

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

**Saturday, September 12, 2015  
Village Hall Board Room  
40 East Center Avenue  
9:00 A.M.**

**A G E N D A**

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**1. Call to Order and Roll Call**

**2. 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.

**3. A Continued Workshop Discussion Regarding the Review of Regulations Concerning the Subdivision of Lots and the Village's Bulk Regulations**

**4. Commissioner's Report**

- Regular PCZBA Meeting Scheduled for September 16, 2015

**5. 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, Village Administrator, at (847) 234-0774 or TDD number (847) 234-2153 promptly to allow the Village of Lake Bluff to make reasonable accommodations.*

## Zoning Code - Suggested Revisions from Mickey Collins

### 1. To address the issue of lot subdivision:

- Provide additional hurdles in code, including PCZBA review, with standards that must be met for the resulting subdivision to maintain the scale and character of the existing neighborhood. If legal, we could include a standard related to the existence of a structure with historic value.

### 2. Proposed changes to the bulk related controls:

- Deep lots. Our current code includes in the calculation of allowable house area, the full area of very deep lots. This has resulted in some houses that appear much too big for the lot they sit on. Deep lots are most likely ravine lots but could also be usually proportioned lots as well. We could limit the allowed area for the house to no more than the street frontage times a three for instance. We could also exclude all or a portion of ravine area and base the allowed house area on the table portion of the lot. See property at 709 Birch for an example.
- Side yards. We should review and likely increase our side yard setbacks for large lots. We have some large houses that come quite close to smaller houses. 709 Birch is also an example of this issue.
- Allowed area. Our FAR's increase in a relatively linear way. In an area of mixed lot sizes such as R4, this can mean that very large houses are built next to much smaller houses. We should look at the possibility of reducing the FAR for the largest lots.
- Calculation of area under sloped ceilings and roofs should be clarified and standardized. No loopholes for 6' ceilings should be allowed. No longer allowing an exclusion for attics without stairs should be considered.

### 3. Proposed changes for all parking lots

- A big weakness of our code is that we have mixed or missing standards for parking lots for different zoning districts. An easy change would be to remove all parking requirements from the requirements for each district and create one standard for parking within the village. The CBD standards can be used everywhere.



## Brandon Stanick

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**From:** Leslie <lagbishop@comcast.net>  
**Sent:** Tuesday, September 08, 2015 6:27 PM  
**To:** Brandon Stanick  
**Subject:** Re: Workshop Meeting CONFIRMED

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Will attend both meetings. Here are my comments

1. Is the demolition of one house on two or three lots with new ones built a subdivision or is the land reverting back to the original Lake Bluff layout?

If a subdivision, would it need to go to planning to consider impact on schools etc A process that could take a long time. If a simple reverting then we need to look at zoning where legal.

2. Can we consider larger setbacks on the small lots in Lake Bluff.

3. Can we reconsider the amount of incentive given for front porches and rear garages?

4. Can we follow current zoning rules consistently for third floor space either being converted to higher ceiling for more bulk or being lowered to allow for further surface coverage on a main floor.

5. Can we add increased restrictions on percentage of surface land coverage on small lots?

6. Look into having the architectural board increase the review of exterior design so that all the new housing in Lake Bluff does not look like cookie cutter caricature housing on a movie set.

7. With some of older housing being in disrepair and with the possibility of it not being viable financially to sell to renovate we must face the fact that some housing in Lake Bluff will have to change as it has over the years. Our goal should be to continue to enforce zoning that will contribute to the safety, the environment, and the aesthetic atmosphere we now enjoy.

Sent from my iPad

On Sep 8, 2015, at 3:16 PM, Brandon Stanick <[bstanick@lakebluff.org](mailto:bstanick@lakebluff.org)> wrote:

Hello all,

Thank you all for your responses. Confirming a special PCZBA workshop mtg. for Saturday, September 12<sup>th</sup> at 9:00 a.m.; there will at least be a quorum. If your plans change please let me know. Also, attached are comments/thoughts from Member Collins regarding the Village's community character controls. As a reminder, please forward me any suggestions/thoughts you may have on the subject so I may prepare them for the group's discussion on Saturday.

