

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

**Tuesday, February 9, 2016  
Village Hall Board Room  
40 East Center Avenue  
7:00 P.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 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. A Joint Workshop with the Plan Commission and Zoning Board of Appeals and the Architectural Board of Review for the Proposed Redevelopment of the Former PNC Bank Property Located at 120 E. Scranton Avenue (Central Business District Block Three)**
- 4. 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**
- 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.*

## VILLAGE OF LAKE BLUFF

### Memorandum

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**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 J. Stanick, Assistant to the Village Administrator  
Michael Croak, Building Codes Supervisor

**DATE:** February 5, 2016

**SUBJECT:** Workshop - Proposed Redevelopment of CBD Block Three (Former PNC Bank Property at 120 E. Scranton Avenue)

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On February 5, 2016 the Village received proposed plans for the redevelopment of 120 E. Scranton Avenue from Uppercross Development Group, LLC, Smith Capital Management, Inc. and Kuo Diedrich Architects ("Petitioner"). On February 9<sup>th</sup> the Plan Commission & Zoning Board of Appeals (PCZBA) and the Architectural Board of Review (ABR) will conduct an informal workshop meeting to give the Petitioner the opportunity to review the general concept for the proposed CBD Block Three redevelopment prior to a formal public hearing (date to be determined) with the PCZBA.

### Existing Conditions

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The property, once home to Northern Trust Bank, and most recently PNC Bank, is a masonry commercial office building with parking (39 stalls) and a drive-through facility (existing SUP). The property is comprised of 5 parcels along E. Scranton Avenue, between Oak Avenue and Evanston Avenue, approximately 264 ft. x 125 ft. or 33,000 sq. ft. in size. The three westerly parcels are zoned CBD and the two easterly parcels are zoned single-family residential (R-4). Currently, the parcel located at the southwest corner of Scranton and Evanston Avenues acts as a mature landscape buffer yard. Both Scranton and Evanston Avenues are two-way streets and Oak Avenue is currently one-way in the southbound direction. There are six, 2-hour striped parking spaces along Scranton Avenue and eight unrestricted spaces on the western side of Oak Avenue; no on-street parking is permitted on Evanston Avenue.

### Attachments

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- Preliminary Plans for the Redevelopment of CBD Block Three.

If you should have any questions concerning the information provided in this memorandum please feel free to contact Asst. to the Village Administrator Brandon Stanick (847-283-6889) or Building Codes Supervisor Mike Croak (847-283-6885).



