of Appeals will be meeting on Wednesday, 5/18 (7 p.m.) to hold a public hearing to consider amending the Village of Lake Bluff Comprehensive Plan concerning (i) the Downtown Land Use Plan (dated November 17, 1998) and (ii) the Planning Principles for Central Business District Blocks Two and Three. They will also hold a discussion concerning zoning regulations and the Design Guidelines for Central Business District Blocks Two and Three. If you would like to review the meeting packet, it will be posted on the Village's website shortly.

As always, please let me know if you have any questions. Enjoy the weekend.

Best,
Drew

Drew Irvin
Village Administrator
Village of Lake Bluff
40 East Center Avenue
Lake Bluff, Illinois 60044
P 847.283.6883
F 847.234.7254
C 224.588.7807
Email dirvin@lakebluff.org

<image001.png>

Brandon Stanick

From: Drew Irvin
Sent: Wednesday, May 18, 2016 10:47 AM
To: Brandon Stanick
Subject: FW: PCZBA Hearing - Written Comments for Inclusion in Public Record
Attachments: Stolzenburg public comment.pdf

From: Mark Stolzenburg [mailto:markstolzenburg@gmail.com]
Sent: Wednesday, May 18, 2016 10:05 AM
To: Drew Irvin
Cc: Volkert, Christopher; mcarney@gglrealty.com; Mo Chamberlain; Grant Chamberlain; Robin McAfee; Tom McAfee; Holli Volkert; Julie Stevenson; McAfee, Thomas (tmcafee@nm.org); Kyle Peterson; gretchenseymour@me.com; Jim Seymour (jseymour@euclidexec.com); Carol Mark; Jeanosta; Christina Peterson; Greg & Joanne Junkin; Greg & Joanne Junkin; Nicole Stolzenburg; Lee Nysted
Subject: PCZBA Hearing - Written Comments for Inclusion in Public Record

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As always, please let me know if you have any questions. Enjoy the weekend.

Best,
Drew

**VILLAGE OF LAKE BLUFF, ILLINOIS
BEFORE THE PLANNING COMMISSION AND ZONING BOARD OF APPEALS**

I. INTRODUCTION¹

As PCZBA Chairman Steven Kraus correctly remarked during the debates as to whether Lake Bluff should annex Knollwood:

Lake Bluff is not a transient community. Lake Bluff is
dramatically different than other suburbs in this.

Some Fear Lake Bluff Could Lose Appeal, Chicago Tribune, July 22, 1995. A copy of the article with Chairman Kraus's quote is attached as Exhibit 1.²

Although Chairman Kraus's comments were made in a somewhat different context, they have proven prescient nearly 21 years later. Chairman Kraus's remarks succinctly state the challenges faced with determining appropriate development of Blocks Two and Three. Our Village is deeply protective of its quaint character and emphasis on a family-focused environment. The Village's Government itself emphasized those qualities in the Branding Initiative completed less than four years ago.

It now appears that the PCZBA desires to recommend changes to the 1998 Comprehensive Plan, to recommend Planning Principles, and ultimately to recommend changes to the zoning code and/or zoning regulations, that will allow developers to construct high-density residential structures in close proximity to existing neighborhoods of single-family homes in the Village's downtown, our crown jewel. This would not only change the quaint nature of East North Avenue, a tree-lined street with single family homes, it could potentially flood East Lake Bluff with a glut of housing and irreparably change our community.

To be clear, the undersigned, a resident of East North Avenue who will be affected by development of Block Two, is not opposed to any and all development. Rather, any development should respect the nature of the area, which is currently single-family homes on the north side of the street and very low density rental housing on the south side of the street. For redevelopment, detached, low-density single-family housing along East North Avenue in Block Two is the most appropriate option.

¹ The comments set forth in this document are submitted by a taxpayer who resides on East North Avenue in the Village of Lake Bluff ("Village") and will be directly affected by any potential development in the area known as "Block Two." By submitting these comments in advance of the May 18, 2016 public hearing for inclusion in the public record and consideration by the Planning Commission and Zoning Board of Appeals ("PCZBA"), the undersigned resident does not waive any right to speak at the May 18, 2016 public hearing or otherwise be heard with regard to any matters pending before the PCZBA or any other Village government entity.

² The article is available at http://articles.chicagotribune.com/1995-07-22/news/9507220095_1_annexation-village-board-village-resident (last checked May 7, 2016.)

II. EXISTING CONDITIONS ON EAST NORTH AVENUE IN THE IMPACTED AREA: SINGLE FAMILY HOMES AND LOW-DENSITY RENTAL PROPERTIES

The PCZBA must first consider the existing conditions in the areas where it is studying recommendations to allow redevelopment. The north side of East North Avenue adjacent to Block Two is nearly all single-family homes.

The south side of East North Avenue (alternatively, the north edge of Block Two) presently contains low-density rental housing. Presently, there are 12 rental units, all of which are contained in single-story buildings that are no taller than approximately 12 to 15 feet, and one two-story single family home.

III. TO DATE, THE VILLAGE GOVERNMENT HAS BEEN UNCLEAR ABOUT THE NATURE OF DEVELOPMENT THAT IT SEEKS FOR BLOCKS TWO AND THREE, AND HAS ENGAGED IN A PROCESS THAT APPEARS TO BE DRIVEN BY A DESIRED OUTCOME

The Village's Government, thus far, has not been clear as to what it might view as appropriate size and/or density along East North Avenue. In attempting to do so, it has used a haphazard process, apparently culminating in the proposed revisions to the 1998 Comprehensive Land Use Plan, the adoption of inadequate Planning Principles, and potential revisions to the zoning code and/or zoning regulations.

The first development concept was contained in a report prepared by Teska Associates, dated October 21, 2015 ("Teska Report"). That report was not made public until mid-December 2015, a few days in advance of the first "workshop" meeting with the PCZBA and Architectural Review Board ("ARB"). One of the concepts proposed in the Teska Report was a three-story, 45-unit apartment building facing East North Avenue with 70 underground parking spaces. Neither Jodi Mariano, the Teska employee who prepared the report, nor any Village official, had a substantive response when asked why such a massive development might be appropriate along a street populated with single-family homes.

The Teska Report also contained the results of the Downtown Visioning Study, which was conducted in two parts: an online questionnaire asking respondents whether they liked certain pictures, and a meeting where respondents were asked about pictures. No context was provided as to how the results of the study would be utilized. As such, residents did not necessarily know why they were answering the questions being asked.

The Downtown Visioning Study was so ineffective that, on May 3, 2016, several members of the ARB asked whether any of the photos included in that portion of the Teska Report should continue to be included. Chairman Robert Hunter correctly commented that the vast majority of the photos were from communities other than the Village. Hunter and other members of the ARB also remarked that many, if not most, of the photos in that portion of the Teska Report were examples of "bad architecture."

