

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

**Wednesday, June 8, 2016
Village Hall Board Room
40 East Center Avenue
7:00 P.M.**

A G E N D A

1. Call to Order and Roll Call

2. Consideration of the May 18, 2016 PCZBA Regular Meeting Minutes

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

The Joint Plan Commission & Zoning Board of Appeals Chair and Board Members allocate fifteen (15) minutes during this item for those individuals who would like the opportunity to address the Board on any matter not listed on the agenda. Each person addressing the Joint Plan Commission & Zoning Board of Appeals is asked to limit their comments to a maximum of three (3) minutes.

4. Continuation of a Public Hearing to Consider Amending the Village of Lake Bluff Comprehensive Plan Concerning: (i) the Downtown Land Use Plan (dated November 17, 1998); and ii) Planning Principles for Central Business District Block Two (bounded by E. Scranton Ave., Walnut Ave., E. North Ave. and Oak Ave.) and Central Business District Block Three (bounded by E. Scranton Ave., Oak Ave., E. North Ave. and Evanston Ave.)

5. Commissioner's Report

- Regular PCZBA Meeting Scheduled for June 15, 2016

6. Staff Report

- Upcoming Zoning Petitions
- CBD Block Three Redevelopment Petition

7. Adjournment

The Village of Lake Bluff is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact R. Drew 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
JOINT PLAN COMMISSION & ZONING BOARD OF APPEALS
MEETING**

MAY 18, 2016

DRAFT MINUTES

1. Call to Order & Roll Call

Chair Kraus called to order the regular meeting of the Joint Plan Commission and Zoning Board of Appeals (PCZBA) of the Village of Lake Bluff on Wednesday, April 20, 2016, at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue).

The following members were present:

Members: Leslie Bishop
David Burns
Mary Collins
Elliot Miller
Gary Peters
Steven Kraus, Chair

Absent: Sam Badger, Member

Also Present: Andrew Fiske, Village Attorney
Brandon J. Stanick, Assistant to the Village Administrator (A to VA)

2. Approval of the April 20, 2016 PCZBA Regular Meeting Minutes

Member Miller moved to approve the April 20, 2016 PCZBA Meeting Minutes with changes by Members Badger and Miller. Member Collins seconded the motion. The motion passed on a voice vote with Member Burns abstaining.

3. Non-Agenda Items and Visitors

Chair Kraus stated the PCZBA allocates 15 minutes for those individuals who would like the opportunity to address the PCZBA on any matter not listed on the agenda.

There were no requests to address the PCZBA.

4. A Public Hearing to Consider Amending the Village of Lake Bluff Comprehensive Plan Concerning: i) the Downtown Land Use Plan (dated November 17, 1998), ii) Planning Principles for Central Business District Block Two (bounded by East Scranton Avenue, Walnut Avenue, East North Avenue and Oak Avenue) and Central Business District Block Three (bounded by East Scranton Avenue, Oak Avenue, East North Avenue and Evanston Avenue)

PCZBA Chair Kraus introduced the agenda item and explained the protocol for tonight's meeting.

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

A to VA Stanick reviewed the materials provided to the PCZBA prior to the meeting.

Member Collins inquired if an existing land use map was created to assist in the PCZBA's discussions. A to VA Stanick stated the map is still under review and will be finalized for the PCZBA's next meeting.

Chair Kraus summarized the previous comments concerning the land use maps.

Member Collins expressed her concern with designating the lot to the east of the Library for future downtown parking. A discussion regarding the long range parking plan followed.

Chair Kraus noted parking has become a concern if anything in the downtown changes. The long term parking plan identifies property the Village should consider for parking purposes if it comes on the market.

Member Bishop asked if the space behind the Public Safety Building could be used for public parking. A to VA Stanick stated the parking at the rear of the building is strictly for use by the Police Department and security concerns preclude this from being used as a public lot.

Chair Kraus opened the floor for public comment.