I'll have some light breakfast items available for the group on Saturday and agendas for both meetings (9/12 and 9/16) will be posted accordingly.

Thanks!

## Brandon Stanick

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**From:** Steve Kraus <stevekrauschicago@gmail.com>  
**Sent:** Thursday, September 10, 2015 10:35 AM  
**To:** Brandon Stanick  
**Subject:** PCZBA Workshop; Ideas for Consideration

Brandon

Some thoughts for Saturday's discussion.

PCZBA Workshop; Ideas for Consideration

Please review the following ideas to slow down/restrict certain development in the Village. Some ideas could be easily accomplished, some would be hard to do, some may be rejected by Village residents.

The concepts discussed below could be applied to portions of the Village through a set of overlay regulations or could apply to the entire Village.

### A). Subdivisions

- 1). All subdivisions will be subject to PCZBA review, including otherwise conforming two lot subdivisions.
- 2). Site plans and architectural renderings of proposed buildings shall be required prior to consideration of all subdivision requests.
- 3). In addition to the PCZBA review, the HPC and ABR, at their discretion, shall each hold a public hearing on the subdivision request from their areas of expertise. Each may recommend approval or denial to the Village Board.

### B). Infill Housing not requiring lot subdivision

- 1). Site plans and architectural renderings of proposed buildings shall be required prior to building permit consideration.
- 2). The PCZBA, HPC and ABR, at their discretion, shall each hold a public hearing on the infill housing request from their areas of expertise. Each may recommend approval or denial to the Village Board.

### C). Tear-downs and rebuilding not involving a subdivision.

- 1). Revised HPC provisions govern review of 50+ year old buildings and may, at its discretion, review demolition petitions of buildings less than 50 years old. Site plans and architectural renderings of proposed building required prior to granting demolition permit. ABR, at its discretion, shall hold a public hearing on the proposal and recommend approval or denial to the Village Board.
- 2). Housing rebuilt as a result of a tear down shall be limited in size to the smaller of the allowable zoning district provision or 1.2 (?) times the size of the housing that was torn down.

3). Rehabilitation of existing housing shall be encouraged, perhaps through bonuses.

4). Zoning provisions limiting bulk and encouraging historical and architectural continuity with surrounding properties shall be developed.

D). New Zoning Classification.

1). Currently, property owned by the Village, Park District, School Board and the churches within the community is zoned through applicable residential zoning regulations for the area where the property is located. A new zoning classification or classifications should be developed to more appropriately reflect current use.

Steve Kraus

stevekrauschicago@gmail.com

847-370-4031

Thursday, September 3, 2015

Lake Bluff Village Hall  
40 E. Center Ave.  
Lake Bluff, IL. 60044

Attn: Mr. Michael Croak / Joint Plan Commission and Zoning Board

This letter is in support of the variance request submitted by Greg and Barbara Sebolt located at 403 E. Center Ave.

We have reviewed the architectural renderings for the proposed variance request and have discussed the purpose of the request with Barbara Sebolt. We are the East facing residence to 403 E. Center Ave. and feel that the proposed dormers are appropriate and consistent with the character of the home.

We fully support the variance application. Please feel free to contact us for any additional information.