Given these immense shortcomings in both the process and content of the Downtown Visioning Study, it is unclear why the Village Government continues to use it for any reason, particularly for the purpose of determining the future of our Village.

Following the February 9 “workshop,” the Downtown visioning process was silent for months. It abruptly resumed with the PCZBA meeting on April 20, 2016, when residents were provided with short notice that there would be a “discussion” of the Comprehensive Land Use Plan and zoning regulations for Blocks Two and Three.

At the April 20 meeting,³ a “discussion” of the 1998 Comprehensive Land Use Plan Chairman Kraus reiterated the supposed need for “transitional” housing. When asked what transitional housing might be and what the PCZBA is considering for purposes of redevelopment, Chairman Kraus responded,

There is not enough rental or even condos in the Village of Lake Bluff to fit the need of people my age. There just isn't. There isn't. *There might be a lot, when you walk around and see it.*

(Emphasis added.) When asked what is missing, Kraus responded, “Come back next month.”

That colloquy begs the following question: Is Chairman Kraus acting in his own interests in this process, or is he representing the desires of the Village’s taxpayers? Chairman Kraus’s remark (which was contradictory, in that he *admitted* there was a sufficient stock of rental property and condominiums) suggests the former. His comments were particularly troubling because they are not representative of a governmental entity charged with utilizing a reasoned approach to determine the appropriate type, size and density of development (as legally it must), particularly in an area largely populated with single-family homes. Rather, it suggested an outcome-driven process motivated by the desires of a few. That is inappropriate, particularly in light of the extraordinary feedback provided by a wide cross-section of Village residents at the February 9, 2016 “workshop” meeting regarding the PNC Bank site proposal.

The undersigned trusts that the PCZBA will reform its approach to consider the needs of the Village’s population as a whole – including the families who live in close proximity to the areas under consideration for redevelopment – when determining whether (and why) any departure from the current density along East North Avenue is warranted, and when determining appropriate planning and design guidelines for Blocks Two and Three.

³ Nowhere on the Agenda for the PCZBA’s April 20 meeting agenda was there mention of any consideration of the Planning Principles. Moreover, prior to that date, no entity of the Village Government had mentioned that the Teska Report would be used as a vehicle to amend the 1998 Comprehensive Plan. Given that the proposed revisions to the Planning Principles were twice submitted to the PCZBA but apparently never considered, it is surprising that the PCZBA has now prepared a draft ordinance for submission to the Village Board. Put bluntly, the PCZBA’s process with regard to these issues, and the Planning Principles in particular, appears to be an exercise in creating the illusion of allowing public comment without actually doing so.

IV. MARKET CONDITIONS DO NOT SUPPORT ADDITIONAL DENSITY IN THE VILLAGE

Within the past two weeks, local media reported that the housing market in Lake Forest and Lake Bluff is “quieter” than in past years. *State of the North Shore Housing Market*, The North Shore Weekend, May 7, 2016 at 14. Despite the fact that our real estate market is far from robust, the Village Government appears to be considering the promotion of higher-density development, increasing the supply of housing stock beyond what the market can support.

Past development proposals in the Village have included so-called “transitional” housing. Demand was not sufficient for any of them to be successful. That is particularly concerning, because condominiums that cannot sell become rentals, something that is not optimal for a community that is not transient.

Developers might represent to the Village that any condominiums will be owner-occupied. But there is no way to control that.⁴ The condominiums on the north side of Block One are instructive. Of those six condominiums, four are rentals and only two are owner-occupied. That should be avoided. Again, as Chairman Kraus noted, the Village is not a transient community, and development that could change that aspect of our Village should not be encouraged. To the extent that the goal of the redevelopment plans is truly to provide “transitional” housing for those who wish to live in a smaller residence, any such construction should support the goal of maintaining a stable and family-oriented population. The purpose of such construction should not be to provide a stream of rental income to investors.

The apparent desire to increase density in our Village also ignores a massive amount of construction occurring in neighboring communities that will stretch demand. A few other developments include (but are not limited to):

- Lake Forest: 152 condominiums and apartments at the Laurel and Western development (about a mile from our Village’s southern border);
- Vernon Hills: Up to 400 residential units will be constructed at the proposed Melody Farm development, and there are numerous other developments that have recently been completed or are in progress;
- Libertyville: Approximately 50 units are currently under construction in separate developments in downtown Libertyville, including some “transitional” housing for empty nesters.

⁴ The predictable retort is that condominium associations can restrict the ability for owners to rent their units by including appropriate restrictions in their bylaws. But that assertion ignores the reality that restrictions on rentals in condominium association bylaws are only as effective as their enforcement. Many times, associations (which, of course, are comprised of condominium owners) do not have incentive to enforce such bylaws against fellow owners, as doing so would create a “prisoner’s dilemma” and foreclose their ability to rent their condominium units in the future. That is particularly the case when investors own condominiums.

As such, it is unclear how or why adding density to our Village would be beneficial to our residents. Rather, it would simply decrease property values by flooding the market with supply. Although developers may need higher density to make a project financially feasible, that should not be a concern of the Village Government. As discussed at prior PCZBA and ARB meetings, attempting to develop property is an inherently speculative process, and it is not the role of a government to change the rules to help a developer make money. The Village's Government must not sacrifice the Village's character to assist a developer's balance sheet.

Moreover, given that property taxes are dependent on property values, it makes little sense why the Village would choose to take action that might increase housing stock that results in devaluation. Unfortunately, that appears to be the course of action that the Village Government is attempting to pursue.

V. THE VILLAGE GOVERNMENT HAS THE OPPORTUNITY TO ADOPT GUIDELINES THAT PROMOTE RESPONSIBLE DEVELOPMENT WHILE MAINTAINING THE VILLAGE'S CHARACTER

A. Planning Principles

As the recent history set forth above makes clear, in addition to Chairman Kraus's remarks at the April 20 hearing made clear, the Village has not yet set forth an informed proposal as to what it might envision for the northern portion of Block Two. Nor has it articulated any clear vision as to what might be appropriate on the southern portion of Block Two, along Scranton Avenue, which may also affect the quiet enjoyment of property along East North Avenue, particularly with regard to light, noise and traffic congestion. The same holds true for Block Three. Similarly, the Village claims there is a need for certain types of "transitional" housing, but it has not provided any clear idea or vision of what that might be.