Site Plan at existing condition

**BLOCK 3 CONCEPT**  
LAKE BLUFF, ILLINOIS  
UPPERCROSS DEVELOPMENT, LLC

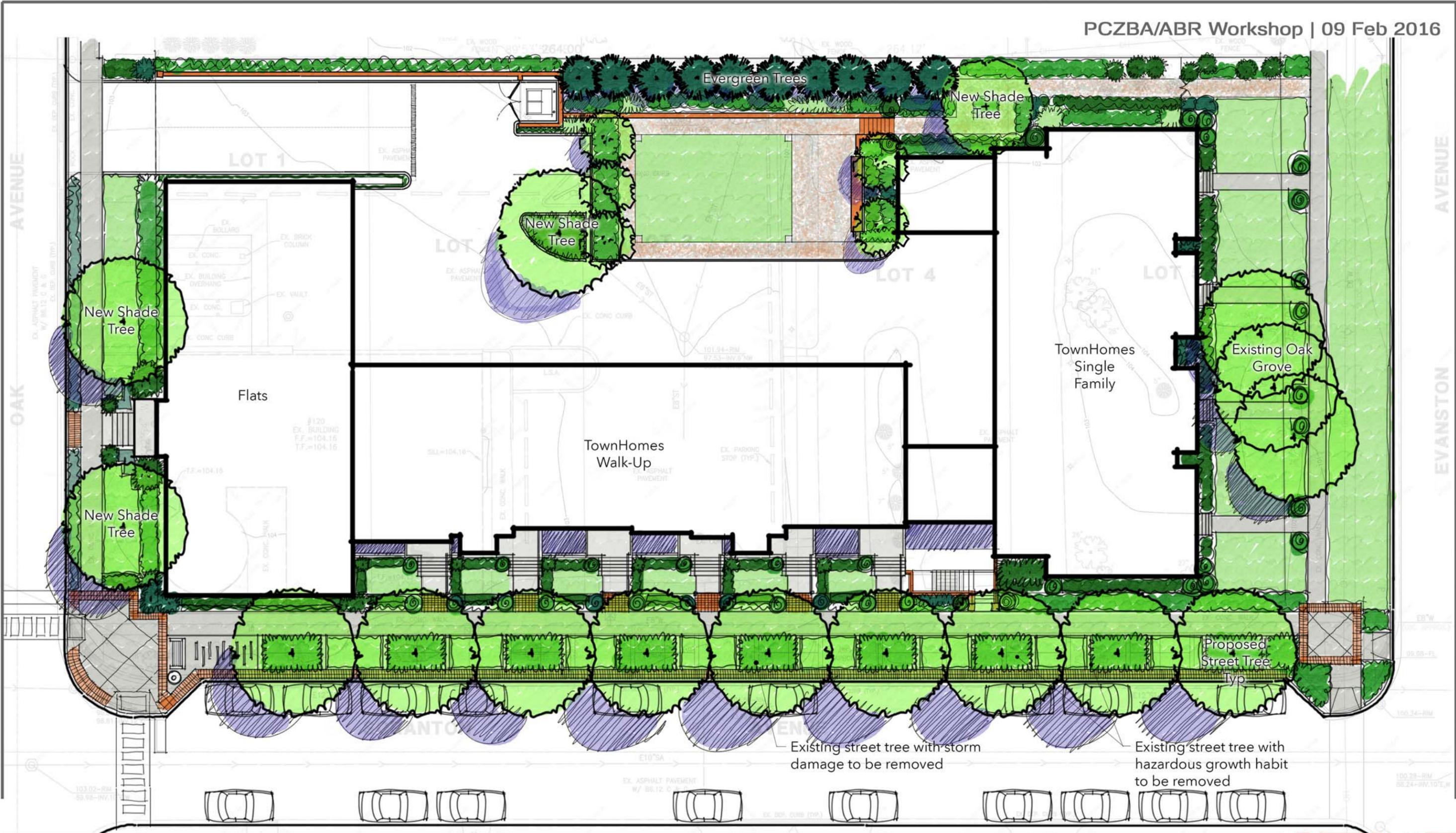




Existing site

**BLOCK 3 CONCEPT**  
LAKE BLUFF, ILLINOIS  
UPPERCROSS DEVELOPMENT, LLC

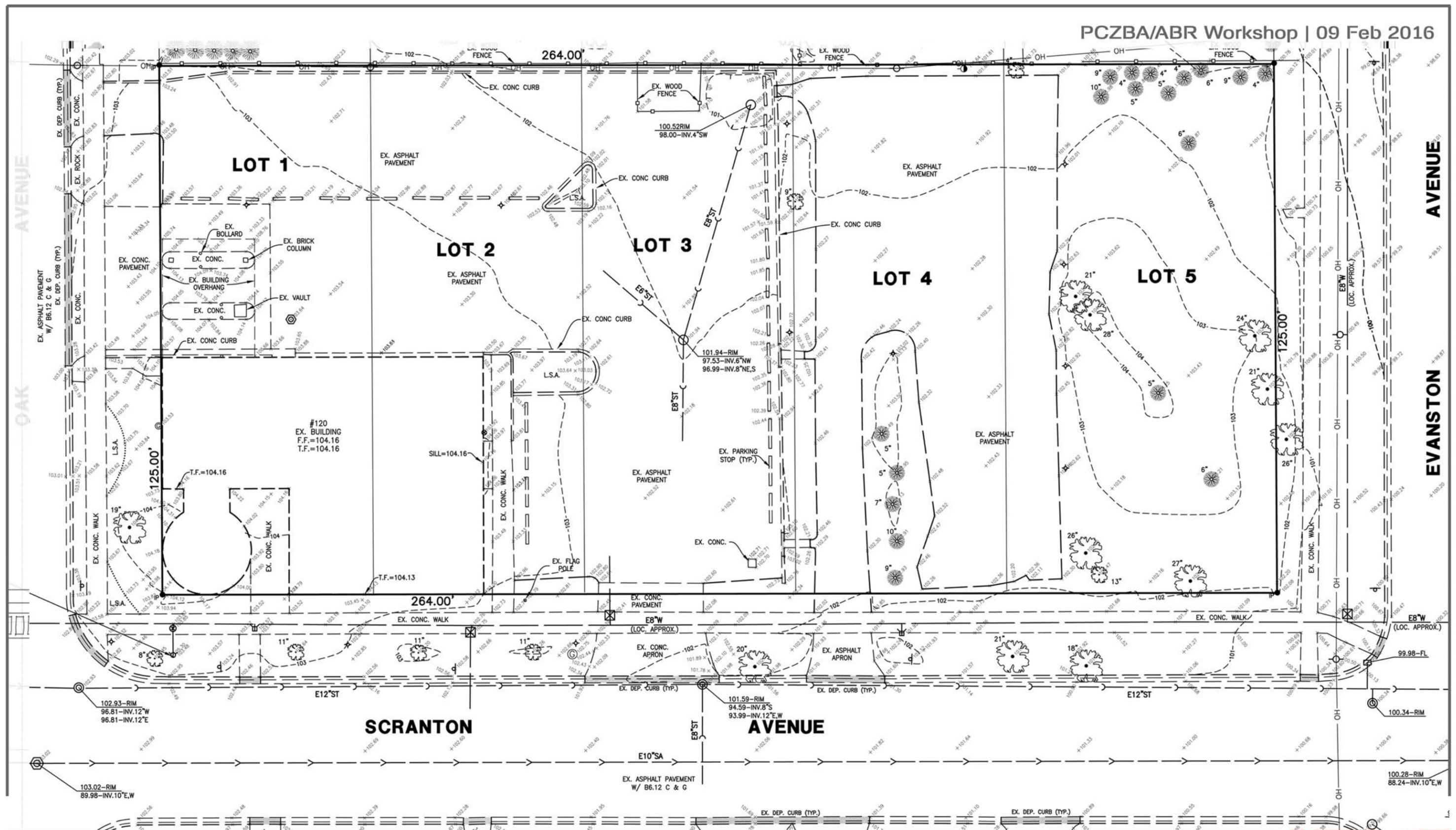




**BLOCK 3 CONCEPT**  
 LAKE BLUFF, ILLINOIS  
 UPPERCROSS DEVELOPMENT, LLC

PROPOSED SITE PLAN





**BLOCK 3 CONCEPT**  
 LAKE BLUFF, ILLINOIS  
 UPPERCROSS DEVELOPMENT, LLC

Existing survey





Bird's eye view, street side of development



Bird's eye view, corner of Scranton & Evanston



View along Evanston Avenue

**BLOCK 3 CONCEPT**  
LAKE BLUFF, ILLINOIS  
UPPERCROSS DEVELOPMENT, LLC





Bird's eye view, rear of development



Bird's eye view, corner of Oak & Scranton

**BLOCK 3 CONCEPT**  
LAKE BLUFF, ILLINOIS  
UPPERCROSS DEVELOPMENT, LLC





View along Scranton Avenue

**BLOCK 3 CONCEPT**  
LAKE BLUFF, ILLINOIS  
UPPERCROSS DEVELOPMENT, LLC





Streetscape view, corner of Oak & Scranton



Streetscape view, along Scranton Avenue

**BLOCK 3 CONCEPT**  
LAKE BLUFF, ILLINOIS  
UPPERCROSS DEVELOPMENT, LLC





Vehicle view, entering rear of development

## 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:** February 5, 2016

**SUBJECT:** Continuation of the Downtown Design Guidelines Presentation

### Summary and Background Information

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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.

### Workshop Summary

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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. On January 20<sup>th</sup> the PCZBA and ABR provided feedback (reached consensus) regarding the Ten Planning Principles and Draft Design Guidelines, as well as received further comment from CBD neighbors. At the February 9<sup>th</sup> (7:00 p.m.) workshop meeting, Staff and Jodi Mariano, a representative of Teska Associates, Inc., will review the suggested revisions to the Ten Planning Principles, as well as the comments received from PCZBA and ABR Members concerning the Design Guidelines.

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**

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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 24<sup>th</sup> to May 31<sup>st</sup>, 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 24<sup>th</sup>. At its meeting on October 26<sup>th</sup> the Village Board accepted the draft Downtown Subarea Visioning Report (Report) and referred it to the PCZBA and ABR for finalization.

## **Recommendation**

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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**

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- Draft Design Guidelines Dated February 5, 2016 (with changes highlighted). The results of the visioning workshop are provided in the meeting packet online at <http://www.lakebluff.org/government/meeting-packets-and-videos>;
- Comments on the Ten Planning Principles Received from Commissioners and Neighbors; and
- 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.

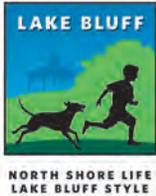


# LAKE BLUFF DOWNTOWN SUBAREA VISIONING

## BLOCKS TWO & THREE ARCHITECTURAL & STREETScape DESIGN GUIDELINES

**FEBRUARY 1, 2016**  
**WORKING DRAFT**

PREPARED FOR:



THE VILLAGE OF  
LAKE BLUFF

PREPARED BY



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**February 1, 2016**



*SCRANTON ALLEY*

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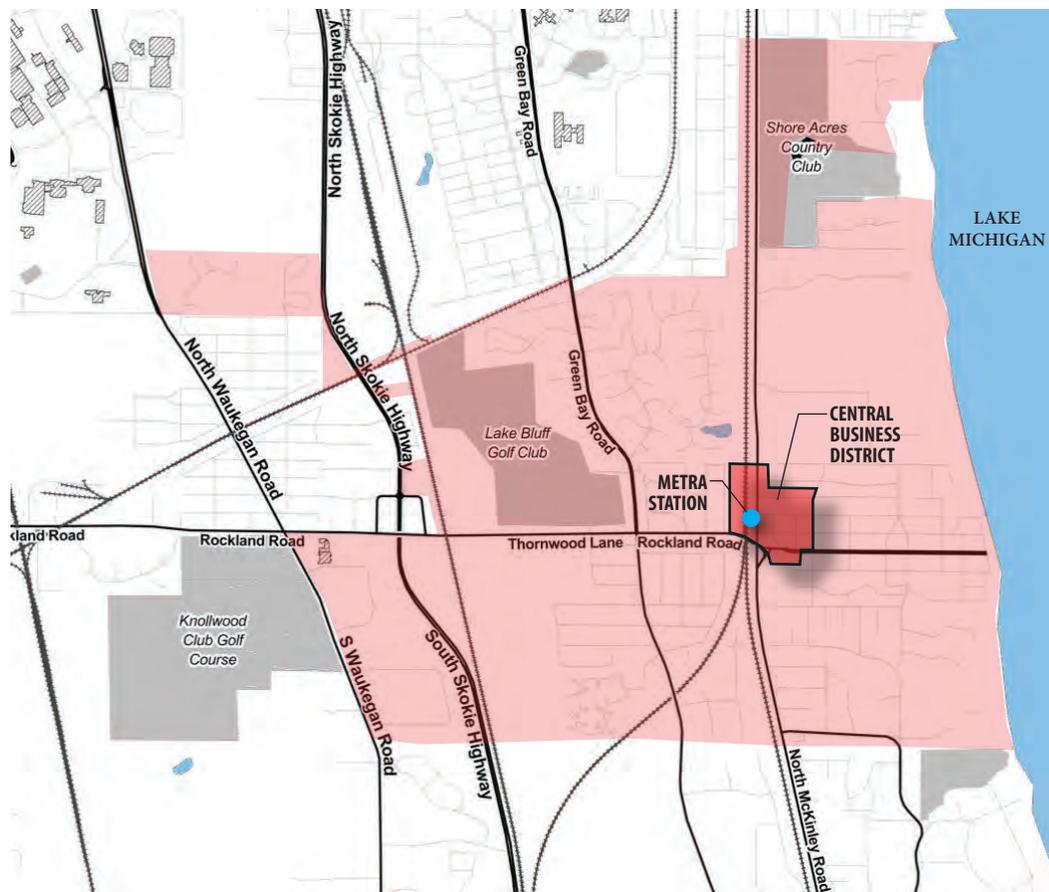
## **APPENDIX: VISUAL PREFERENCE SURVEY RESULTS**

