

**VILLAGE OF LAKE BLUFF
SPECIAL WORKSHOP MEETING OF THE
JOINT PLAN COMMISSION & ZONING BOARD OF APPEALS AND
ARCHITECTURAL BOARD OF REVIEW
MEETING**

**Wednesday, January 20, 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. Non-Agenda Items and Visitors (Public Comment Time)**
The Joint Plan Commission & Zoning Board of Appeals and Architectural Board of Review allocate fifteen (15) minutes during this item for those individuals who would like the opportunity to address the Boards on any matter not listed on the agenda. Each person addressing the Boards is asked to limit their comments to a maximum of three (3) minutes.
- 3. Continuation of a Joint Workshop with the Plan Commission and Zoning Board of Appeals and the Architectural Board of Review to Receive a Presentation and Finalize the Draft Architectural and Streetscape Design Guidelines for Central Business District Block Two and Block Three as Part of the Downtown Subarea Visioning Project**
- 4. Commissioner's Report**
- 5. Staff Report**
- 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, 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

Memorandum

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

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

DATE: January 15, 2016

SUBJECT: Continuation of the Downtown Design Guidelines Presentation

Summary and Background Information

Earlier this year the Committee-of-the-Whole (COW) met with Staff to discuss the potential redevelopment of the Central Business District (CBD). More specifically, Block Two (bounded by Scranton/Oak/North/Walnut) and Block Three (bounded by Scranton/Oak/Evanston) were identified as the two remaining blocks yet to be redeveloped. 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. The Design Guidelines are a product of community outreach activities and best design and planning practices. They are intended to promote the vitality and economic health of Lake Bluff's downtown by providing design direction on the type, character and quality of the built environment that unify Blocks Two and Three with the surrounding CBD and residential areas. Additionally, the purposes of the Design Guidelines are to:

- Implement the general policies and recommendations of the 1998 CBD Planning Study by providing more detailed guidelines and specifications governing building architecture and improvements to public streetscapes within Blocks Two and Three; and
- Establish a set of standards and identify elements of building streetscape design that the Village should encourage in the downtown.

On December 16, 2015 the PCZBA and ABR received a presentation of the draft report from the Consultant, and following a review and discussion amongst the PCZBA, ABR and CBD neighbors, the discussion was continued to a future meeting. A summary of the existing zoning regulations for each block of the CBD, the R-5 multi-family residential district and the R-4 single-family residential district is provided to assist the PCZBA and ABR in understanding the potential for redevelopment as of right (without seeking zoning relief) in the study area.

Public Engagement Process

In the spring the Village commenced with a public engagement process and sought feedback from a variety of community stakeholders, including CBD Neighbors and elected and appointed officials. A website was created for the Downtown Visioning Project that shared information with the community, and from April 24th to May 31st, 2015, invited the community to upload photographs of their favorite destinations for use in the Visual Preference Survey. The photographs were then used in the online survey (available from June 17 to July 31) and at the Open House held on June 24th. At its meeting on October 26th the Village

Board accepted the draft Downtown Subarea Visioning Report (Report) and referred it to the PCZBA and ABR for finalization.

Recommendation

It is important to know that while no zoning petition has been submitted for the redevelopment of either Block Two or Block Three, the Village anticipates a petition may be imminent. As this is the case it is recommended the PCZBA and ABR continue reviewing the Report and Design Guidelines and forward a recommendation to the Village Board to finalize the Report.

Attachments

- Lake Bluff Downtown Subarea Visioning Report available at:
http://www.lakebluff.org/sitemedia/documents/CommDevelopment/LAKEBLUFF-Design_Guidelines_2015_12_17.pdf
- Ten Planning Principles;
- PCZBA and ABR Comments on the Draft Report;
- Zoning Summary Sheet: CBD, R-5 and R-4 Districts.

Please feel free to contact Brandon Stanick (847-283-6889), or Mike Croak (847-283-6885), should you have any questions regarding this matter or would like a physical copy of the Report.