To provide certainty and more concrete guidelines as to acceptable forms of development along East North Avenue, on February 7, 2016, residents of East North Avenue provided additional revisions to the "Planning Principles" for development in Blocks Two and Three. A copy of the proposed revisions is attached as Exhibit 2. They were initially submitted to the Village Administrator for discussion and consideration at the February 9, 2016 "workshop" meeting, but the discussion of the developer's proposal for the PNC Bank property continued until a late hour and the other agenda items (including a discussion of the Planning Principles) were not addressed. No further "workshops" were scheduled.

It was surprising to read, in Brandon Stanick's memorandum to the PCZBA dated April 15, 2016, his representation that the Planning Principles were finalized. The undersigned trusts that Stanick's memorandum does not suggest that the Planning Principles were a *fait accompli* and that they have effectively been finalized.

The reasons for our proposed revisions to certain of the Planning Principles, to the extent they are not self-explanatory, are set forth below. They should be included in the final document.

- Addition of statement of purpose: At the workshop, it was explained that these Planning Principles will be handed to developers who express interest in Blocks Two and Three.

Rather than simply handing a developer a list of ten items, it is a better idea for anyone who receives the planning principles to understand their purpose, in addition to the goals of any such development. The proposed statement of purpose accurately and succinctly reflects the views of the community with regard to the nature of any such development.

- Revision to principle 2: This principle specifically addresses potential development of Block Two abutting East North Avenue. It simply reflects the nature of the street – single-family and low-density housing – and requires that any new construction be consistent with the existing conditions. Any new construction should not require a change in zoning. That said, if any change is warranted, it would be to *decrease* the density of the portions of Block Two abutting East North Avenue.
- Revision to principle 3: This is simply to reflect that the neighborhoods to the east of Block Three consist of single-family homes.
- Revision to principle 4: This revision reflects that a substantial number of families reside on East North and Evanston avenues, and that as a result, traffic must be minimized on those streets.
- Revision to principle 6: To the extent that diagonal parking is proposed to extend all of the way to East North Avenue along Walnut and Oak avenues, that is inappropriate. Again, traffic along East North Avenue should be discouraged, and increasing the amount of diagonal parking along Walnut Avenue would funnel additional traffic onto East North Avenue. The same holds true for Evanston Avenue.
- Revision to principle 8: This revision includes Evanston Avenue and simply acknowledges the existing conditions. It further instructs developers that maintaining existing trees and foliage is a requirement.
- Revision to principle 9: Maintaining open spaces and mature trees should not be aspirational. It should be required.

These reasonable revisions to the Planning Principles instruct developers and future officials of the Village Government of acceptable forms of development in the residential areas of Blocks Two and Three along East North, East Scranton, Oak and Evanston avenues. There are no credible reasons why they should not be adopted.

B. 1998 Comprehensive Plan Revisions

For reasons unknown, the proposed revisions to the Comprehensive Plan continue to denote all properties on East North Avenue, between the open space along Sheridan Road and the Oak Avenue walking path, as multi-family. But, at present, all of those properties but one are single-family residences. (The same holds true for two properties on the south side of East Washington Avenue, east of Sheridan Road.) No reason has been stated why the Comprehensive Plan would not be amended to reflect those conditions, which have held true for years.

Additionally, the public parking lot proposed for East North Avenue three lots west of Oak Avenue should be deleted from Exhibit C of the proposed revisions to the 1998

Comprehensive Plan. Based on this proposed document, it appears that North Avenue would be the only means of ingress and egress to that parking lot. Adding additional parking lots directly across from a row of single-family homes is inherently inconsistent with the character of the street, and increases traffic and congestion in an area where many families with children live.

C. Other Issues

Brandon Stanick's May 13, 2016 memo to the PCZBA appears to have inadvertently omitted certain aspects of the ARB's discussion on May 3, 2016.

First, in addition to the height restrictions along East North Avenue in Block Two, the ARB also discussed that any development along East North Avenue should not be a monolithic structure (as the first draft of the Teska Report initially proposed), but rather, must be a series of smaller buildings to allow light to pass through to the existing structures and maintain the existing character of the street.

Stanick's memo also failed to mention that the "light plane" for any new buildings on East Scranton Avenue in Block Two must be on all four sides of such buildings, to ensure that the properties to the north in Block Two do not suffer any adverse effects.

Each of these recommendations should be incorporated into any future plans, as well.

VI. CONCLUSION

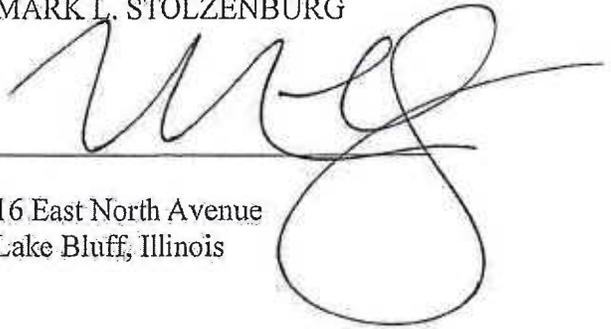
The undersigned trusts that the PCZBA and the Village Government will act in a manner consistent with the recommendations set forth above, preserving the essential nature of East North Avenue, East Scranton Avenue, Evanston Avenue, and Oak Avenue and will take action ensuring that any future development of Blocks Two and Three will not affect in any manner our Village's quaint residential streets largely populated with single family homes, will not diminish property values and will not otherwise cause a loss in the quiet enjoyment of the property owned by the taxpayers in the area that would be impacted by such development.

The actions taken now by the PCZBA, and ultimately, the Village Board, will chart the course for our community. It is important for our Village Government to make decisions now that will ensure our Village retains its quaint and family-oriented character for generations to come. To do so in the impacted areas of Block Two, the Village should adopt guidelines requiring detached, low-density, single-family homes along East North Avenue.

Dated: May 18, 2016

Respectfully submitted,

MARK L. STOLZENBURG



A handwritten signature in black ink, appearing to read 'M. Stolzenburg', is written over a horizontal line. The signature is fluid and cursive, with a large loop at the end.

16 East North Avenue
Lake Bluff, Illinois

EXHIBIT 1



Some Fear Lake Bluff Could Lose Appeal

July 22, 1995 | By Denise Thornton, Special to the Tribune.

Recommend { 0 } Tweet

6 { G+1 } { 0 }

Lake Bluff should be proud of its small-town character but wary that the annexation of neighboring Knollwood could ruin that distinction, a group of residents has told the Village Plan Commission.

"Lake Bluff is not a transient community," said Steve Kraus, a member of the Plan Commission. "Lake Bluff is dramatically different than other suburbs in this."

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A recent community survey by the Plan Commission indicated that 73 percent of Lake Bluff residents moved to the village because of its character. Forty percent have lived in the village more than 15 years and almost half plan to live in Lake Bluff at least another 10 years.