# INTRODUCTION

The Village of Lake Bluff is distinguished by its casual small town charm amongst Chicago's North Shore Communities. Lake Bluff's Central Business District (CBD) plays a key role in setting the stage for the high quality of life enjoyed by the community, including:

- Access to destinations and municipal services, including the lakefront, Metra station, quality shopping and dining, Library, History Museum, Public Safety Building and Village Hall;
- Compact urban form of roadways and buildings that promote walkability and social interaction;
- Proximity to quality open spaces, such as the Village Green, that supports community events, such as Farmers Markets and the 4th of July Parade;
- Quality building architecture that references traditional forms and materials while supporting modern community needs.
- Presence of historic buildings as documented on the National Register of Historic Places

This Downtown Visioning project follows the Village's 1997 Comprehensive Land Use Plan and 1998 Plan for the Central Business District (prepared by Teska Associates). As portions of these plans have come to fruition over the past several years, the Village retained Teska Associates to conduct public outreach and guide architectural and streetscape design guidelines for the next phases of enhancements to the CBD. This may influence future zoning amendments and redevelopment.



# 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, National Park Service National Register of Historic Places Continuation 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.

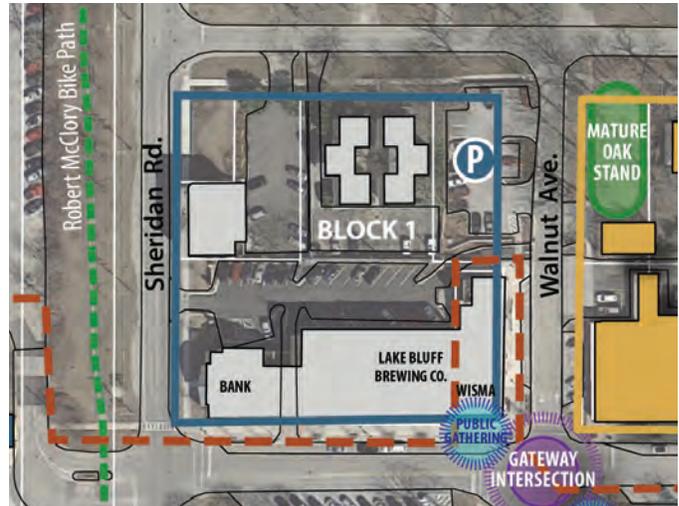
Streetscape design enhancements are identified in the plan, including expansion of the Village's lighting standard, development of gateway entrances and provisions for public art throughout the CBD.

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, Maevery'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



Parking provided in the rear of the development

## DESCRIPTION OF BLOCKS 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

## 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.

Teska 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.

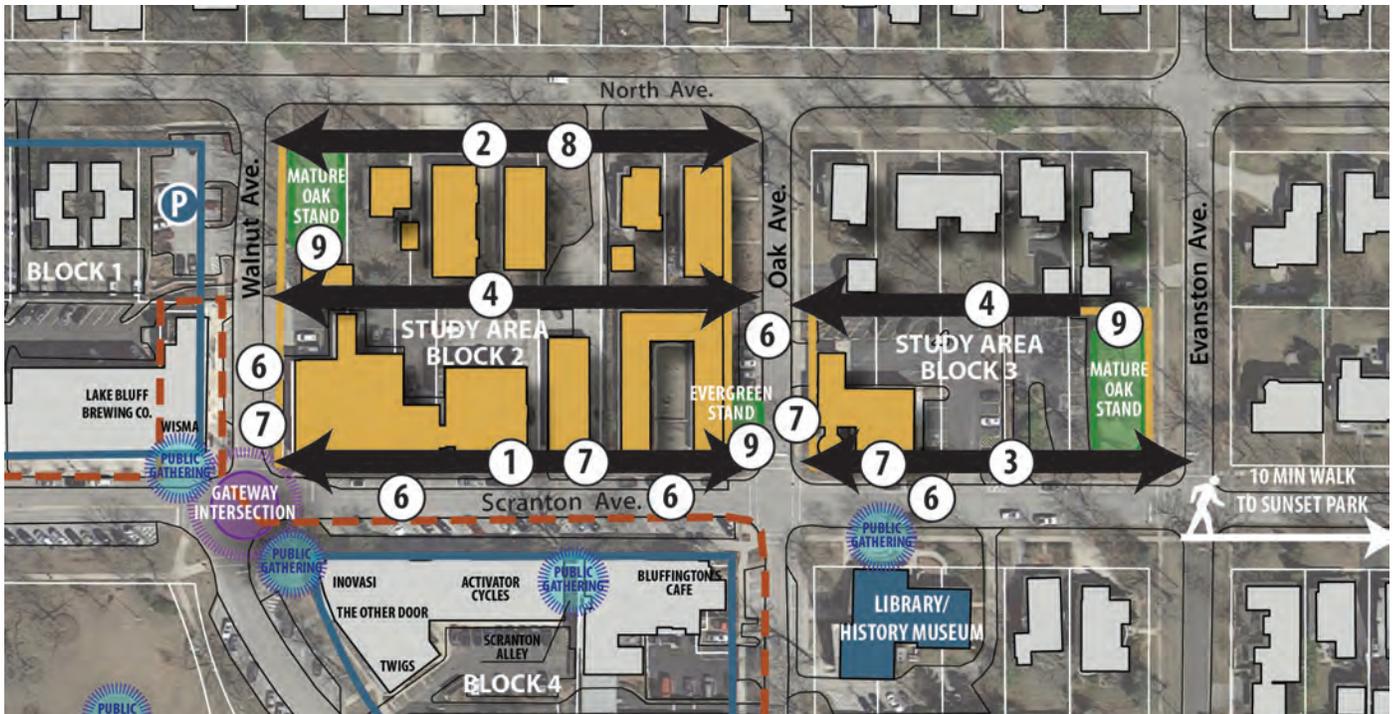
Commercial properties located within the CBD incorporate traditional storefront treatments, masonry materials and parking oriented towards the rear. Surrounding the CBD, residential properties incorporate a range of architectural expressions including cottage and bungalow style architecture.

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



TYPOLGY 1 - Mixed-Use Buildings



TYPOLGY 2 - Multi-Family Residential Buildings



TYPOLGY 3 - Attached Single-Family Rowhomes



TYPOLGY 4 - Detached Single-Family Homes

## BUILDING TYPOLOGY 1:

Mixed-Use Buildings

### 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 roof lines.



Buildings should be positioned at the sidewalk and form a “street wall” with an allowance for articulation



Building orientation with parking in the rear and pedestrian access between Scranton Avenue and parking area



Corner 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



Large display windows



Parking located at the building rears with pedestrian accessways

### 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.



Awnings and canopies are encouraged along the public walkway

- 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, trelliage, planters, appropriate lighting and signage and have variations that provide interest.

### Roofing Treatments & Materials

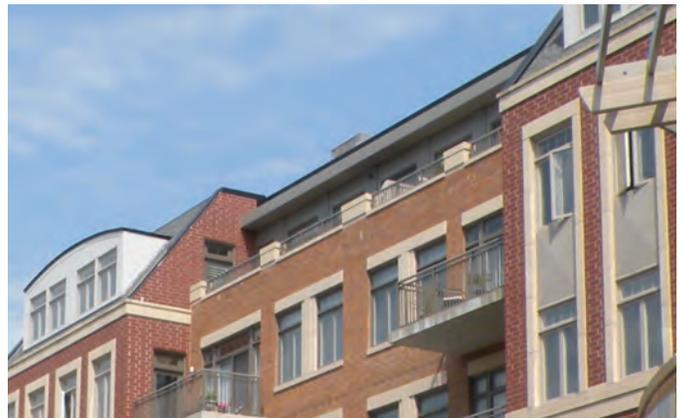
- Roof variations that provide interest and break-up the scale of the building are encouraged.
- Upper story cornices and friezes should be clearly expressed with limestone or metal materials.
- All rooftop equipment including, but not limited to, satellite and other telecommunication equipment, air 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.