Regards,



Dr. Andrew Krivoshik  
Mrs. Susan Krivoshik  
421 E. Center Ave.  
Lake Bluff, IL. 60044

cc: Greg and Barbara Sebolt

**RECEIVED**  
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BY: .....

## VILLAGE OF LAKE BLUFF

### Memorandum

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

**FROM:** Michael Croak, Building Codes Supervisor  
Brandon Stanick, Assistant to the Village Administrator

**DATE:** September 11, 2015

**SUBJECT:** **Agenda Item #6** - Review of Regulations Concerning the Subdivision of Lots and the Village's Bulk Requirements

### Summary and Background Information

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Following the recent demolition petitions for the properties located 400 E. Center Avenue and 925 N. Sheridan Road (925 Sheridan having now become a designated landmark), the Village Board expressed a desire to evaluate the following:

- if the Village's historic preservation regulations are truly achieving the purpose of promoting historic and architectural preservation in the Village;
- if the Village's bulk and massing regulations are effectively managing the massing of new single-family homes;
- if the Village's subdivision regulations are protecting the character of Lake Bluff; and
- if there is a desire to implement architectural review requirements for new single-family homes.

The Village Board initiated a discussion concerning the "4 Points" noted above on April 13, 2015 and referred the evaluation of the: historic preservation regulations to the Historic Preservation Commission, residential design review to the Architectural Board of Review, and the Village's bulk/massing regulations and subdivision regulations to the Plan Commission & Zoning Board of Appeals (PCZBA).

The PCZBA kicked-off its discussion concerning the points referred to it by the Village Board on May 20<sup>th</sup>, and further discussed on June 17<sup>th</sup> and August 19<sup>th</sup> and received the following documents:

- A chart summarizing the size of the five most recent building permits for single-family homes;
- A proposal from Highland Park concerning the creation of an overlay district to control for character and density in its Lakefront R-4 Zoning District; and
- A primer on the Village's residential bulk regulations.

Additional material regarding the Village's bulk regulations and subdivision of lots is provided below to assist the PCZBA in its discussion.

### Bulk Regulations

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In 2000 and 2005 the then Zoning Board of Appeals (ZBA) reviewed the Village's bulk and massing regulations. In 2000 the Village engaged Camiros, Ltd. to perform a residential bulk study (Study). The *Summary Table of Recommended Bulk Control Measures* from the Study is attached. Additionally, the

ZBA further evaluated the Village's bulk regulations in 2005. The following is a summary of the more common bulk recommendations from the ZBA that the Village Board passed in 2000 and 2005:

**Bulk Recommendations approved in 2000:**

1. **Regulation:** Eliminate the garage bonus (if placed in the rear yard) for lots greater than 8,750 sq. ft. The bonus previously was 440 sq. ft. for ALL accessory structures that were located in the rear yard.  
**Rationale:** Eliminates the use of a bonus for larger lots.  
**Current day:** Regulation is the same.
2. **Regulation:** Prohibit garage doors that extend along the front side of the lot for 50% of the width of the house, or 18 ft., whichever is less.  
**Rationale:** Reduces the potential for attached garages to contribute to the appearance of bulk.  
**Current day:** Regulation is the same
3. **Regulation:** Increase floor area bonus for stoops & decks (in rear or side yards) from 2.5% to 3.5% of total lot area on which feature is located.  
**Rationale:** Encourages stoops and decks which are generally considered to be attractive features that do not significantly add to bulk and are consistent with the character of Lake Bluff.  
**Current day:** Regulation is the same.
4. **Regulation:** Increase floor area bonus for covered outdoor porches, open entryways and open covered walks (in front, side or corner lot side yards), uncovered exterior balconies from 2.5% to 3.5% of total lot area on which feature is located.  
**Rationale:** Encourages these features which are generally considered to be attractive and do not significantly add to bulk and are in keeping with character of Lake Bluff.  
**Current day:** Regulation amended in 2005 establishing a maximum bonus of 500 sq. ft. for all such features.
5. **Regulation:** Eliminate the covered walkway bonus whereby an accessory structure is connected to the principal structure by a covered walkway.  
**Rationale:** Connects covered walkways increase perception of bulk and literally "attach" the detached garage to the principle structure.  
**Current day:** Regulation is the same.
6. **Regulation:** Require daylight plane to be measured from pre-construction grade level down the length of the side yard. If varying grades exist, measurement is taken from lowest grade and not averaged.  
**Rationale:** Clarifies daylight plane measurement.  
**Current day:** Regulation is the same.