Mr. Tom McAfee (resident) stated, although the pending plan focuses on Block Three, the impact will carry over to Block Two and both projects should be considered together. He showed photographs of existing conditions along E. North Avenue. Mr. McAfee showed homes in Lake Forest that are near the Regent's row subdivision in Lake Forest. He showed photographs of the rental housing along E. North Avenue as well. Mr. McAfee showed an image of a three story building in the CBD. He stated the neighbors are not opposed to multi-family homes and showed photographs of the current multi-family buildings along Washington Avenue. Mr. McAfee showed the Teska future downtown land use plan and noted on the north end of E. North Avenue there is only one multi-family unit and stated his disagreement with adding more multi-family units in this area. Mr. McAfee showed a slide of the land use plan he and his neighbors would prefer. He expressed his preference for more single-family home.

Mr. Mark Stolzenberg (resident) read a quote from Chair Kraus "Lake Bluff is not a transient community, Lake Bluff is dramatically different than other suburbs in the United States" and this is a great principal to frame the debate over how downtown should be planned. Mr. Stolzenberg reviewed a statement of purpose proposed by the neighbors along North Avenue and reviewed revisions to the Ten Planning Principles prepared by the North Avenue neighbors.

Mr. Chris Volkert (resident) encouraged the PCZBA to consider relocating the Public Safety Building to allow multi-family and additional parking at that location.

Mr. Kyle Peterson (resident) thanked the PCZBA for their service to the community. He expressed his concern regarding the future redevelopment of downtown in regards to allowing high density residential. He asked the community be given an opportunity to sit down with the PCZBA to discuss the future direction of downtown.

Mr. Porter Boggess (resident) asked if the plan put together by Teska was in response to a federal housing program. Village Administrator confirmed it was not.

Ms. Holli Volkert (resident) expressed her opinion the documents being used by the PCZBA are incorrect. She stated the land use plan should be revised to reflect what currently exists. Chair Kraus stated the PCZBA will not vote tonight to allow time for the preparation of an existing land use map. He stated the maps being considered by the PCZBA are tools used by the Village for future land use planning purposes. Mr. Volkert expressed her concern with the long-range downtown parking map noting it doesn't illustrate existing conditions. Ms. Volkert suggested planning for a public parking lot at the current location of the Artesian Park tennis courts to satisfy future parking demand.

Ms. Robin McAfee (resident) asked the Village to be more transparent regarding any proposed plans and meetings. Chair Kraus advised packet information is available on the Village website and the PCZBA receives materials the same time they are made public. Ms. McAfee expressed her understanding there are plans submitted for Block Three which are not available on the website.

Ms. Maureen Chamberlain (resident) expressed concern for not knowing when the boards are scheduled to take action on any zoning changes. She expressed her understanding that residents receive written notification regarding any petitions for redevelopment and right now she has not been made aware of any timeline.

AtoVA Stanick reported the Village has received an incomplete petition to redevelop CBD Block Three. The petition is currently under review, and should the Village receive the required materials to complete the petition, it will be scheduled for an upcoming meeting, possibly June 15th. AtoVA Stanick stated for any zoning petition filed the Village mails courtesy notices to every address within a 300 ft. radius of the property and the notice is published in the Lake County News Sun at least 15 days before the scheduled hearing.

Ms. Chamberlain inquired of the type of housing the Village would like to have downtown. Chair Kraus explained a transitional housing concept that could serve the needs of young families buying their first home as well as retired empty-nesters looking to downsize.

In response to a comment from Ms. Chamberlain, Chair Kraus stated tonight's objective is to establish guiding principles that will communicate the Village's future vision for the downtown. A discussion followed.

Ms. Marina Carney Puryear (resident) stated there are approximately 108 houses on the market in Lake Bluff, 58 of which are under \$1 million, and of those 58, 21 are currently under contract. She expressed her opinion the Village is evenly distributed for property under \$1 million.