At a public planning workshop Thursday, residents seemed to agree that the small-town character of the village is its prime asset. Most agreed that high taxes and the potential annexation of Knollwood are the greatest threat to their community.

Summarizing the group discussion, Kraus called annexation divisive and the single most important issue facing the village.

Those who are seeking to incorporate Knollwood's more than 2,000 residents into Lake Bluff's current population of about 5,500 face a double hurdle, Adath Hamann, a village resident, told fellow workshop participants. Annexation would both increase property taxes and threaten the village's close-knit character, she said.

Frederick Wacker, Village Board president, said the results of a task force studying annexation will be presented at the Village Board meeting Monday. He added that the village has asked the Lake County Department of Planning, Zoning and Environmental Quality for additional information to assess the costs of annexation.

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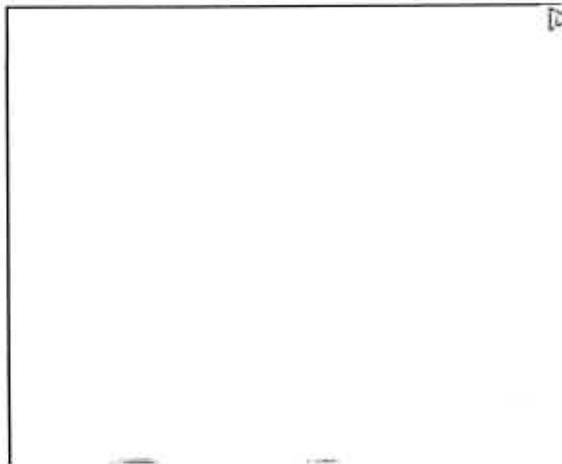
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Chicago Tribune

EXHIBIT 2

REVISED PLANNING PRINCIPLES

Purpose of the Planning Principles

The Village of Lake Bluff has promulgated the planning principles set forth below to guide developers with regard to acceptable forms of development of Blocks Two and Three of the Central Business District. Lake Bluff seeks responsible development that is consistent with and respects the character of the community, a small, family-oriented village, as well as the preexisting single-family homes that surround the areas of proposed development.

Principles

1. Where Block 2 abuts Scranton Ave., ground floor commercial uses, compatible with the CBD, should promote the pedestrian-oriented main street environment of Scranton Ave.
2. Where Block 2 abuts North Ave., any development must be low-density residential uses. Such development must be of a similar size and density to the presently existing structures, must not require a special use permit or any change in zoning, must have with appropriate setbacks, and should—must be in character with and scaled to the surrounding neighborhoods of single-family homes.
3. Block 3 should be treated as a residential transition between the CBD to the west and scaled to the surrounding neighborhoods of single-family homes.
4. Blocks 2 and 3 should make use of internal alleyways for service and loading with vehicular access from Oak Ave. and/or Walnut Ave., and any development on blocks 2 and 3 must minimize traffic on North Ave. and Evanston Ave., residential streets with predominately single-family homes and a significant number of children.
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 Ave. Diagonal parking may be considered along Walnut Ave and Oak Ave.
7. There should be continuity of CBD streetscape treatments along Scranton Ave. 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 the North Ave. and Evanston Ave. streetscapes should be treated as an extension of the neighborhood street which is predominately single-family homes, including continuous sidewalks, grass and/or landscaped parkways, and canopy tree plantings. Existing trees and other foliage must be retained.
9. Mature stands of trees and open spaces should—must be preserved.
10. Public gathering spaces are encouraged as are pedestrian ways that provide linkages between the development entrances, parking areas and surrounding CBD destinations.

Brandon Stanick

From: Drew Irvin
Sent: Wednesday, May 18, 2016 1:33 PM
To: David Burns; Elliot Miller; Gary Peters; Leslie Bishop; Mickey Collins; Mickey Collins; Sam Badger; Steve Kraus
Cc: Andrew Fiske (andrew.fiske@hklaw.com); benjamin.schuster@hklaw.com; peter.friedman@hklaw.com; Brandon Stanick
Subject: PCZBA 5/18/2016 Meeting - More Written Comments for Your Consideration

See below

-----Original Message-----

From: Drew Irvin
Sent: Wednesday, May 18, 2016 1:25 PM
To: 'Don Patton'
Cc: Mary Ellen Patton; Brandon Stanick
Subject: RE: Proposal for Block 3

Hi, Don:

Thanks for sharing and providing your comments. I had not seen that flyer yet.

FYI--the application that has been submitted for Block 3 has not yet been deemed complete (it's about ~90% there) but I do anticipate a public hearing regarding the project in June-- but not tonight.

Your comments regarding the land use (green space on the east side of Block 3) and parking standards (desire to prohibit unenclosed surface parking) will be shared with the PCZBA, as they are discussing those issues tonight. Please know that the plans submitted for Block 3 have rear-loaded totally enclosed garages for each unit; it's not underground garage parking, but it isn't on an open surface lot either.

Best,
Drew

Drew Irvin
Village Administrator
Village of Lake Bluff
40 East Center Avenue
Lake Bluff, Illinois 60044
P 847.283.6883
F 847.234.7254
C 224.588.7807
Email dirvin@lakebluff.org

-----Original Message-----

From: Don Patton [mailto:donald.patton52@att.net]

Sent: Wednesday, May 18, 2016 1:02 PM

To: Village of Lake Bluff; Drew Irvin

Cc: Mary Ellen Patton

Subject: Proposal for Block 3

If you are going to build it at least insist on covered parking. We might be candidates for one of these but not with surface parking.

There is so little time between issuing an agenda and this meeting that it hints at an agenda.

This dense structure crowding the eastern residential district is not appropriate.

However some type of condo or town house development is.

Don Patton

236 East North Avenue

Lake Bluff Neighbors:

WARNING - The Village of Lake Bluff has received a new proposed development concept for the old PNC bank location (Block 3).

Supporting zoning changes, design principles & guidelines will be discussed tonight, Wednesday, May 18th at 7:00pm, LB village hall.

The village leadership plans to advance the re-zoning of this site to allow for a three-story structure.

Proposed concept:

- 16 Unit Apartment/Condominiums
- 3-story structure, 3rd floor to be slightly recessed
- Full block length (Oak St. to Evanston)
- Current Evanston open space to also be built out
- Rear Surface Parking (no under-ground parking).



Current rear elevation of Block 1.

Meeting agenda issued late last week (Friday evening).