**Bulk Recommendations approved in 2005:**

7. **Regulation:** Require a special use permit for subterranean garages.  
**Rationale:** Provides greater oversight for stormwater and safety reasons.  
**Current day:** Regulation is the same.

8. **Regulation:** Allow 500 sq. ft. maximum bonus for covered outdoor porches, open entryways, open covered walks, and uncovered exterior balconies.  
**Rationale:** Encourages these features which are generally considered to be attractive and do not significantly add to bulk and are in keeping with character of Lake Bluff.  
**Current day:** Regulation is the same.
9. **Regulation:** Revise floor area calculation for basements providing greater floor area relief to homes constructed before 1950.  
**Rationale:** Promoted preservation of older homes while ensuring homeowners are provided flexibility to adapt all homes to changing needs of the family.  
**Current day:** Regulation is the same.
10. **Regulation:** Allow the covered outdoor porch bonus for screened porches (no > 500 sq. ft.).  
**Rationale:** Encourages feature which is generally considered to be attractive.  
**Current day:** Regulation is the same.

Also, please find attached a chart summarizing the floor area of the last ten new single-family homes for which building permits have been issued. The purpose of the chart is to provide a snapshot in time of the construction activity for the past 14 months. The homes are arranged in order by lot size and it's apparent that the smaller the lot the more likely the house is to be built to the maximum floor area allowed. That is consistent with Staff's experience over the years where the smaller the lot size the more likely the house is to be built to the maximum. It's important to note that nation-wide, according to the Census Bureau, the median size of a new home constructed in 2014 was 2,453 sq. ft. (not including the garage). This is 893 sq. ft. larger than the median home size 40 years earlier.

### **Subdivision of Lots**

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To assist the PCZBA in its discussion regarding the potential subdivision of lots in the Village are maps that show the following land use scenarios for parcels east of Sheridan Road:

- Parcels owned by one owner that can be subdivided;
- Adjacent parcels owned by two owners that can be subdivided into three or more lots; and
- Existing parcels that are currently buildable lots.

The land use scenarios shown on the attached maps are not meant to serve as formal confirmation that specific lots can be subdivided because not all information regarding the features of a lot was available at the time, i.e. available table land on a lot that abuts a ravine. The data was collected using the Lake County GIS mapping tool, as well as the Shields Township tax parcel maps, to calculate available lot area and lot frontage. **The numbers circled on the maps indicate the number of additional lots (or future homes) that could be created and does not account for the number of existing homes.** Most lots east of Moffett Road were not included in this analysis due to the variety of existing conditions regarding land area and frontage.

The following is a chart summarizing the minimum required lot area and minimum required lot width for lots in the applicable zoning districts involved in the analysis:

District	E-1	E-2	R-1	R-2	R-3	R-4
Minimum Required Lot Area (sq. ft.)	65,340	43,560	20,000	12,000	9,500	7,500
Minimum Required Lot Width	150 ft.	125 ft.	100 ft.	75 ft.	60 ft.	50 ft.

The following is a summary of the results of the Subdivision Analysis (updated stats are noted below):

- 1) There are 31 property owners east of Sheridan Road that own lots that can be subdivided resulting in ~~47~~ 46 additional single-family homes (pink).
- 2) There are 56 additional parcels that could result if two adjacent property owners subdivided their lots into three or more resulting in 56 additional single-family homes (yellow).
- 3) There are currently 9 vacant buildable lots that could result in just as many single-family homes (orange).
- 4) With each previous classification being mutually exclusive, existing regulations allow the construction of approximately ~~112~~ 111 additional single-family homes east of Sheridan Road (between E. Blodgett Avenue and the Village's southern border with Lake Forest).
- 5) There are potentially 21 single-family homes that could be constructed south of both E. Witchwood Lane and Forest Cove Road.
- 6) There are potentially ~~89~~ 88 single-family homes that could be constructed between south of E. Blodgett Avenue to north of ~~W.~~ E. Witchwood Lane.
- 7) The heaviest concentration of potential subdivisions by one owner (pink parcels) is along Moffett and Ravine Avenues.
- 8) Pursuant to the Village's R-2 Zoning District regulations, the parcel at the southwest corner of E. Sheridan Place and Moffett Road could be subdivided into ~~7~~ 6 lots; the largest potential subdivision in the study area.
- 9) There is potential for approximately 21 additional single-family homes along E. Center Avenue and 4 on Briar Lane alone.