Rear entrances to commercial properties should be treated with quality architectural finishes such as lighting and signage



Majority of roof system should include parapet and/or mansard roofs



Upper story balconies should be recessed into the building



Upper story cornices and friezes 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.

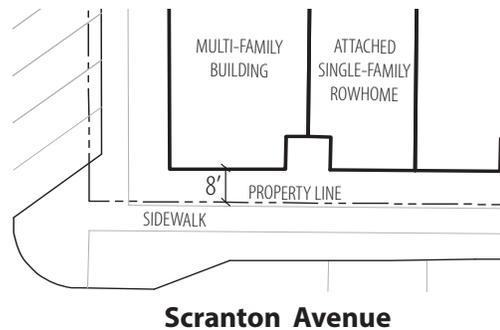
### Building Orientation

- 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

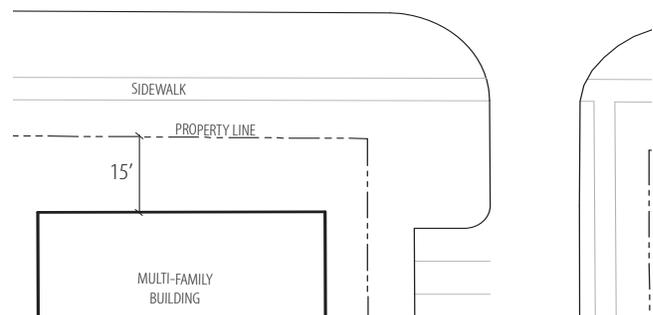
- Maximum building height should be three (3) stories.
- Buildings taller than 2-1/2 stories are discouraged along North Ave.
- Match or transition building proportions between existing adjacent buildings.
- Buildings should express clear definitions between the building base, middle and top via architectural 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.



Residential buildings fronting a commercial street should be setback min. eight (8') feet from lot line

### North Avenue



Residential buildings fronting a residential street should be setback min. fifteen (15') feet from lot line



Exterior walls should be treated with vertical breaks in the building facade, articulation of building coping and cornice, and variation in roof lines.



Residential buildings should be set back from the lot line. Landscape should be provided between residences and the public street.



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.



### 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 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.



Example of a gable roof



Variations in roof form are encouraged



Building entrances should be prominent and accessible from the public street and recessed into the facade a minimum of 5'-0"



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 greenlet; 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 rears 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.

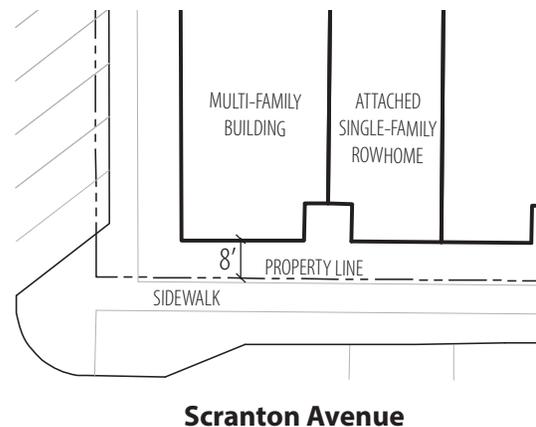
### Building Orientation

- 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.



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 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.
- 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  
TYPOLOGY 4:**

Detached Single-Family  
Homes

## 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 greenlet; 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 rears 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.

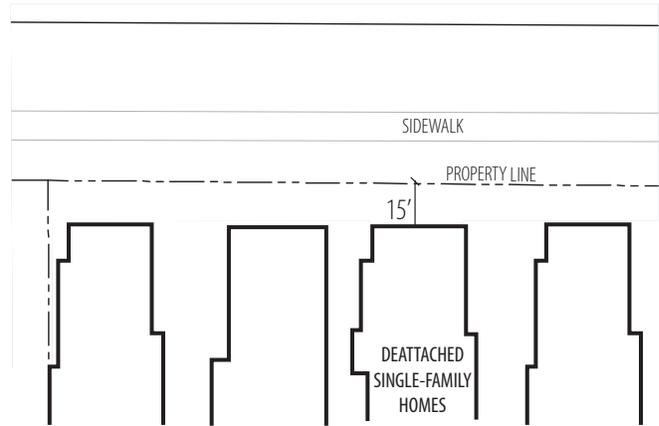
### Building Orientation

- 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



Residential buildings fronting North Avenue should be setback min. fifteen (15') feet from lot line.



Front entry porches are encouraged to maintain a street-friendly pedestrian scale



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 treillage 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.



At a minimum, masonry materials, such as limestone and brick, should be incorporated at the first floor along the building entry porch base



A variety of hipped or gabled roofs are encouraged



Upper floor facade enhancements such as exposed rafter tails and brackets are encouraged.



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 AND STREETSCAPE:

Parking & Landscaping  
Plazas & Accessways  
Signage & Lighting  
Streetscape

## 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.



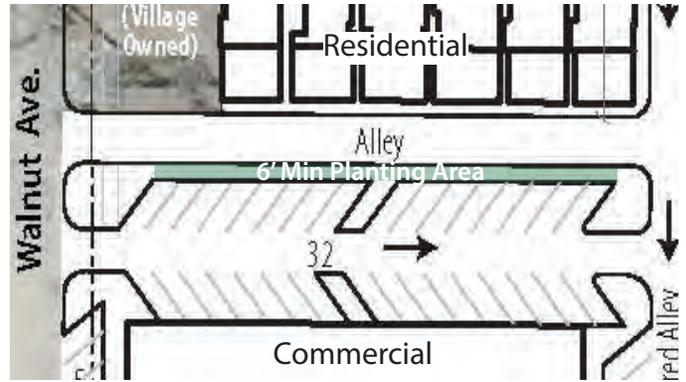
Parking perimeter planting screens automobiles from the public street



Parking perimeter planting screens automobiles from adjacent properties



Where parking areas abut residential properties, a 6'-0" minimum wide screening perimeter planting area should be provided



Masonry trash enclosure

## Plazas & Pedestrian Accessways

- Properly scaled outdoor dining and plaza spaces may be created along the street frontage.
- 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.



Outdoor plazas should be visually and functionally accessible from the public street



Pedestrian accessways may be coordinated with plaza locations to maximize a pedestrian active zone



Maximum lettering height shall be 14"



Example of perpendicular signage

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.

### Downtown Streetscape (Scranton Ave)

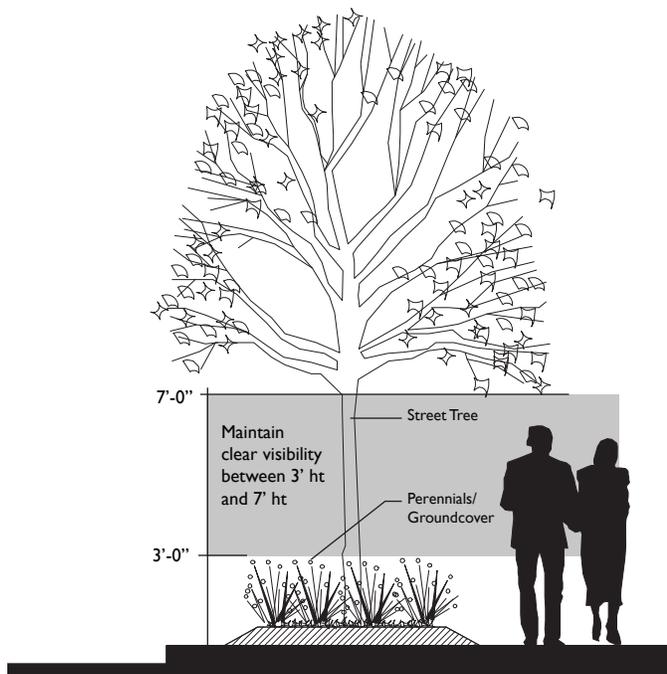
- Sidewalk paving should be primarily broom finished concrete with modest brick paving accents along the back of curb.
- Sidewalk planters should be defined with 6" ht. rolled concrete curbs and landscaped with a mixture of canopy shade trees, flowering perennials and groundcover.
- Tree plantings should 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.



Example of a rolled concrete curb sidewalk planter



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.