Make your feelings known about the Village's plan to move high de

Brandon Stanick

From: Drew Irvin
Sent: Wednesday, May 18, 2016 11:10 AM
To: peter.friedman@hklaw.com; Andrew Fiske (andrew.fiske@hklaw.com); benjamin.schuster@hklaw.com
Cc: Brandon Stanick
Subject: FW: PCZBA Hearing - Written Comments for Inclusion in Public Record

FYI

From: Lee Nysted [mailto:nyslee@msn.com]
Sent: Wednesday, May 18, 2016 11:09 AM
To: Mark Stolzenburg; Drew Irvin
Cc: Volkert, Christopher; mcarney@gglrealty.com; Mo Chamberlain; Grant Chamberlain; Robin McAfee; Tom McAfee; Holli Volkert; Julie Stevenson; McAfee, Thomas tmcafee@nm.org; Kyle Peterson; gretchenseymour@me.com; Jim Seymour jseymour@euclidexec.com; Carol Mark; Jeanosta; Christina Peterson; Greg & Joanne Junkin; Greg & Joanne Junkin; Nicole Stolzenburg; kevin@kevinconsidine.com
Subject: RE: PCZBA Hearing - Written Comments for Inclusion in Public Record

Thank you Mark. A beautiful piece and an accurate depiction of where I stand...and where I believe our community stands. I support your position, Mark, and will work with all concerned citizens of Lake Bluff to stop any and all abuse of our property, valuations of same, and rights as citizens of Lake Bluff. I believe I have made my opposition to density and height changes known to Drew and the various boards. My house backs up to the property in question.

As a group, we can and will prevail, as a matter of law. Remedies and relief are ever more apparent as this unfolds; I hope it does not have to get to litigation but that is what often must be used to ward off governments that cannot "hear" the voice of the people.

Truly yours,

Lee Nysted
131 E. North Ave.
Lake Bluff, IL.
Nyslee@msn.com

Subject: PCZBA Hearing - Written Comments for Inclusion in Public Record
From: markstolzenburg@gmail.com
Date: Wed, 18 May 2016 10:04:38 -0500
CC: Christopher.Volkert@colliers.com; mcarney@gglrealty.com; MoChamberlain@mac.com; Grant.Chamberlain@RaymondJames.com; trmcafee@gmail.com; tmcafee@lfh.org; hollivolkert@comcast.net; ayiting@comcast.net; tmcafee@nm.org; kpeterson59@gmail.com; gretchenseymour@me.com; jseymour@euclidexec.com; carol.mark1@yahoo.com; jeanosta@yahoo.com; cwpeterson109@gmail.com; joannetinsley@comcast.net; gsj1340@comcast.net; nlstolzenburg@gmail.com; nyslee@msn.com
To: dirvin@lakebluff.org

Drew: Attached to this message are written comments for this evening's PCZBA hearing. I submit these comments on my own behalf, although the proposed revisions to the planning principles have been submitted twice previously. I presume that this document will be distributed to members of the PCZBA in advance of this evening's meeting for a careful review. I intend to raise some or all the issues contained herein at the hearing this evening. I would have submitted this document sooner, but the meeting packet was not available until after the close of business on Friday, and thus, I had a limited amount of time to review the materials under consideration this evening (particularly that my wife gave birth to our second child late on Thursday evening.)

By submitting written comments in advance of the hearing, in no way do I waive my right to speak at the hearing or be heard in any other manner by the PCZBA or any other entity of the Village Government.

Thanks much. See you this evening.

Mark Stolzenburg

On May 13, 2016, at 5:44 PM, Drew Irvin <dirvin@lakebluff.org> wrote:

Good afternoon, all:

FYI – the Lake Bluff Joint Plan Commission & Zoning Board of Appeals will be meeting on Wednesday, 5/18 (7 p.m.) to hold a public hearing to consider amending the Village of Lake Bluff Comprehensive Plan concerning (i) the Downtown Land Use Plan (dated November 17, 1998) and (ii) the Planning Principles for Central Business District Blocks Two and Three. They will also hold a discussion concerning zoning regulations and the Design Guidelines for Central Business District Blocks Two and Three. If you would like to review the meeting packet, it will be posted on the Village's website shortly.

As always, please let me know if you have any questions. Enjoy the weekend.

Best,
Drew

Drew Irvin
Village Administrator
Village of Lake Bluff
40 East Center Avenue
Lake Bluff, Illinois 60044
P 847.283.6883
F 847.234.7254
C 224.588.7807
Email dirvin@lakebluff.org

<image001.png>

Brandon Stanick

From: Drew Irvin
Sent: Wednesday, May 18, 2016 10:47 AM
To: Brandon Stanick
Subject: FW: PCZBA Hearing - Written Comments for Inclusion in Public Record
Attachments: Stolzenburg public comment.pdf

From: Mark Stolzenburg [mailto:markstolzenburg@gmail.com]
Sent: Wednesday, May 18, 2016 10:05 AM
To: Drew Irvin
Cc: Volkert, Christopher; mcarney@gglrealty.com; Mo Chamberlain; Grant Chamberlain; Robin McAfee; Tom McAfee; Holli Volkert; Julie Stevenson; McAfee, Thomas (tmcafee@nm.org); Kyle Peterson; gretchenseymour@me.com; Jim Seymour (jseymour@euclidexec.com); Carol Mark; Jeanosta; Christina Peterson; Greg & Joanne Junkin; Greg & Joanne Junkin; Nicole Stolzenburg; Lee Nysted
Subject: PCZBA Hearing - Written Comments for Inclusion in Public Record

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As always, please let me know if you have any questions. Enjoy the weekend.

Best,
Drew

**VILLAGE OF LAKE BLUFF, ILLINOIS
BEFORE THE PLANNING COMMISSION AND ZONING BOARD OF APPEALS**

I. INTRODUCTION¹

As PCZBA Chairman Steven Kraus correctly remarked during the debates as to whether Lake Bluff should annex Knollwood:

Lake Bluff is not a transient community. Lake Bluff is
dramatically different than other suburbs in this.

Some Fear Lake Bluff Could Lose Appeal, Chicago Tribune, July 22, 1995. A copy of the article with Chairman Kraus's quote is attached as Exhibit 1.²

Although Chairman Kraus's comments were made in a somewhat different context, they have proven prescient nearly 21 years later. Chairman Kraus's remarks succinctly state the challenges faced with determining appropriate development of Blocks Two and Three. Our Village is deeply protective of its quaint character and emphasis on a family-focused environment. The Village's Government itself emphasized those qualities in the Branding Initiative completed less than four years ago.

It now appears that the PCZBA desires to recommend changes to the 1998 Comprehensive Plan, to recommend Planning Principles, and ultimately to recommend changes to the zoning code and/or zoning regulations, that will allow developers to construct high-density residential structures in close proximity to existing neighborhoods of single-family homes in the Village's downtown, our crown jewel. This would not only change the quaint nature of East North Avenue, a tree-lined street with single family homes, it could potentially flood East Lake Bluff with a glut of housing and irreparably change our community.