Mr. Lee Nysted (resident) expressed his concern about the impact a three-story dwelling on Scranton Avenue would have on his property value. Mr. Nysted stated the PCZBA decision to allow a greater height could result in negatively impacting property value. Should this occur there would be grounds for legal action against the Village. He stated this is a very critical issue and expressed his opinion the existing three-story structures in the downtown have not been successful. Mr. Nysted asked if any of the PCZBA Members have a vested interest in any of the proposed properties for redevelopment.

Ms. Stephanie Fischer (resident) asked if this type of development have been successful in other places. She expressed concern for traffic impacts on E. Scranton Avenue as a result of downtown redevelopment.

Mr. Stolzenberg (resident) expressed his concern the opinions of the neighbors concerning the planning principles have not been addressed or acknowledged by the PCZBA. Village Attorney Andrew Fiske provided an overview of the public process used to date as well as the Village's compliance with public hearing notifications. Additionally, Village Attorney Fiske stated the comments from the neighbors have been provided and the PCZBA may consider them based on their merits.

Mr. McAfee (resident) expressed his concern for a transparent process. He asked if there was a consensus to allow three story structures on Blocks Two and Three.

Chair Kraus summarized the PCZBA's discussion noting a vote will not occur tonight without understanding the existing land uses in the area. He stated the planned parking lot identified mid-block on the south side of North Avenue will be removed and the lot immediately east of the Library will be identified as planned future parking given the Village will further evaluate the property's potential should the lot go on the market. Also, the Ten Planning Principles were confirmed with removing "CBD" from Principle #7.

Village Administrator Irvin stated Member Badger had submitted a comment relating to the long range parking plan about including the Artesian Park parking lot as a public lot. This lot was made part of the Village's downtown parking inventory in the recent downtown parking study.

Chair Kraus opened the floor for comments from the Commissioners.

Member Bishop explained while serving on the former Plan Commission there were discussions regarding CBD planning area, as well as the preference to have multi-family housing closest to the downtown.

A discussion ensued regarding differences between long range planning and the Village's zoning regulations.

Village Attorney Fiske noted the Ten Planning Principles is a traditional planning document and serves as a guide. This is not a binding document in the way that the Zoning Code regulates the development of land.

Member Collins expressed her preference for the planning approach being used by the Village because the Village is not locking itself into prescribing specific measurements for the developer to meet.

Chair Kraus reviewed the changes to the Ten Planning Principles proposed by the North Avenue neighbors.

Member Peters expressed his belief, given the value of the property and its size, constructing single-family homes may not be the most economically feasible scenario.

Chair Kraus continued the public hearing to the next meeting.

It was the consensus of the PCZBA to schedule a special meeting before June 15th to continue its discussion regarding the amendments to the Comprehensive Plan.

5. A Discussion Concerning Zoning Regulations and Design Guidelines for Central Business District Block Two and Block Three

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

At VA Stanick stated over the past several months the PCZBA and the Architectural Board of Review (ABR) have conducted joint workshop discussions regarding the proposed Downtown Design Guidelines for Central Business District (CBD) Block Two and Block Three. As you will recall, the joint workshops and separate PCZBA discussions have yielded the following: i) PCZBA and ABR consensus regarding the overall goals of the CBD plan and the Ten Planning Principles for CBD Blocks Two and Three, ii) PCZBA consensus regarding the pathway for any petition to redevelop CBD Blocks Two or Three, and iii) Discussion about the Downtown Design Guidelines and possible amendments to the Village's Zoning Code (height, setbacks, etc.).

At VA Stanick stated the PCZBA should discuss the following standards: permitted uses, minimum lot size, location of uses, building setbacks, ground/building coverage, height and parking. He stated while this list is not intended to be all inclusive, it can serve as a starting place for the PCZBA to build consensus around these zoning standards and the Downtown Design Guidelines.

Village Attorney Fiske stated this agenda item is an informal discussion concerning the zoning standards and perhaps reach some type of consensus, but there is no vote required, and further clarified there is no pending application before the PCZBA to consider this evening.