Example of a bike repair station



Contiguous sidewalks, parkways and street trees in residential neighborhood streetscape



Example of fixed bike racks



Outdoor dining incorporates clear and open views and access along the public sidewalk

APPENDIX: VISUAL PREFERENCE  
SURVEY RESULTS



TO: Drew Irvin, Village Administrator, Village of Lake Bluff  
Brandon Stanick, Assistant to the Village Administrator, Village of Lake Bluff

FROM: Jodi Mariano, PLA, ASLA, Principal, Teska Associates, Inc.

DATE: September 17, 2015

SUBJECT: Lake Bluff Downtown Visioning – Visual Preference Survey Results

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The Downtown Visioning Plan will provide a long-term vision for improvements to the Central Business District (CBD). As a follow up to the Downtown CBD Planning Study prepared by Teska Associates (1998), the Downtown Visioning Program is utilizing tools and 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”)



***Downtown Visioning - Study Area Map***

Teska 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, for use in the Visual Preference Survey. Relevant photos were utilized in the Visual Preference Survey and June 24<sup>th</sup> Open House activities. The web address follows: <https://imagineLakeBluff.wordpress.com/>.
  - Website Analytics:
    - Total Number of views: 2,076 (*includes repeat visitors*)
    - Total number of unique visitors: 296
    - Most popular day and hour: Fridays, 5:00 pm
    - Most popular date: June 24, 2015 (*date of the Open House*)
    - Website statistics by month:

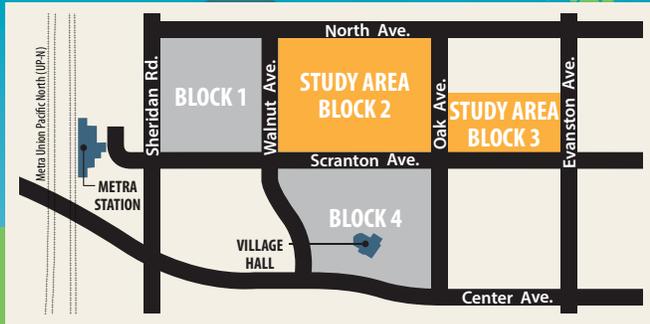
• April	123 views	39 visitors
• May	927 views	97 visitors
• June	609 views	83 visitors
• July	283 views	66 visitors
• August	126 views	08 visitors
• September (to date)	008 views	03 visitors
• <b>TOTAL</b>	<b>2,076 VIEWS</b>	<b>296 VISITORS</b>
- **Visual Preference Survey.** The Visual Preference Survey was issued via Survey Monkey. The purpose of the survey was to obtain community preferences relative to downtown development, including site layouts, building treatments, landscape and streetscape enhancements. The survey was open *June 17 – July 31* 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 and comprised 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 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; eblasts to the Village email lists and invitations to the members of the ABR/PCZBA.*

***The attached report summarizes the results of the Visual Preference Survey activities. Our next step is to prepare a draft set of design guidelines that apply the community's preferences for CBD treatments as well as best planning and design practices.***

# ★ LAKE BLUFF ★

## DOWNTOWN VISIONING

HELP US REFINE OUR LONG RANGE VISION!



The Village is interested in your input to help us prepare for **potential redevelopment.**



## SURVEY RESULTS

283 online responses





**VISUAL PREFERENCE SURVEY RESULTS**

VILLAGE OF LAKE BLUFF: DOWNTOWN SUB-AREA VISIONING

**BUILDING ORIENTATION:** refers to the placement of buildings on the property relative to the CBD.

5a) How would you rate the placement of these mixed-use examples?

Dislike (1)		Neutral (3)		Like (5)	Average
9	15	62	55	103	3.93
Answered Question		244			
Skipped Question		39			

**COMMUNITY  
OPEN HOUSE  
RESPONSES**

**YES [24]**

**NO [0]**



Dislike (1)		Neutral (3)		Like (5)	Average
38	39	61	57	40	3.09
Answered Question		235			
Skipped Question		48			

**COMMUNITY  
OPEN HOUSE  
RESPONSES**

**YES [0]**

**NO [17]**



Dislike (1)		Neutral (3)		Like (5)	Average
67	58	64	26	25	2.52
Answered Question		240			
Skipped Question		43			

**COMMUNITY  
OPEN HOUSE  
RESPONSES**

**YES [0]**

**NO [17]**



**BUILDING ORIENTATION:** refers to the placement of buildings on the property relative to the CBD.

5b) How would you rate the placement of these multi-family housing examples?

Dislike (1)		Neutral (3)		Like (5)	Average	
46	19	51	57	65	3.32	
Answered Question		238				
Skipped Question		45				
				<b>COMMUNITY OPEN HOUSE RESPONSES</b>  YES [5]  NO [0]		

Dislike (1)		Neutral (3)		Like (5)	Average	
70	46	42	39	40	2.72	
Answered Question		237				
Skipped Question		46				
				<b>COMMUNITY OPEN HOUSE RESPONSES</b>  YES [11]  NO [1]		

Dislike (1)		Neutral (3)		Like (5)	Average	
121	44	38	16	17	2.00	
Answered Question		236				
Skipped Question		47				
				<b>COMMUNITY OPEN HOUSE RESPONSES</b>  YES [2]  NO [16]		

**VISUAL PREFERENCE SURVEY RESULTS**

VILLAGE OF LAKE BLUFF: DOWNTOWN SUB-AREA VISIONING

**BUILDING ORIENTATION:** refers to the placement of buildings on the property relative to the CBD.

5c) How would you rate the placement of these single family housing examples?

Dislike (1)		Neutral (3)		Like (5)	Average
32	10	38	55	100	3.77
Answered Question		235			
Skipped Question		48			

**COMMUNITY  
OPEN HOUSE  
RESPONSES**

**YES [7]**

**NO [5]**



Dislike (1)		Neutral (3)		Like (5)	Average
27	14	43	67	82	3.70
Answered Question		233			
Skipped Question		50			

**COMMUNITY  
OPEN HOUSE  
RESPONSES**

**YES [9]**

**NO [4]**



Dislike (1)		Neutral (3)		Like (5)	Average
39	32	40	51	69	3.34
Answered Question		231			
Skipped Question		52			

**COMMUNITY  
OPEN HOUSE  
RESPONSES**

**YES [12]**

**NO [6]**



**BUILDING PROPORTION AND SCALE:** refers to the overall size and mass of buildings relative to the CBD.

6a) How would you rate the proportion and scale of these mixed-use examples?

Dislike (1)		Neutral (3)		Like (5)	Average
12	9	45	75	91	3.97
Answered Question		232			
Skipped Question		51			

COMMUNITY OPEN HOUSE RESPONSES	YES [19]  NO [1]
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Dislike (1)		Neutral (3)		Like (5)	Average
21	29	48	59	74	3.59
Answered Question		231			
Skipped Question		52			

COMMUNITY OPEN HOUSE RESPONSES	YES [14]  NO [2]
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Dislike (1)		Neutral (3)		Like (5)	Average
25	31	58	60	58	3.41
Answered Question		232			
Skipped Question		51			

COMMUNITY OPEN HOUSE RESPONSES	YES [12]  NO [1]
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**VISUAL PREFERENCE SURVEY RESULTS**

VILLAGE OF LAKE BLUFF: DOWNTOWN SUB-AREA VISIONING

**BUILDING PROPORTION AND SCALE:** refers to the overall size and mass of buildings relative to the CBD.

6b) How would you rate the proportion and scale of these multi-family housing examples?

Dislike (1)		Neutral (3)		Like (5)	Average	
46	34	44	71	31	3.03	
Answered Question		226	<p style="text-align: center;"><b>COMMUNITY OPEN HOUSE RESPONSES</b></p> <p style="text-align: right;"><b>YES [7]</b></p> <p style="text-align: right;"><b>NO [4]</b></p>			
Skipped Question		57				

Dislike (1)		Neutral (3)		Like (5)	Average	
77	54	54	28	14	2.33	
Answered Question		227	<p style="text-align: center;"><b>COMMUNITY OPEN HOUSE RESPONSES</b></p> <p style="text-align: right;"><b>YES [9]</b></p> <p style="text-align: right;"><b>NO [2]</b></p>			
Skipped Question		56				

Dislike (1)		Neutral (3)		Like (5)	Average	
117	38	35	19	16	2.02	
Answered Question		225	<p style="text-align: center;"><b>COMMUNITY OPEN HOUSE RESPONSES</b></p> <p style="text-align: right;"><b>YES [0]</b></p> <p style="text-align: right;"><b>NO [19]</b></p>			
Skipped Question		58				

**BUILDING PROPORTION AND SCALE:** refers to the overall size and mass of buildings relative to the CBD.

6c) How would you rate the proportion and scale of these single family examples?