To be clear, the undersigned, a resident of East North Avenue who will be affected by development of Block Two, is not opposed to any and all development. Rather, any development should respect the nature of the area, which is currently single-family homes on the north side of the street and very low density rental housing on the south side of the street. For redevelopment, detached, low-density single-family housing along East North Avenue in Block Two is the most appropriate option.

¹ The comments set forth in this document are submitted by a taxpayer who resides on East North Avenue in the Village of Lake Bluff ("Village") and will be directly affected by any potential development in the area known as "Block Two." By submitting these comments in advance of the May 18, 2016 public hearing for inclusion in the public record and consideration by the Planning Commission and Zoning Board of Appeals ("PCZBA"), the undersigned resident does not waive any right to speak at the May 18, 2016 public hearing or otherwise be heard with regard to any matters pending before the PCZBA or any other Village government entity.

² The article is available at <http://articles.chicagotribune.com/1995-07-22/news/9507220095> 1 annexation-village-board-village-resident (last checked May 7, 2016.)

II. EXISTING CONDITIONS ON EAST NORTH AVENUE IN THE IMPACTED AREA: SINGLE FAMILY HOMES AND LOW-DENSITY RENTAL PROPERTIES

The PCZBA must first consider the existing conditions in the areas where it is studying recommendations to allow redevelopment. The north side of East North Avenue adjacent to Block Two is nearly all single-family homes.

The south side of East North Avenue (alternatively, the north edge of Block Two) presently contains low-density rental housing. Presently, there are 12 rental units, all of which are contained in single-story buildings that are no taller than approximately 12 to 15 feet, and one two-story single family home.

III. TO DATE, THE VILLAGE GOVERNMENT HAS BEEN UNCLEAR ABOUT THE NATURE OF DEVELOPMENT THAT IT SEEKS FOR BLOCKS TWO AND THREE, AND HAS ENGAGED IN A PROCESS THAT APPEARS TO BE DRIVEN BY A DESIRED OUTCOME

The Village's Government, thus far, has not been clear as to what it might view as appropriate size and/or density along East North Avenue. In attempting to do so, it has used a haphazard process, apparently culminating in the proposed revisions to the 1998 Comprehensive Land Use Plan, the adoption of inadequate Planning Principles, and potential revisions to the zoning code and/or zoning regulations.

The first development concept was contained in a report prepared by Teska Associates, dated October 21, 2015 ("Teska Report"). That report was not made public until mid-December 2015, a few days in advance of the first "workshop" meeting with the PCZBA and Architectural Review Board ("ARB"). One of the concepts proposed in the Teska Report was a three-story, 45-unit apartment building facing East North Avenue with 70 underground parking spaces. Neither Jodi Mariano, the Teska employee who prepared the report, nor any Village official, had a substantive response when asked why such a massive development might be appropriate along a street populated with single-family homes.

The Teska Report also contained the results of the Downtown Visioning Study, which was conducted in two parts: an online questionnaire asking respondents whether they liked certain pictures, and a meeting where respondents were asked about pictures. No context was provided as to how the results of the study would be utilized. As such, residents did not necessarily know why they were answering the questions being asked.

The Downtown Visioning Study was so ineffective that, on May 3, 2016, several members of the ARB asked whether any of the photos included in that portion of the Teska Report should continue to be included. Chairman Robert Hunter correctly commented that the vast majority of the photos were from communities other than the Village. Hunter and other members of the ARB also remarked that many, if not most, of the photos in that portion of the Teska Report were examples of "bad architecture."

Given these immense shortcomings in both the process and content of the Downtown Visioning Study, it is unclear why the Village Government continues to use it for any reason, particularly for the purpose of determining the future of our Village.

Following the February 9 “workshop,” the Downtown visioning process was silent for months. It abruptly resumed with the PCZBA meeting on April 20, 2016, when residents were provided with short notice that there would be a “discussion” of the Comprehensive Land Use Plan and zoning regulations for Blocks Two and Three.

At the April 20 meeting,³ a “discussion” of the 1998 Comprehensive Land Use Plan Chairman Kraus reiterated the supposed need for “transitional” housing. When asked what transitional housing might be and what the PCZBA is considering for purposes of redevelopment, Chairman Kraus responded,

There is not enough rental or even condos in the Village of Lake Bluff to fit the need of people my age. There just isn't. There isn't. *There might be a lot, when you walk around and see it.*

(Emphasis added.) When asked what is missing, Kraus responded, “Come back next month.”

That colloquy begs the following question: Is Chairman Kraus acting in his own interests in this process, or is he representing the desires of the Village’s taxpayers? Chairman Kraus’s remark (which was contradictory, in that he *admitted* there was a sufficient stock of rental property and condominiums) suggests the former. His comments were particularly troubling because they are not representative of a governmental entity charged with utilizing a reasoned approach to determine the appropriate type, size and density of development (as legally it must), particularly in an area largely populated with single-family homes. Rather, it suggested an outcome-driven process motivated by the desires of a few. That is inappropriate, particularly in light of the extraordinary feedback provided by a wide cross-section of Village residents at the February 9, 2016 “workshop” meeting regarding the PNC Bank site proposal.

The undersigned trusts that the PCZBA will reform its approach to consider the needs of the Village’s population as a whole – including the families who live in close proximity to the areas under consideration for redevelopment – when determining whether (and why) any departure from the current density along East North Avenue is warranted, and when determining appropriate planning and design guidelines for Blocks Two and Three.

³ Nowhere on the Agenda for the PCZBA’s April 20 meeting agenda was there mention of any consideration of the Planning Principles. Moreover, prior to that date, no entity of the Village Government had mentioned that the Teska Report would be used as a vehicle to amend the 1998 Comprehensive Plan. Given that the proposed revisions to the Planning Principles were twice submitted to the PCZBA but apparently never considered, it is surprising that the PCZBA has now prepared a draft ordinance for submission to the Village Board. Put bluntly, the PCZBA’s process with regard to these issues, and the Planning Principles in particular, appears to be an exercise in creating the illusion of allowing public comment without actually doing so.

IV. MARKET CONDITIONS DO NOT SUPPORT ADDITIONAL DENSITY IN THE VILLAGE

Within the past two weeks, local media reported that the housing market in Lake Forest and Lake Bluff is “quieter” than in past years. *State of the North Shore Housing Market*, The North Shore Weekend, May 7, 2016 at 14. Despite the fact that our real estate market is far from robust, the Village Government appears to be considering the promotion of higher-density development, increasing the supply of housing stock beyond what the market can support.

Past development proposals in the Village have included so-called “transitional” housing. Demand was not sufficient for any of them to be successful. That is particularly concerning, because condominiums that cannot sell become rentals, something that is not optimal for a community that is not transient.