## Attachments

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- Summary Table of Recommended Bulk Control Measures (Lake Bluff Residential Bulk Study, March 2000);
- Floor Area Comparison of 10 Most Recent Single-Family Homes; and
- Two Maps Showing the Data for the Subdivision Analysis of the Neighborhoods East of Sheridan Road.

Please feel free to contact Brandon Stanick (847-283-6889) or Mike Croak (847-283-6889) should you have any questions regarding this matter.

## SUMMARY TABLE OF RECOMMENDED BULK CONTROL MEASURES

The following is a table which summarizes the recommended bulk control measures outlined in this bulk study.

Village of Lake Bluff Summary Table of Recommended Bulk Control Measures		
Recommendation	R-3 District	R-4 District
Reduced detached garage FAR bonus to 220 sf		X
Eliminate 440 sf detached garage FAR bonus	X	
Establish design standards for attached garages	X	X
Eliminate open porches, decks, and stoops from inclusion in FAR calculation	X	X
Prohibit covered walkways between a principal structure and detached garage	X	X
Provide an FAR incentive to encourage additions over tear-downs/rebuilds	X	X
Amend the definition of building height	X	X
Reduce the maximum permitted height or require building height averaging	X	
Limit front yard pavement	X	X
Increase required front yard setback, and permit open porch encroachment or require front yard averaging	X	X
Require side yard step-back for side walls or side wall articulation	X	X
Increase required rear yard setback	X	X
Increase required detached garage setback on through-lots		X
Require front and corner side yard landscaping	X	X
Amend fence regulations to only permit open, decorative front yard fences	X	X

## Floor Area Comparison of 10 Most Recent Single-Family Construction

from June 2014 to August 2015

Address	Zoning	Lot Area (sq. ft.)	Permitted Floor Area (sq. ft.)	Actual Floor Area (sq. ft.)	Actual to Allowable Floor Area
733 Ravine Ave	R-1	143,743	17,974	10,675	59.39%
570 Lansdowne	E-1	89,798	11,950	8,146	68.17%
300 Moffett	R-2	20,888	5,688	4,924	86.57%
39 Oak Terrace	R-2	19,848	5,584	5,128	91.83%
345 E Scranton	R-4	10,412	3,883	3,852	99.20%
39 Sunset Pl	R-3	10,270	3,853	3,822	99.20%
400 E Center Ave	R-4	8,788	3,515	3,512	99.91%
404 E Center Ave	R-4	8,065	3,226	3,222	99.88%
114 E Woodland	R-4	7,665	3,066	3,066	100.00%
216 E Center	R-4	6,250	2,500	2,487	99.48%
<b>AVERAGE</b>		<b>32,573</b>	<b>6,124</b>	<b>4,883</b>	<b>79.74%</b>
<b>MEDIAN</b>		<b>10,341</b>	<b>3,868</b>	<b>3,837</b>	<b>99.20%</b>

**Note:**

- 1) The median value is presented as an alternate to the average as a control for the larger lots (or outliers) outside of the R-3 and R-4 Zoning Districts.
- 2) 570 Lansdowne: Permitted floor area for lots in the Lansdowne Subdivision is reduced by 5%. Per the Zoning Code, this lot is permitted 12,579 sq. ft. of floor area.