Dislike (1)		Neutral (3)		Like (5)	Average
21	20	47	62	72	3.65
Answered Question		222			
Skipped Question		61			

**COMMUNITY  
OPEN HOUSE  
RESPONSES**

**YES [9]**

**NO [7]**



Dislike (1)		Neutral (3)		Like (5)	Average
27	25	37	57	79	3.60
Answered Question		225			
Skipped Question		58			

**COMMUNITY  
OPEN HOUSE  
RESPONSES**

**YES [6]**

**NO [4]**



Dislike (1)		Neutral (3)		Like (5)	Average
150	49	14	5	3	1.47
Answered Question		221			
Skipped Question		62			

**COMMUNITY  
OPEN HOUSE  
RESPONSES**

**YES [0]**

**NO [19]**



**VISUAL PREFERENCE SURVEY RESULTS**

VILLAGE OF LAKE BLUFF: DOWNTOWN SUB-AREA VISIONING

**BUILDING FACADE TREATMENTS:** refers to exterior building face treatments such as storefront windows, entrances, awnings and roof features.

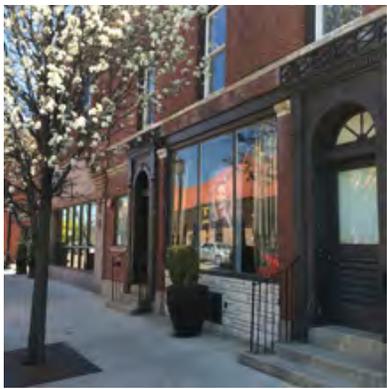
7a) How would you rate the façade of these mixed-use examples?

Dislike (1)		Neutral (3)		Like (5)	Average
10	11	50	61	88	3.94
Answered Question		220			
Skipped Question		63			

**COMMUNITY  
OPEN HOUSE  
RESPONSES**

**YES [26]**

**NO [0]**



Dislike (1)		Neutral (3)		Like (5)	Average
22	18	33	75	75	3.73
Answered Question		223			
Skipped Question		60			

**COMMUNITY  
OPEN HOUSE  
RESPONSES**

**YES [14]**

**NO [0]**



Dislike (1)		Neutral (3)		Like (5)	Average
19	25	29	73	76	3.73
Answered Question		222			
Skipped Question		61			

**COMMUNITY  
OPEN HOUSE  
RESPONSES**

**YES [14]**

**NO [1]**



**BUILDING FACADE TREATMENTS:** refers to exterior building face treatments such as storefront windows, entrances, awnings and roof features.

7b) How would you rate the facade of these multi-family examples?

Dislike (1)		Neutral (3)		Like (5)	Average
55	53	59	32	23	2.62
Answered Question		222			
Skipped Question		61			

**COMMUNITY  
OPEN HOUSE  
RESPONSES**

**YES [13]**

**NO [8]**



Dislike (1)		Neutral (3)		Like (5)	Average
85	62	47	20	8	2.12
Answered Question		222			
Skipped Question		61			

**COMMUNITY  
OPEN HOUSE  
RESPONSES**

**YES [1]**

**NO [10]**



Dislike (1)		Neutral (3)		Like (5)	Average
176	30	10	4	3	1.33
Answered Question		223			
Skipped Question		60			

**COMMUNITY  
OPEN HOUSE  
RESPONSES**

**YES [0]**

**NO [22]**



**VISUAL PREFERENCE SURVEY RESULTS**

VILLAGE OF LAKE BLUFF: DOWNTOWN SUB-AREA VISIONING

**BUILDING FACADE TREATMENTS:** refers to exterior building face treatments such as storefront windows, entrances, awnings and roof features.

7c) How would you rate the facade of these single family examples?

Dislike (1)		Neutral (3)		Like (5)	Average
24	7	36	69	82	3.82
Answered Question		218			
Skipped Question		65			

**COMMUNITY  
OPEN HOUSE  
RESPONSES**

**YES [12]**

**NO [3]**



Dislike (1)		Neutral (3)		Like (5)	Average
27	8	43	62	77	3.71
Answered Question		217			
Skipped Question		66			

**COMMUNITY  
OPEN HOUSE  
RESPONSES**

**YES [8]**

**NO [5]**

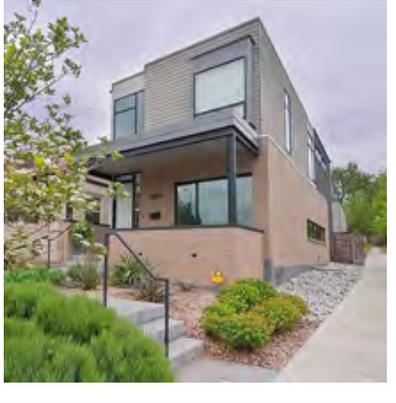


Dislike (1)		Neutral (3)		Like (5)	Average
153	30	19	12	6	1.58
Answered Question		220			
Skipped Question		63			

**COMMUNITY  
OPEN HOUSE  
RESPONSES**

**YES [0]**

**NO [21]**



**SIGNAGE:** refers to sign treatments such as building mounted and free standing signs.

8a) How would you rate these commercial business signs?

Dislike (1)		Neutral (3)		Like (5)	Average
10	14	49	85	62	3.80
Answered Question		220			
Skipped Question		63			

**COMMUNITY  
OPEN HOUSE  
RESPONSES**

**YES [18]**

**NO [2]**



Dislike (1)		Neutral (3)		Like (5)	Average
47	24	49	57	43	3.11
Answered Question		220			
Skipped Question		63			

**COMMUNITY  
OPEN HOUSE  
RESPONSES**

**YES [17]**

**NO [2]**



Dislike (1)		Neutral (3)		Like (5)	Average
54	49	51	38	28	2.71
Answered Question		220			
Skipped Question		63			

**COMMUNITY  
OPEN HOUSE  
RESPONSES**

**YES [5]**

**NO [5]**



**VISUAL PREFERENCE SURVEY RESULTS**

VILLAGE OF LAKE BLUFF: DOWNTOWN SUB-AREA VISIONING

**SIGNAGE:** refers to sign treatments such as building mounted and free standing signs.  
 8b) How would you rate these community wayfinding signs?

Dislike (1)		Neutral (3)		Like (5)	Average
42	33	59	34	53	3.10
Answered Question		221		COMMUNITY OPEN HOUSE RESPONSES YES [11] NO [7]	
Skipped Question		62			



Dislike (1)		Neutral (3)		Like (5)	Average
54	31	52	48	36	2.91
Answered Question		221		COMMUNITY OPEN HOUSE RESPONSES YES [10] NO [5]	
Skipped Question		62			



Dislike (1)		Neutral (3)		Like (5)	Average
59	43	56	39	24	2.67
Answered Question		221		COMMUNITY OPEN HOUSE RESPONSES YES [0] NO [15]	
Skipped Question		62			



**SIGNAGE:** refers to sign treatments such as building mounted and free standing signs.

8c) How would you rate these banner signs?

Dislike (1)		Neutral (3)		Like (5)	Average	
27	31	41	65	56	3.42	
Answered Question		220				
Skipped Question		63				
						<p>COMMUNITY OPEN HOUSE RESPONSES</p> <p>YES [16]</p> <p>NO [1]</p>

Dislike (1)		Neutral (3)		Like (5)	Average	
38	17	58	48	59	3.33	
Answered Question		220				
Skipped Question		63				
						<p>COMMUNITY OPEN HOUSE RESPONSES</p> <p>YES [0]</p> <p>NO [14]</p>

Dislike (1)		Neutral (3)		Like (5)	Average	
73	48	57	24	17	2.38	
Answered Question		219				
Skipped Question		64				
						<p>COMMUNITY OPEN HOUSE RESPONSES</p> <p>YES [16]</p> <p>NO [2]</p>

**VISUAL PREFERENCE SURVEY RESULTS**

VILLAGE OF LAKE BLUFF: DOWNTOWN SUB-AREA VISIONING

**PARKING AREA TREATMENTS:** refers to parking areas that serve the CBD.

9a) How would you rate these parking area treatments?