Developers might represent to the Village that any condominiums will be owner-occupied. But there is no way to control that.⁴ The condominiums on the north side of Block One are instructive. Of those six condominiums, four are rentals and only two are owner-occupied. That should be avoided. Again, as Chairman Kraus noted, the Village is not a transient community, and development that could change that aspect of our Village should not be encouraged. To the extent that the goal of the redevelopment plans is truly to provide “transitional” housing for those who wish to live in a smaller residence, any such construction should support the goal of maintaining a stable and family-oriented population. The purpose of such construction should not be to provide a stream of rental income to investors.

The apparent desire to increase density in our Village also ignores a massive amount of construction occurring in neighboring communities that will stretch demand. A few other developments include (but are not limited to):

- Lake Forest: 152 condominiums and apartments at the Laurel and Western development (about a mile from our Village’s southern border);
- Vernon Hills: Up to 400 residential units will be constructed at the proposed Melody Farm development, and there are numerous other developments that have recently been completed or are in progress;
- Libertyville: Approximately 50 units are currently under construction in separate developments in downtown Libertyville, including some “transitional” housing for empty nesters.

⁴ The predictable retort is that condominium associations can restrict the ability for owners to rent their units by including appropriate restrictions in their bylaws. But that assertion ignores the reality that restrictions on rentals in condominium association bylaws are only as effective as their enforcement. Many times, associations (which, of course, are comprised of condominium owners) do not have incentive to enforce such bylaws against fellow owners, as doing so would create a “prisoner’s dilemma” and foreclose their ability to rent their condominium units in the future. That is particularly the case when investors own condominiums.

As such, it is unclear how or why adding density to our Village would be beneficial to our residents. Rather, it would simply decrease property values by flooding the market with supply. Although developers may need higher density to make a project financially feasible, that should not be a concern of the Village Government. As discussed at prior PCZBA and ARB meetings, attempting to develop property is an inherently speculative process, and it is not the role of a government to change the rules to help a developer make money. The Village's Government must not sacrifice the Village's character to assist a developer's balance sheet.

Moreover, given that property taxes are dependent on property values, it makes little sense why the Village would choose to take action that might increase housing stock that results in devaluation. Unfortunately, that appears to be the course of action that the Village Government is attempting to pursue.

V. THE VILLAGE GOVERNMENT HAS THE OPPORTUNITY TO ADOPT GUIDELINES THAT PROMOTE RESPONSIBLE DEVELOPMENT WHILE MAINTAINING THE VILLAGE'S CHARACTER

A. Planning Principles

As the recent history set forth above makes clear, in addition to Chairman Kraus's remarks at the April 20 hearing made clear, the Village has not yet set forth an informed proposal as to what it might envision for the northern portion of Block Two. Nor has it articulated any clear vision as to what might be appropriate on the southern portion of Block Two, along Scranton Avenue, which may also affect the quiet enjoyment of property along East North Avenue, particularly with regard to light, noise and traffic congestion. The same holds true for Block Three. Similarly, the Village claims there is a need for certain types of "transitional" housing, but it has not provided any clear idea or vision of what that might be.

To provide certainty and more concrete guidelines as to acceptable forms of development along East North Avenue, on February 7, 2016, residents of East North Avenue provided additional revisions to the "Planning Principles" for development in Blocks Two and Three. A copy of the proposed revisions is attached as Exhibit 2. They were initially submitted to the Village Administrator for discussion and consideration at the February 9, 2016 "workshop" meeting, but the discussion of the developer's proposal for the PNC Bank property continued until a late hour and the other agenda items (including a discussion of the Planning Principles) were not addressed. No further "workshops" were scheduled.

It was surprising to read, in Brandon Stanick's memorandum to the PCZBA dated April 15, 2016, his representation that the Planning Principles were finalized. The undersigned trusts that Stanick's memorandum does not suggest that the Planning Principles were a *fait accompli* and that they have effectively been finalized.

The reasons for our proposed revisions to certain of the Planning Principles, to the extent they are not self-explanatory, are set forth below. They should be included in the final document.

- Addition of statement of purpose: At the workshop, it was explained that these Planning Principles will be handed to developers who express interest in Blocks Two and Three.

Rather than simply handing a developer a list of ten items, it is a better idea for anyone who receives the planning principles to understand their purpose, in addition to the goals of any such development. The proposed statement of purpose accurately and succinctly reflects the views of the community with regard to the nature of any such development.

- Revision to principle 2: This principle specifically addresses potential development of Block Two abutting East North Avenue. It simply reflects the nature of the street – single-family and low-density housing – and requires that any new construction be consistent with the existing conditions. Any new construction should not require a change in zoning. That said, if any change is warranted, it would be to *decrease* the density of the portions of Block Two abutting East North Avenue.
- Revision to principle 3: This is simply to reflect that the neighborhoods to the east of Block Three consist of single-family homes.
- Revision to principle 4: This revision reflects that a substantial number of families reside on East North and Evanston avenues, and that as a result, traffic must be minimized on those streets.
- Revision to principle 6: To the extent that diagonal parking is proposed to extend all the way to East North Avenue along Walnut and Oak avenues, that is inappropriate. Again, traffic along East North Avenue should be discouraged, and increasing the amount of diagonal parking along Walnut Avenue would funnel additional traffic onto East North Avenue. The same holds true for Evanston Avenue.
- Revision to principle 8: This revision includes Evanston Avenue and simply acknowledges the existing conditions. It further instructs developers that maintaining existing trees and foliage is a requirement.
- Revision to principle 9: Maintaining open spaces and mature trees should not be aspirational. It should be required.

These reasonable revisions to the Planning Principles instruct developers and future officials of the Village Government of acceptable forms of development in the residential areas of Blocks Two and Three along East North, East Scranton, Oak and Evanston avenues. There are no credible reasons why they should not be adopted.

B. 1998 Comprehensive Plan Revisions

For reasons unknown, the proposed revisions to the Comprehensive Plan continue to denote all properties on East North Avenue, between the open space along Sheridan Road and the Oak Avenue walking path, as multi-family. But, at present, all of those properties but one are single-family residences. (The same holds true for two properties on the south side of East Washington Avenue, east of Sheridan Road.) No reason has been stated why the Comprehensive Plan would not be amended to reflect those conditions, which have held true for years.

Additionally, the public parking lot proposed for East North Avenue three lots west of Oak Avenue should be deleted from Exhibit C of the proposed revisions to the 1998

Comprehensive Plan. Based on this proposed document, it appears that North Avenue would be the only means of ingress and egress to that parking lot. Adding additional parking lots directly across from a row of single-family homes is inherently inconsistent with the character of the street, and increases traffic and congestion in an area where many families with children live.