**LEGEND**

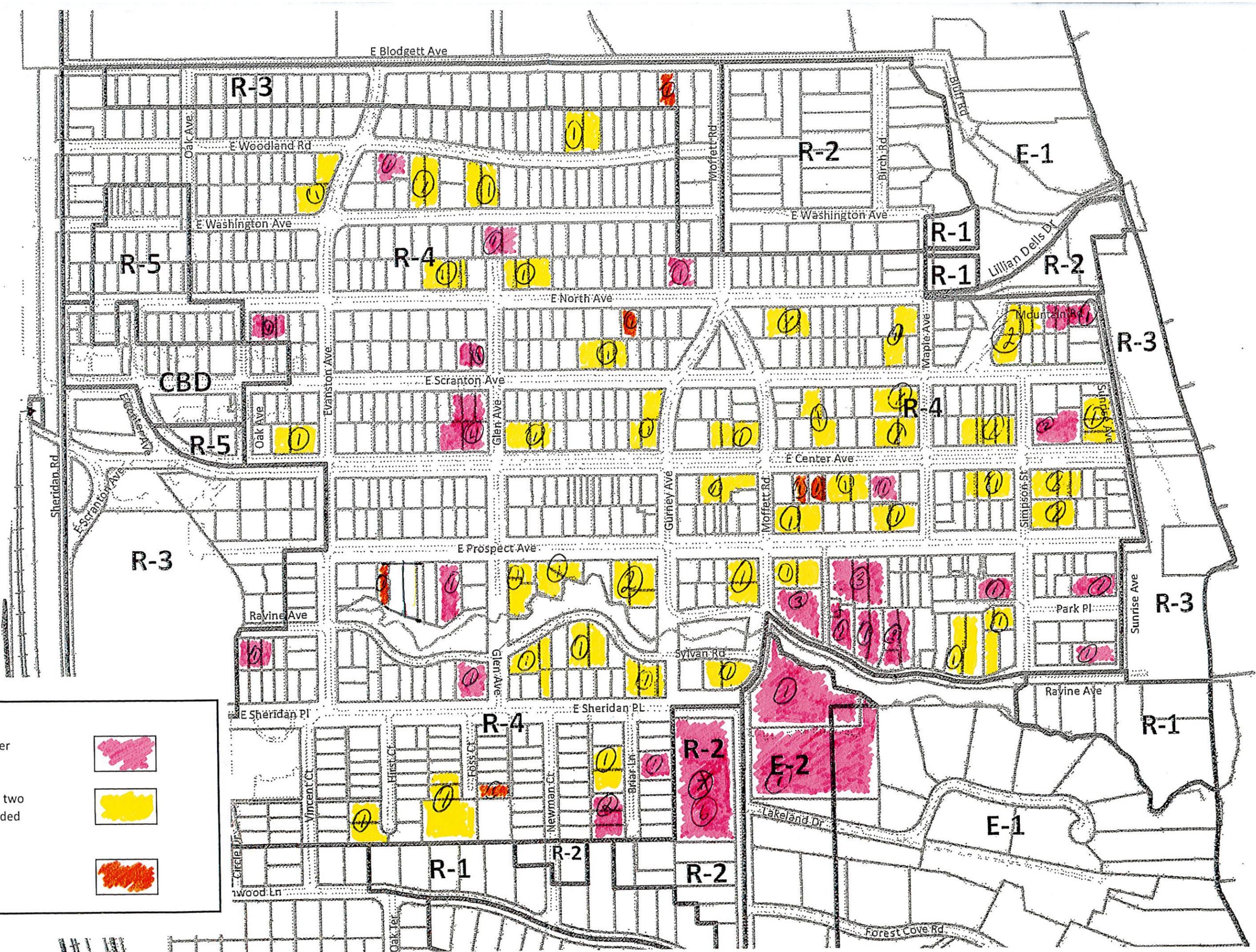
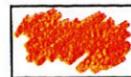
Parcels owned by one owner that can be subdivided