Member Collins expressed her concern with the process used for the Design Guidelines and a discussion regarding the planning process and the results followed.

Ms. Jodi Mariano (Teska Associates, Inc.) stated the Village should feel free to review the original images provided in the Design Guidelines. The captions will guide readers in the specific elements being referenced in the pictures. She stated it is not just the imagery by itself, but also the way the report reads that will help guide the reader.

Following a brief discussion, it was the PCZBA's preference to receive the ABR's feedback regarding the Downtown Design Guidelines.

The PCZBA reviewed the zoning standards outlined in the packet materials and discussed the following:

- Permitted Uses – Consider allowing multi-family uses on the north side of Scranton Avenue (Block Three) and the south side of North Avenue (Block Two). Further consider allowing Bed & Breakfast use as a special use in R-5 and R-4 Residence Districts;
- Minimum Lot Size – Consider establishing 0.5 acre lot size as the minimum size for a planned mixed-use development;

- Location of Uses – Land uses for CBD Blocks Two and Three should reflect the future Downtown Land Use Plan;
- Building Setbacks – Consider establishing setbacks that are consistent with the setbacks along Evanston and North Avenues;
- Ground and Building Coverage – Consider coverage limits along the south side of North Avenue (Block Two) that are comparable to adjacent single-family properties with goal of creating a desired level of greenspace;
- Height – Consider a maximum height of 32 ft. with the understanding circumstances may be different; and
- Parking – Consider establishing parking requirements pursuant to the specific use of the land.

Member Burns stated the biggest challenges of transitioning CBD to residential are setbacks and heights. He expressed his opinion setback and height should be more prescriptive.

Chair Kraus stated the design guidelines could include a statement that any redevelopment in CBD Blocks Two and Three should have appropriate greenspace and not be 100% paved.

Member Collins expressed her preference for two story development and any third story be set under a sloping roof that is residential in character.

Chair Kraus proposed having a special meeting following the upcoming June 7th ABR meeting to view the ABR comments.

6. Commissioner's Report

Chair Kraus reported the next regular PCZBA meeting is scheduled for June 15, 2016.

7. Staff's Report

Ato VA Stanick reported the Village is in receipt of a petition proposing the redevelopment of Block Three with a 16-unit multi-family building. The petition is currently incomplete and is scheduled to be considered at a public hearing by the PCZBA on June 15th.

8. Adjournment

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

Respectfully submitted,

Brandon Stanick
Assistant to the Village Administrator

VILLAGE OF LAKE BLUFF

Memorandum

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

FROM: Brandon Stanick, Asst. to the Village Administrator

DATE: June 3, 2016

SUBJECT: Agenda Item #4: Continuation of a Public Hearing to Consider Amendments to the Comprehensive Plan

Summary and Background Information

At its meeting on May 18, 2016 the PCZBA commenced with the public hearing process to consider certain amendments to the Comprehensive Plan. Following public comment and PCZBA discussion regarding the proposed amendments and knowing that at a public hearing regarding a Block Three redevelopment petition for the June 15th meeting was imminent, the PCZBA requested a special meeting be organized prior to the regular June 15th meeting to further consider the proposed amendments. It is anticipated that on June 8th the PCZBA will continue the public hearing to consider amending the Village's Comprehensive Plan by: (i) adopting the Ten Planning Principles (Exhibit A), (ii) updating the Future Downtown Land Use Plan (Exhibit B) and (iii) updating the Long Range Downtown Public Parking Plan (Exhibit C). Pursuant to Illinois State Statutes (65 ILCS 5/11-12-1 et seq.) the Village is authorized to adopt an official comprehensive plan and plan amendments upon the completion of a public hearing.

Recommendation

Following the public hearing to consider the amendments, the PCZBA should take one of the following actions:

- If more information is required, continue the public hearing to a date certain; or
- If more information is not required, consider a recommendation to the Village Board to approve or deny the proposed amendments to the Comprehensive Plan.

