

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

OCTOBER 19, 2016

APPROVED MINUTES

1. Call to Order & Roll Call

Chair Kraus called to order the regular meeting of the Joint Plan Commission and Zoning Board of Appeals (PCZBA) of the Village of Lake Bluff on Wednesday, October 19, 2016, at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue).

The following members were present:

Members: David Burns
Mary Collins
Elliot Miller
Steven Kraus, Chair

Absent: Sam Badger
Leslie Bishop
Gary Peters

Also Present: Benjamin Schuster, Village Attorney
Brandon Stanick, Assistant to the Village Administrator (A to VA)

2. 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.

3. Approval of the September 21, 2016 PCZBA Regular Meeting Minutes

Member Miller moved to approve the September 21, 2016 PCZBA Regular Meeting Minutes as presented. Member Burns seconded the motion. The motion passed on a voice vote with Member Collins abstaining.

4. Public Hearing to Consider: (i) a Special Use Permit to Allow the Operation of a Physical Fitness Facility (SIC 7991) at 37 Sherwood Terrace, Units #132-133; and (ii) Any Other Zoning Relief as Required for Hunter Fitness and Nutrition, Inc. to Operate the Physical Fitness Facility

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

A to VA Stanick reported on September 20, 2016 the Village received a zoning application from Hunter Fitness and Nutrition, Inc. (Petitioner) seeking a Special Use Permit (SUP) to allow the operation of a physical fitness facility at 37 Sherwood Terrace, Units #132-133. The Petitioner will operate a physical fitness facility in a multi-tenant building mainly comprised of office and service uses. According to the Petitioner, the physical fitness services are provided in groups of 8 to 16 people. Also, in addition to small group training the Petitioner will provide personal

training, specialty training (yoga, sports massage, etc.), and special classes (boot camps, seniors, etc.). The Petitioner states as part of the submittal that 1,160 sq. ft. of space will be used for office and 2,620 sq. ft. for the gym.

A to VA Stanick reported the proposed hours of operation are Monday through Friday (5:00 a.m. to 8:00 p.m.), Saturday (8:00 a.m. to 12:00 p.m.) and closed on Sunday (depends on future demand). Due to the nature of the business Staff anticipates regular deliveries to the building will be minimal, if any. He reported required parking in the L-1 Zoning District for production, assembly and office uses is 1 space per 600 sq. ft. of floor area. The building is 35,458 sq. ft. in size and requires 59 spaces; there are currently 71 total spaces.

A to VA Stanick reported there will be minimal impact to public utilities as adequate water and sewer services are currently available. Sanitation service will be provided by the property owner's contractor. Village Staff does not anticipate any irregular police and/or fire service impacts. The PCZBA may recall its consideration of SUPs earlier this year for two separate fitness facilities: Vlad's Gym, Inc. (personal training) and Lyft Health & Fitness (CrossFit and weight training).

Chair Kraus administered the oath to those in attendance and opened the public hearing.

Mr. Chris Hunter introduced himself and his business partner, Aneta Chmur, then provided background information regarding the request.

In response to a comment from Member Collins regarding parking, Mr. Hunter stated there will be adequate parking available during the early morning hours and he does not anticipate high traffic volume when the gym is open in the afternoon. A discussion ensued regarding the proposed hours of operation.

Member Burns expressed his concern regarding noise. Mr. Hunter stated music will be played at a motivational level that will not impact surrounding businesses.

Chair Kraus inquired of the class size. Mr. Hunter stated the matted area will be approximately 16 ft. wide and 60 ft. long and accommodate 25 people if equipment is being used.

Member Burns asked who would be responsible for future parking issues should they arise. A to VA Stanick stated the landlord is responsible for any issues associated with the property.

In response to a comment from Chair Kraus, Mr. Hunter stated the interior wall was removed and both exterior entranceways lead into the main space; however, one of the doors will be locked at all times.

Chair Kraus closed the public hearing.

Member Burns moved to recommend the Village Board approve a special use permit to allow Hunter Fitness and Nutrition, Inc. to operate a physical fitness facility at 37 Sherwood Terrace, Units #132-133. Member Collins seconded the motion. The motion passed on the following roll call vote:

Ayes: (4) Burns, Collins, Miller and Chair Kraus
Nays: (0)
Absent: (3) Badger, Bishop and Peters

5. Pre-Application Meeting to Present a Proposal for the Redevelopment of the Former Arden Shore Child and Family Services Property (500 Arden Shore Road)

Chair Kraus introduced the agenda item and invited the Petitioner to the podium.