C. Other Issues

Brandon Stanick's May 13, 2016 memo to the PCZBA appears to have inadvertently omitted certain aspects of the ARB's discussion on May 3, 2016.

First, in addition to the height restrictions along East North Avenue in Block Two, the ARB also discussed that any development along East North Avenue should not be a monolithic structure (as the first draft of the Teska Report initially proposed), but rather, must be a series of smaller buildings to allow light to pass through to the existing structures and maintain the existing character of the street.

Stanick's memo also failed to mention that the "light plane" for any new buildings on East Scranton Avenue in Block Two must be on all four sides of such buildings, to ensure that the properties to the north in Block Two do not suffer any adverse effects.

Each of these recommendations should be incorporated into any future plans, as well.

VI. CONCLUSION

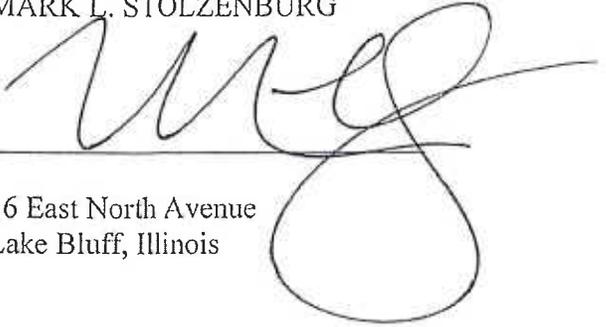
The undersigned trusts that the PCZBA and the Village Government will act in a manner consistent with the recommendations set forth above, preserving the essential nature of East North Avenue, East Scranton Avenue, Evanston Avenue, and Oak Avenue and will take action ensuring that any future development of Blocks Two and Three will not affect in any manner our Village's quaint residential streets largely populated with single family homes, will not diminish property values and will not otherwise cause a loss in the quiet enjoyment of the property owned by the taxpayers in the area that would be impacted by such development.

The actions taken now by the PCZBA, and ultimately, the Village Board, will chart the course for our community. It is important for our Village Government to make decisions now that will ensure our Village retains its quaint and family-oriented character for generations to come. To do so in the impacted areas of Block Two, the Village should adopt guidelines requiring detached, low-density, single-family homes along East North Avenue.

Dated: May 18, 2016

Respectfully submitted,

MARK L. STOLZENBURG



16 East North Avenue
Lake Bluff, Illinois

EXHIBIT 1

<http://www.chicagotribune.com>

Some Fear Lake Bluff Could Lose Appeal

July 22, 1995 | By Denise Thornton, Special to the Tribune.

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Lake Bluff should be proud of its small-town character but wary that the annexation of neighboring Knollwood could ruin that distinction, a group of residents has told the Village Plan Commission.

"Lake Bluff is not a transient community," said Steve Kraus, a member of the Plan Commission. "Lake Bluff is dramatically different than other suburbs in this."

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A recent community survey by the Plan Commission indicated that 73 percent of Lake Bluff residents moved to the village because of its character. Forty percent have lived in the village more than 15 years and almost half plan to live in Lake Bluff at least another 10 years.

At a public planning workshop Thursday, residents seemed to agree that the small-town character of the village is its prime asset. Most agreed that high taxes and the potential annexation of Knollwood are the greatest threat to their community.

Summarizing the group discussion, Kraus called annexation divisive and the single most important issue facing the village.

Those who are seeking to incorporate Knollwood's more than 2,000 residents into Lake Bluff's current population of about 5,500 face a double hurdle, Adath Hamann, a village resident, told fellow workshop participants. Annexation would both increase property taxes and threaten the village's close-knit character, she said.

Frederick Wacker, Village Board president, said the results of a task force studying annexation will be presented at the Village Board meeting Monday. He added that the village has asked the Lake County Department of Planning, Zoning and Environmental Quality for additional information to assess the costs of annexation.

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EXHIBIT 2

REVISED PLANNING PRINCIPLES

Purpose of the Planning Principles

The Village of Lake Bluff has promulgated the planning principles set forth below to guide developers with regard to acceptable forms of development of Blocks Two and Three of the Central Business District. Lake Bluff seeks responsible development that is consistent with and respects the character of the community, a small, family-oriented village, as well as the preexisting single-family homes that surround the areas of proposed development.

Principles

1. Where Block 2 abuts Scranton Ave., ground floor commercial uses, compatible with the CBD, should promote the pedestrian-oriented main street environment of Scranton Ave.

2. Where Block 2 abuts North Ave., any development must be low-density residential uses. Such development must be of a similar size and density to the presently existing structures, must not require a special use permit or any change in zoning, must have with appropriate setbacks, and ~~should~~ must be in character with and scaled to the surrounding neighborhoods of single-family homes.

3. Block 3 should be treated as a residential transition between the CBD to the west and scaled to the surrounding neighborhoods of single-family homes.

4. Blocks 2 and 3 should make use of internal alleyways for service and loading with vehicular access from Oak Ave. and/or Walnut Ave., and any development on blocks 2 and 3 must minimize traffic on North Ave. and Evanston Ave., residential streets with predominately single-family homes and a significant number of children.

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 Ave. ~~Diagonal parking may be considered along Walnut Ave and Oak Ave.~~

7. There should be continuity of CBD streetscape treatments along Scranton Ave. 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 the North Ave. and Evanston Ave. streetscapes should be treated as an extension of the neighborhood street which is predominately single-family homes, including continuous sidewalks, grass and/or landscaped parkways, and canopy tree plantings. Existing trees and other foliage must be retained.

9. Mature stands of trees and open spaces ~~should~~ must be preserved.

10. Public gathering spaces are encouraged as are pedestrian ways that provide linkages between the development entrances, parking areas and surrounding CBD destinations.

Village of Lake Bluff

From: smpunke@gmail.com
Sent: Saturday, March 12, 2016 3:26 PM
To: Village of Lake Bluff
Subject: Downtown developments

As we're seeing some storefronts opening up in our downtown, and as we're potentially developing block 3, I would like, as a resident, to make a plea to the village:

Please, please, encourage more places to congregate to move in. We don't need more services - enough with the personal training studios, or medical/dental offices, or fussy shops. We need an ice cream place, or more casual eateries open past 2pm and open on Sundays (I love Bluffingtons - but c'mon - people eat sandwiches on Sundays too!). Somewhere people can hang out - both people who like to drink, and people who don't, and families.

We need businesses that draw people to downtown - even if that makes parking harder! People coming to a downtown and finding places they want to be when they're there is what makes a downtown vibrant and sustainable - rather than slowly dying away. Let us be vibrant!

(And yes, it's the coffee shop debate that got me thinking. But this plea is for more than just that.)

Thanks for listening,
Stephanie Rickmeier