Attachments

- Draft Ordinance (with exhibits) Amending Comprehensive Plan - June 8, 2016 draft;
- Existing Downtown Land Use Map with R-5 and CBD Zoning Districts Outlined; and
- Public Comment Regarding Future Downtown Redevelopment.

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

ORDINANCE NO. 2016-__

**AN ORDINANCE AMENDING THE
COMPREHENSIVE PLAN OF THE VILLAGE OF LAKE BLUFF
TO INCLUDE CBD PLANNING PRINCIPLES**

Passed by the Board of Trustees, _____, 2016

Printed and Published, _____, 2016

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

VILLAGE OF LAKE BLUFF
LAKE COUNTY, ILLINOIS

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

Village Clerk

ORDINANCE NO. 2016-__

AN ORDINANCE AMENDING THE
COMPREHENSIVE PLAN OF THE VILLAGE OF LAKE BLUFF
TO INCLUDE CBD PLANNING PRINCIPLES

WHEREAS, the Village of Lake Bluff has the authority pursuant to the provisions contained in 65 ILCS 5/11-12-1 *et seq.*, to adopt an official comprehensive plan, or any amendment or revision thereto, for the present and future development or redevelopment of property within the corporate limits of the Village and for contiguous property not more than one and one-half miles beyond the corporate limits and not included in any other municipality; and

WHEREAS, on February 26, 1996, the Lake Bluff Board of Trustees adopted Ordinance No. 96-6, establishing a "Central Business District" ("**CBD**") in the Village and a Plan for the proper development within the CBD; and

WHEREAS, on June 9, 1997, the Lake Bluff Board of Trustees adopted Ordinance No. 97-14, amending the Comprehensive Plan to, among other things, encourage and provide planning goals for further development of the CBD; and

WHEREAS, on March 8, 1999, the Lake Bluff Board of Trustees adopted Ordinance No. 99-5 ("**1999 Amendment**"), amending the Comprehensive Plan to, among other things, incorporate into the Comprehensive Plan the "Land Use Plan, Downtown Lake Bluff" ("**Land Use Plan**"); and

WHEREAS, pursuant to Section 2.B of the 1999 Amendment, the Village add to the Comprehensive Plan a policy encouraging the development of public parking in the CBD, which policy identified locations for the development of public parking ("**Public Parking Plan**"); and

WHEREAS, on December 12, 2000, the Lake Bluff Board of Trustees adopted Ordinance No. 2000-19, amending the Comprehensive Plan to, among other things, update the Land Use Map, the Annexation Areas Future Land Use Map, Future Land Use Map, Industrial and Commercial Corridor and Special Study Area Map, and to amend the Plan Element Goals, Objectives, and Policies; and

WHEREAS, development has occurred in the CBD since the 1999 Amendment, and the Land Use Plan and Public Parking Plan are in need of update; and

WHEREAS, the Village has also developed "Planning Principles," which are attached as **Exhibit A** hereto and incorporated herein; and

WHEREAS, the Planning Principles are intended to be used as a guide in the Village's decision making process when evaluating future development and redevelopment proposed for the CBD; and

WHEREAS, the Village has determined that amendment of the Village's Comprehensive Plan to (i) update the Land Use Plan, (ii) update the Public Parking Plan, and (iii) incorporate the Planning Principles (collectively, "**Comprehensive Plan Amendment**") is consistent with the Comprehensive Plan and the Village's planning goals for the CBD; and

WHEREAS, in accordance with 65 ILCS 5 /11-12-7, the Lake Bluff Plan Commission and Zoning Board of Appeals ("**PCZBA**") conducted a public hearing on the Comprehensive Plan Amendment and, at the close of the public hearing, recommended approval of the Comprehensive Plan Amendment; and

WHEREAS, the President and Board of Trustees have found and determined that the Comprehensive Plan Amendment will preserve and foster reasonable development and redevelopment within the CBD and otherwise will be in the best interests of the Village and its residents;

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

Section 1. Recitals.

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

Section 2. Public Hearing.