A to VA Stanick stated the purpose of the workshop meeting is to provide an opportunity to review this general concept for development with the Petitioner prior to a formal submittal and public hearing. As this is not a public hearing a public notice was not required to be sent to surrounding property owners.

Mr. Laurence Booth (architect and neighboring property owner) introduced himself, as well as Pete Speranza (Owner’s Attorney) and Jack Keller (Shore Acres Vice President). Mr. Booth provided background information on the former Arden Shore Child and Family Services Property and presented preliminary plans for a planned residential development (PRD). The plan is to build 12 one-story cottage homes under the current Country Estate (CE) zoning and provide for open space in the middle of the property. The target market price would be \$1.5 million and water and sewer would be provided by well and septic. The area will be accessible via Shore Acres Road. Mr. Booth stated he anticipates receiving feedback from some of the neighbors that have not yet been contacted.

Member Burns asked if this is the right use for the space. Mr. Booth expressed his opinion the proposal is appropriate as there is no demand for large homes in the current housing market and noted the proposed orientation of the 12 lots would not visually impact neighboring properties.

Member Burns expressed his concern regarding the close proximity of the new homes to the existing neighboring homes. Mr. Booth advised they will review the placement of the easterly homes but the plan is to maintain the existing open space.

Member Collins stated smaller homes are needed in Lake Bluff. She commented on the roadway, orientation of the proposed homes, variety and size of the homes. Mr. Booth stated the intent is to provide sufficient screening from the neighboring properties.

Member Miller expressed his preference for lower priced homes on the western end of the property. He expressed concern for the absence of public sewer and water facilities.

Chair Kraus provided background information on the existing utility easement and expressed his concern for public safety issues that could occur without having access to municipal water. He expressed concern regarding maintenance of Arden Shore Road. Mr. Booth stated they would consider combining Arden Shore and Shore Acres Roads.

Chair Kraus inquired of the access area shown on the west side of the property and if the open savannah would be placed in conservancy. Mr. Booth expressed his belief Shore Acres Country Club would not benefit from placing the land in conservancy.

Chair Kraus noted he has no immediate concern with the size of the roadway as long as public safety vehicles can access the property.

In response to a question from Chair Kraus, Mr. Booth expressed his belief a homeowners association would be responsible for maintaining the open space as part of the development.

Mr. Keller stated Shore Acres Country Club would be willing to discuss any future restrictions on the use of the western portion of the property. Mr. Keller stated the proposed cottage homes are not exclusive to Club members. Mr. Keller expressed his understanding they could move forward with the conceptual design.

It was the consensus of the PCZBA that the proposed roadways, because they are placed adjacent to existing houses, be positioned differently to allow sufficient landscape buffering and screening to avoid impacts to existing properties.

Chair Kraus stated that the proposed single-family homes in the CE Zoning District is consistent with the Comprehensive Plan and incorporating permanent open space areas is an interesting alternative.

6. A Discussion Concerning Updates to the Lake Bluff Comprehensive Plan and Planning Elements

Chair Kraus introduced the agenda item and led a discussion regarding updates to the Comprehensive Plan focusing on which plan elements will be used in the update. An updated list will be discussed at the next meeting. The PCZBA also reviewed the maps and requested changes to: Map 4, Quadrant Layout; Map 4A, Northwest; Map 4C, Central Business District; Map 4D, North Central; Map 4E, South Central; Map 4F, Commercial Industrial. It was the preference of the PCZBA to: increase the color contrast of the maps; adjust the line weight of the boundaries; overlay the outline of the Downtown Future Lane Use Plan map (updated in 2016) on Map 4C, Central Business District; remove all zoning district boundaries from the planning maps; and consider replacing “Quadrant” on the maps.

7. Staff Report

A to VA Stanick had no report.

8. Commissioner’s Report

Chair Kraus reported the next regular PCZBA meeting is scheduled for November 16, 2016.

9. Adjournment

As there was no further business to come before the PCZBA, Member Collins moved to adjourn the meeting. Member Miller seconded the motion. The meeting adjourned at 9:59 p.m.

Respectfully submitted,

Brandon Stanick

Joint Plan Commission & Zoning Board of Appeals
Regular Meeting Minutes – October 19, 2016

Assistant to the Village Administrator