VILLAGE OF LAKE BLUFF DOWNTOWN SUBAREA VISIONING

BLOCKS 2 & 3 ARCHITECTURAL AND STREETScape DESIGN GUIDELINES

10 PLANNING PRINCIPLES

The following planning principles are provided for Village consideration as part of the Downtown Subarea Visioning efforts:

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, residential uses with appropriate setbacks should be respectful to the surrounding neighborhood.
3. Block 3 should be treated as an urban residential transition between the CBD to the west and neighborhoods to the east.
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.
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. Streetscape treatments along Scranton Ave and southern portions of the Walnut and Oak Avenues should be treated as extensions of the CBD streetscape, 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, lawn parkway and canopy tree plantings.
9. Mature stands of trees and open spaces should be preserved.
10. Public gathering spaces, plaza spaces and pedestrian ways are encouraged to provide logical linkages between the development entrances, parking areas and surround CBD destinations.

Summary of Comments from Members

Specific Design Guidelines

1. Establish a maximum height limitation of 36 feet (peak elevation) for the CBD and R-5, but require minimum third floor setback or sloped roof.
2. Minimum setbacks for structures along Scranton to provide landscape footprint.
3. Balcony railings should not be restricted to only metal or wood composite, but rather should be weather resistant materials that work into the design of the building.
4. Entrances to underground parking should be located in alleys or behind the structures.
5. As to encouraging porches on the single family or row house design, we should encourage a variety of welcoming entrances that would better represent the streetscape of any Lake Bluff street.
6. Discourage awning or canopy materials on Scranton Avenue.
7. Encourage small porches and roof lines at the first story to reduce scale.
8. Encourage third story spaces to be under a sloped roof (with or without dormers), therefore keeping the scale down.

General Planning Principles

1. Consider residential only projects rather than requiring mixed use component in CBD.
2. We should be creating an environment for a diversity of housing choices for our community.
3. Keep the retail footprint in the CBD small, quirky and unique.
4. Promote Lake Bluff as a tourist/shopping destination by reaching out to appropriate market segment(s) rather than facilitating higher density residential.

Village of Lake Bluff Zoning Standards for CBD, R-5 and R-4 Zoning Districts

Zoning Standards	Central Business District			R-5 District (multi-family)	R-4 District (a typical single-family lot east of Sheridan)
	Block 1 (LF Bank)	Block 2 (Post Office)	Block 3* (former PNC Bank lot)	Block 4 (Inovasi)	
Min. Lot Size	6,250 sq. ft.			7,500 sq. ft.	
Min. Lot Width	50 ft.			50 ft.	
Max. Height	35 ft. (3 stories)	30 ft. (2 stories)		<ul style="list-style-type: none"> Lot Width of < 50 ft.: 30 ft. Lot Width of 50 to 74.9 ft.: 32 ft. Lot Width of 75 to 124.9 ft.: 34 ft. Lot Width of 225 ft. or >: 44 ft. 	
Min. Setback	<ul style="list-style-type: none"> Scranton: none Sheridan: 15 ft. North: 20 ft. Walnut: none Rear yard setback abutting 15-19 & 33-41 North Ave: 18 ft. 	<ul style="list-style-type: none"> Scranton: none Walnut: none Oak: 10 ft. Rear Yard: 18 ft 	<ul style="list-style-type: none"> Scranton: none Oak: none Side yard setback abutting residential: 10 ft. Rear yard setback abutting residential: 18 ft. 	<ul style="list-style-type: none"> Scranton: none Center: none Oak: none Rear/side yard setback for lots abutting Village Hall & Bluff Condos: 15 ft. 	<ul style="list-style-type: none"> Front Yard: 20 ft Side Yard: 10 ft. Rear Yard: 18.75 ft. Front Yard: 20 ft Side Yard: 5 ft. Rear Yard: 18.75 ft.
Max. Floor Area	NA			<ul style="list-style-type: none"> Lot Size of 7,500 sq. ft.: 3,000 sq. ft. Lot Size of 10,000 sq. ft.: 3,800 sq. ft. Lot Size of 12,500 sq. ft.: 4,300 sq. ft. Lot Size of 24,000 sq. ft.: 6,000 sq. ft. 	
Max. Impervious Coverage	NA			50% to 60% of lot size	
Max. Building Coverage	<ul style="list-style-type: none"> Commercial: 60% or 3,750 sq. ft. Residential: 1,000 sq. ft. of lot area per 1 dwelling unit 			Lot Size of 7,250 sq. ft.: 2,250 sq. ft. (30%)	
Multi-Family Units	<ul style="list-style-type: none"> One multi-family dwelling per 2,000 sq. ft. of lot area. No multi-family dwellings may be built below finished grade. 				

* Block 3 is comprised of five parcels where the three westerly parcels are zoned CBD and the two easterly parcels are zoned R-4.