Dislike (1)		Neutral (3)		Like (5)	Average	
18	12	32	74	82	3.87	
Answered Question		218				
Skipped Question		65				
				<b>COMMUNITY OPEN HOUSE RESPONSES</b> YES [11]  NO [1]		

Dislike (1)		Neutral (3)		Like (5)	Average	
17	16	56	53	78	3.72	
Answered Question		220				
Skipped Question		63				
				<b>COMMUNITY OPEN HOUSE RESPONSES</b> YES [12]  NO [2]		

Dislike (1)		Neutral (3)		Like (5)	Average	
19	18	53	55	71	3.65	
Answered Question		216				
Skipped Question		67				
				<b>COMMUNITY OPEN HOUSE RESPONSES</b> YES [14]  NO [0]		

Dislike (1)		Neutral (3)		Like (5)	Average	
22	29	104	33	32	3.11	
Answered Question		220				
Skipped Question		63				
				<b>COMMUNITY OPEN HOUSE RESPONSES</b> YES [0]  NO [16]		

**PARKING AREA TREATMENTS:** refers to parking areas that serve the CBD.

9b) How would you rate these parking area treatments?

Dislike (1)		Neutral (3)		Like (5)	Average
16	19	45	59	74	3.73
Answered Question		213			
Skipped Question		70			

COMMUNITY  
OPEN HOUSE  
RESPONSES

YES [5]

NO [1]



Dislike (1)		Neutral (3)		Like (5)	Average
19	18	56	52	67	3.61
Answered Question		212			
Skipped Question		71			

COMMUNITY  
OPEN HOUSE  
RESPONSES

YES [9]

NO [2]



Dislike (1)		Neutral (3)		Like (5)	Average
16	21	62	70	44	3.49
Answered Question		213			
Skipped Question		70			

COMMUNITY  
OPEN HOUSE  
RESPONSES

YES [0]

NO [2]



Dislike (1)		Neutral (3)		Like (5)	Average
49	48	52	31	30	2.74
Answered Question		210			
Skipped Question		73			

COMMUNITY  
OPEN HOUSE  
RESPONSES

YES [5]

NO [3]



**VISUAL PREFERENCE SURVEY RESULTS**

VILLAGE OF LAKE BLUFF: DOWNTOWN SUB-AREA VISIONING

**PARKING AREA TREATMENTS:** refers to parking areas that serve the CBD.

9b) How would you rate these parking area treatments (continued)?

Dislike (1)		Neutral (3)		Like (5)	Average
2	2	20	61	125	4.45
Answered Question		210			
Skipped Question		73			

COMMUNITY OPEN HOUSE RESPONSES

YES [11]

NO [0]



Dislike (1)		Neutral (3)		Like (5)	Average
4	6	39	68	94	4.15
Answered Question		211			
Skipped Question		72			

COMMUNITY OPEN HOUSE RESPONSES

YES [11]

NO [1]



Dislike (1)		Neutral (3)		Like (5)	Average
72	34	59	19	29	2.53
Answered Question		213			
Skipped Question		70			

COMMUNITY OPEN HOUSE RESPONSES

YES [12]

NO [2]



Dislike (1)		Neutral (3)		Like (5)	Average
133	39	35	3	2	1.59
Answered Question		212			
Skipped Question		71			

COMMUNITY OPEN HOUSE RESPONSES

YES [17]

NO [0]



**STREETSCAPE TREATMENTS:** refers to roadway and sidewalk treatments such as bike amenities, paving, plantings and site furnishings.

10a) How would you rate these biking amenities?

Dislike (1)		Neutral (3)		Like (5)	Average
26	13	54	55	60	3.53
Answered Question		208			
Skipped Question		75			

**COMMUNITY  
OPEN HOUSE  
RESPONSES**

**YES [10]**

**NO [3]**



Dislike (1)		Neutral (3)		Like (5)	Average
47	22	57	43	42	3.05
Answered Question		211			
Skipped Question		72			

**COMMUNITY  
OPEN HOUSE  
RESPONSES**

**YES [8]**

**NO [6]**



Dislike (1)		Neutral (3)		Like (5)	Average
40	33	67	36	32	2.94
Answered Question		208			
Skipped Question		75			

**COMMUNITY  
OPEN HOUSE  
RESPONSES**

**YES [4]**

**NO [11]**



**VISUAL PREFERENCE SURVEY RESULTS**

VILLAGE OF LAKE BLUFF: DOWNTOWN SUB-AREA VISIONING

**STREETSCAPE TREATMENTS:** refers to roadway and sidewalk treatments such as bike amenities, paving, plantings and site furnishings.

10b) How would you rate these sidewalk paving treatments?

Dislike (1)		Neutral (3)		Like (5)	Average
7	11	72	59	59	3.73
Answered Question		208			
Skipped Question		75			

COMMUNITY OPEN HOUSE RESPONSES

YES [17]

NO [0]



Dislike (1)		Neutral (3)		Like (5)	Average
21	16	56	65	50	3.51
Answered Question		208			
Skipped Question		75			

COMMUNITY OPEN HOUSE RESPONSES

YES [8]

NO [0]



Dislike (1)		Neutral (3)		Like (5)	Average
64	50	72	15	7	2.28
Answered Question		208			
Skipped Question		75			

COMMUNITY OPEN HOUSE RESPONSES

YES [11]

NO [0]



**STREETSCAPE TREATMENTS:** refers to roadway and sidewalk treatments such as bike amenities, paving, plantings and site furnishings.

10c| How would you rate these parkway treatments?

Dislike (1)		Neutral (3)		Like (5)	Average
9	5	28	76	89	4.12
Answered Question		207			
Skipped Question		76			

**COMMUNITY  
OPEN HOUSE  
RESPONSES**

**YES [14]**

**NO [1]**

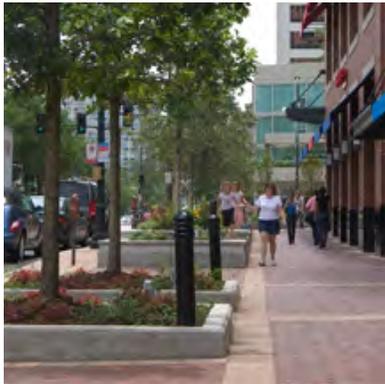


Dislike (1)		Neutral (3)		Like (5)	Average
38	25	51	47	46	3.18
Answered Question		207			
Skipped Question		76			

**COMMUNITY  
OPEN HOUSE  
RESPONSES**

**YES [2]**

**NO [2]**



Dislike (1)		Neutral (3)		Like (5)	Average
27	40	88	37	18	2.90
Answered Question		210			
Skipped Question		73			

**COMMUNITY  
OPEN HOUSE  
RESPONSES**

**YES [4]**

**NO [0]**



**VISUAL PREFERENCE SURVEY RESULTS**

VILLAGE OF LAKE BLUFF: DOWNTOWN SUB-AREA VISIONING

**STREETSCAPE TREATMENTS:** refers to roadway and sidewalk treatments such as bike amenities, paving, plantings and site furnishings.

10d| How would you rate these site furnishings?

Dislike (1)		Neutral (3)		Like (5)	Average
9	13	24	61	101	4.12
Answered Question		208			
Skipped Question		75			

**COMMUNITY  
OPEN HOUSE  
RESPONSES**

**YES [14]**

**NO [2]**



Dislike (1)		Neutral (3)		Like (5)	Average
9	12	37	76	75	3.94
Answered Question		209			
Skipped Question		74			

**COMMUNITY  
OPEN HOUSE  
RESPONSES**

**YES [1]**

**NO [4]**



Dislike (1)		Neutral (3)		Like (5)	Average
91	44	34	27	12	2.16
Answered Question		208			
Skipped Question		75			

**COMMUNITY  
OPEN HOUSE  
RESPONSES**

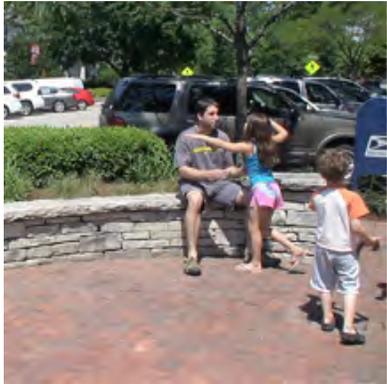
**YES [14]**

**NO [1]**



**PARKS AND PLAZA TREATMENTS:** refers to outdoor gathering spaces and event spaces.

11a) How would you rate these outdoor seating areas?