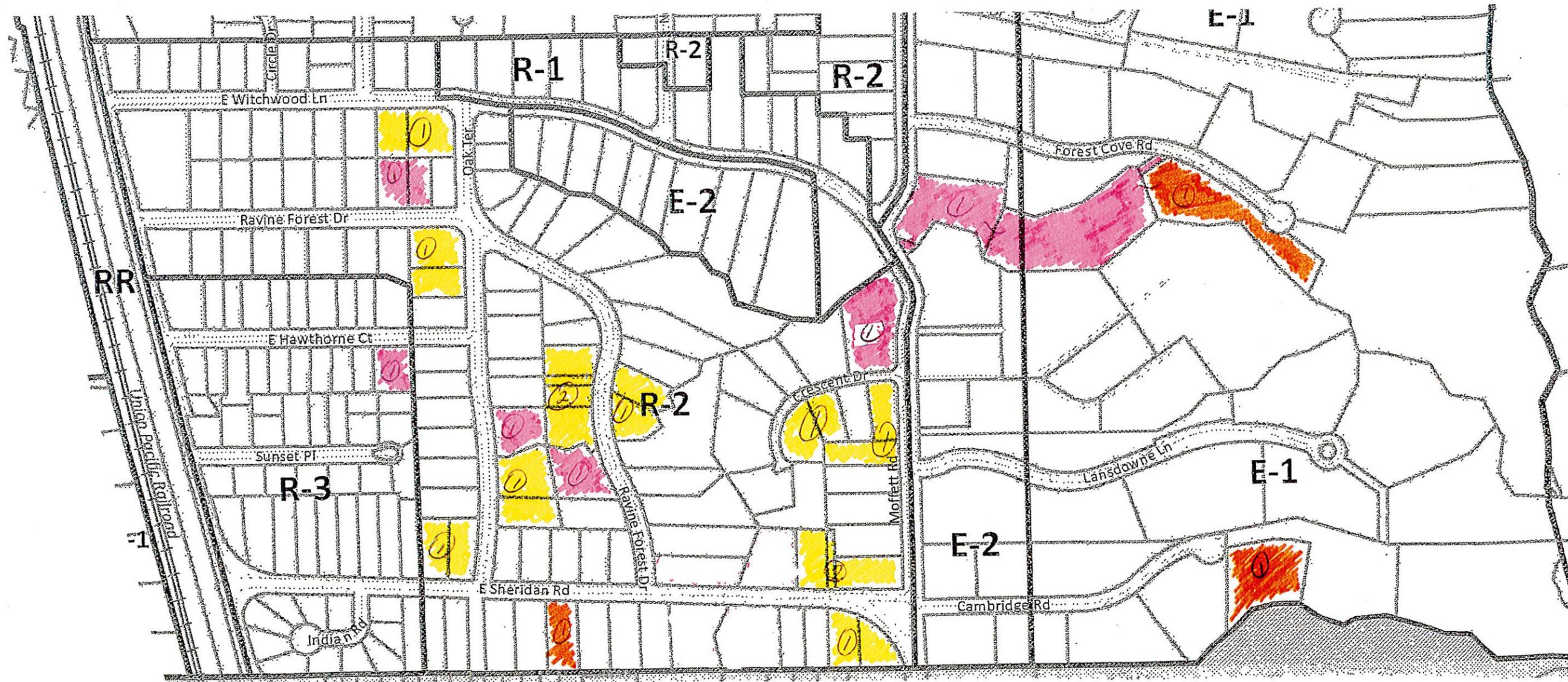


Adjacent parcels owned by two owners that can be subdivided into 3 or more lots

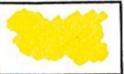


Existing parcels that are currently buildable lots





**LEGEND**

Parcels owned by one owner that can be subdivided	
Adjacent parcels owned by two owners that can be subdivided into 3 or more lots	
Existing parcels that are currently buildable lots	