Dislike (1)		Neutral (3)		Like (5)	Average	
5	5	20	70	108	4.30	
Answered Question		208		<b>COMMUNITY OPEN HOUSE RESPONSES</b>  <b>YES [8]</b>  <b>NO [2]</b>		
Skipped Question		75				

Dislike (1)		Neutral (3)		Like (5)	Average	
18	9	39	67	74	3.82	
Answered Question		207		<b>COMMUNITY OPEN HOUSE RESPONSES</b>  <b>YES [12]</b>  <b>NO [4]</b>		
Skipped Question		76				

**VISUAL PREFERENCE SURVEY RESULTS**

VILLAGE OF LAKE BLUFF: DOWNTOWN SUB-AREA VISIONING

**PARKS AND PLAZA TREATMENTS:** refers to outdoor gathering spaces and event spaces.

11b) How would you rate these outdoor dining plazas?

Dislike (1)		Neutral (3)		Like (5)	Average	
9	6	19	33	140	4.40	
Answered Question		207				
Skipped Question		76				
<b>COMMUNITY OPEN HOUSE RESPONSES</b>				<b>YES [12]</b>  <b>NO [0]</b>		

Dislike (1)		Neutral (3)		Like (5)	Average	
12	9	26	52	107	4.13	
Answered Question		206				
Skipped Question		77				
<b>COMMUNITY OPEN HOUSE RESPONSES</b>				<b>YES [23]</b>  <b>NO [1]</b>		

**PARKS AND PLAZA TREATMENTS:** refers to outdoor gathering spaces and event spaces.  
 11c| How would you rate these event spaces?

Dislike (1)		Neutral (3)		Like (5)	Average
12	4	25	40	127	4.28
Answered Question		208			
Skipped Question		75			

COMMUNITY OPEN HOUSE RESPONSES	YES [6]  NO [4]
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Dislike (1)		Neutral (3)		Like (5)	Average
0	1	2	21	183	4.28
Answered Question		207			
Skipped Question		76			

COMMUNITY OPEN HOUSE RESPONSES	YES [6]  NO [2]
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**VISUAL PREFERENCE SURVEY RESULTS**

VILLAGE OF LAKE BLUFF: DOWNTOWN SUB-AREA VISIONING

**PARKS AND PLAZA TREATMENTS:** refers to outdoor gathering spaces and event spaces.

11d| How would you rate these alley spaces?

Dislike (1)		Neutral (3)		Like (5)	Average
8	12	37	35	116	4.15
Answered Question		208			
Skipped Question		75			
				<b>COMMUNITY OPEN HOUSE RESPONSES</b>	<b>YES [22]</b>  <b>NO [1]</b>



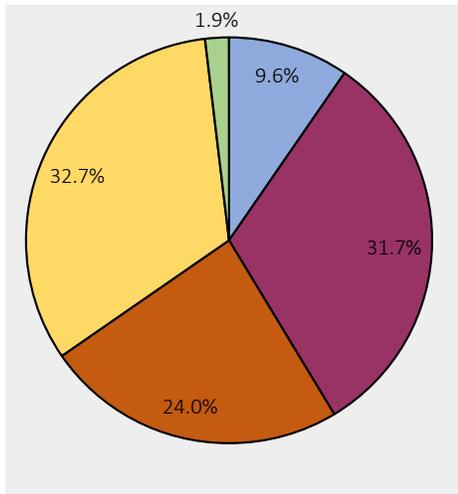
Dislike (1)		Neutral (3)		Like (5)	Average
36	18	37	39	77	3.50
Answered Question		207			
Skipped Question		76			
				<b>PUBLIC WORKSHOP RESPONSES</b>	<b>YES [3]</b>  <b>NO [18]</b>



Dislike (1)		Neutral (3)		Like (5)	Average
39	19	39	40	69	3.39
Answered Question		206			
Skipped Question		77			
				<b>PUBLIC WORKSHOP RESPONSES</b>	<b>YES [2]</b>  <b>NO [10]</b>

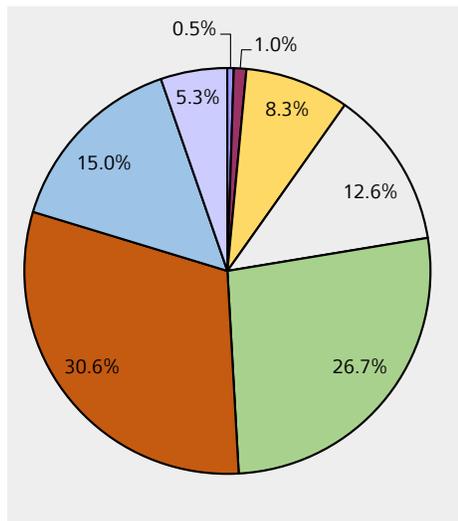


12 | Choose the answer that best describes your household.



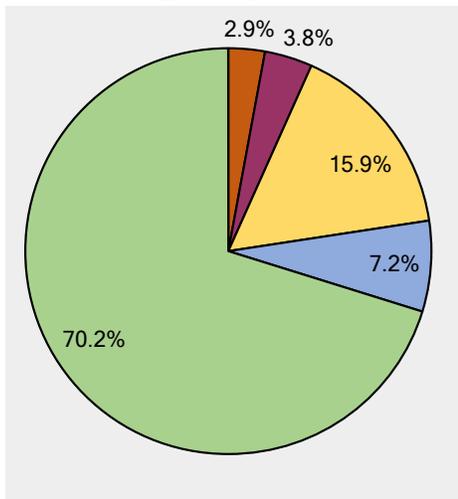
	I live alone
	We are the type of two-person family commonly called "Empty Nester"
	We are a household composed of two or more adults.
	We are a family with pre-school or school-age children living in the home
	Other

13 | Please choose the category that matches your age.



	Under 20
	20 to 24
	25 to 34
	35 to 44
	45 to 54
	55 to 64
	65 to 74
	75 or older

14 | How long have you lived in Lake Bluff?



	I do not live in Lake Bluff
	Less than 1 year
	1 to 5 years
	5 to 10 years
	10 or more years





## COMMENTS SUBMITTED TO DATE February 5, 2016

### Member Comments:

- Consider reflecting desire to increase housing stock diversity in other Village planning documents (Comprehensive Plan);
- In regards to the Planning Principles listed in the Design Guidelines, consider deleting the word "storage" after parking (Principle Numbers 5 and 6). Might "Parking" be considered sufficient?
- Consider using only photos of designs that are unanimously liked.

### Comments submitted by Resident:

- Number 2 - setbacks should be scaled to the surrounding neighborhood.
- Number 5 - Can we ask that parking storage be hidden via garages? I find the lot behind the south side of Scranton to be an eyesore of cars when I'm on Scranton Alley or walking to Village Hall or the park. In addition it is difficult to control heavy snow as plowing at night with cars in a lot is difficult.
- Number 6 - I think we should be cautious of diagonal parking adjacent to single family homes. Diagonal parking along Oak would be the primary view from the front yards of 5-6 homes along North Ave. Walnut is a little more accommodating to this parking as it has a parking lot and businesses adjacent to it.
- Number 8 - If removing the word lawn, can we consider keeping the word soft scape to clarify the vision along North?
- Consider harvesting and sharing more images for our visioning plans. As a board member of the History Museum there has been much discussion to create a Historical District including and adjacent to the CBD. I think we can do better to find appropriate architecture to use in discussions with developers that offer smaller housing options, be financially viable for the developer and integrate better with the historic buildings along Scranton as well as the 100+ year old homes along North Ave. I believe we can find a wonderful solution through this process and perhaps create a Historical District that we can be proud of, ties into the existing historical buildings and actually looks "historic".

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

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