A public hearing on the Comprehensive Plan Amendment was duly advertised on or before May 3, 2016 in the *Lake County News-Sun*. The public hearing was held by the PCZBA on May 18, 2016 and, on May 18, 2016, the PCZBA recommended that the Board of Trustees adopt the Comprehensive Plan Amendment.

SECTION 3. COMPREHENSIVE PLAN AMENDMENT.

A. Amendment. The Village of Lake Bluff Comprehensive Plan is hereby amended by:

1. Attaching, including, and incorporating therein, the "Planning Principles," attached hereto as ***Exhibit A***;
2. Replacing that portion of the Comprehensive Plan titled, "Land Use Plan, Downtown Lake Bluff" in its entirety with the Land Use Plan attached hereto and incorporated herein as ***Exhibit B***;
3. Amending the following policy in the Comprehensive Plan, which policy was adopted pursuant to Section 2.B of the 1999 Amendment, as follows:

"Transportation. TR3-13: Encourage the development of public parking areas in and around the CBD. Future and potential public parking locations are designated on the Public Parking Plan provided in this Section (Figure 6 of the Phase Two Study). dated _____, 2016 and attached at the end of the Comprehensive Plan."

4. Adding the Public Parking Plan attached hereto and incorporated herein as ***Exhibit C*** to the end of the Comprehensive Plan.

B. Conflicts. The Comprehensive Plan Amendment set forth in Section 3.A of this Ordinance is intended to modify and amend the Village Comprehensive Plan. To the extent that the terms and provisions of the Comprehensive Plan Amendment conflict with or are inconsistent with other provisions of the Village Comprehensive Plan, the terms and provisions of the Comprehensive Plan Amendment shall control.

SECTION 4. CERTIFICATE OF NOTICE.

The Village Clerk is hereby authorized and directed to file a Certificate of Notice of Adoption of this Amendment to the Village Comprehensive Plan with the Lake County Recorder of Deeds.

SECTION 5. EFFECTIVE DATE.

This Ordinance shall be effective following passage by the Board of Trustees of the Village of Lake Bluff in the manner required by law and publication in pamphlet form in the manner required by law.

[SIGNATURE PAGE FOLLOWS]

DRAFT

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

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED this ____ day of _____, 2016.

Village President

ATTEST:

Village Clerk

FIRST READING: _____

SECOND READING: _____

PASSED: _____

APPROVED: _____

PUBLISHED IN PAMPHLET FORM: _____

EXHIBIT A

PLANNING PRINCIPLES

DRAFT



The following planning principles have been identified for Blocks Two and Three of the Central Business District:

1. Where Block Two abuts Scranton Ave, ground floor commercial uses, compatible with the CBD, should promote the pedestrian-oriented main street environment of Scranton Ave.
2. Where Block Two abuts North Ave, residential uses with appropriate setbacks should be in character with and scaled to the surrounding neighborhoods.
3. Block Three should be treated as a residential transition between the CBD to the west and scaled to the surrounding neighborhoods.
4. Blocks Two and Three should make use of internal alleyways for service and loading with vehicular access from Oak Ave and/or Walnut Ave.
5. Off street parking should be provided within building structures and behind building developments so as to be screened from public view.
6. On-street parking should include parallel parking along Scranton Ave. Diagonal parking may be considered along Walnut Ave and Oak Ave.
7. There should be continuity of streetscape treatments along Scranton Ave and southern portions of Walnut and Oak Avenues that are reflective of the specific use, including, but not limited to, wide sidewalks, traditional light poles, in ground tree planters, and site furnishings as appropriate.
8. Streetscape treatments along North Ave streetscape should be treated as an extension of the neighborhood street, including continuous sidewalks, parkways, and canopy tree plantings.
9. Mature stands of trees and open spaces should be preserved.
10. Public gathering spaces are encouraged as are pedestrian ways that provide linkages between the development entrances, parking areas and surrounding CBD destinations.

EXHIBIT B

LAND USE PLAN

DRAFT

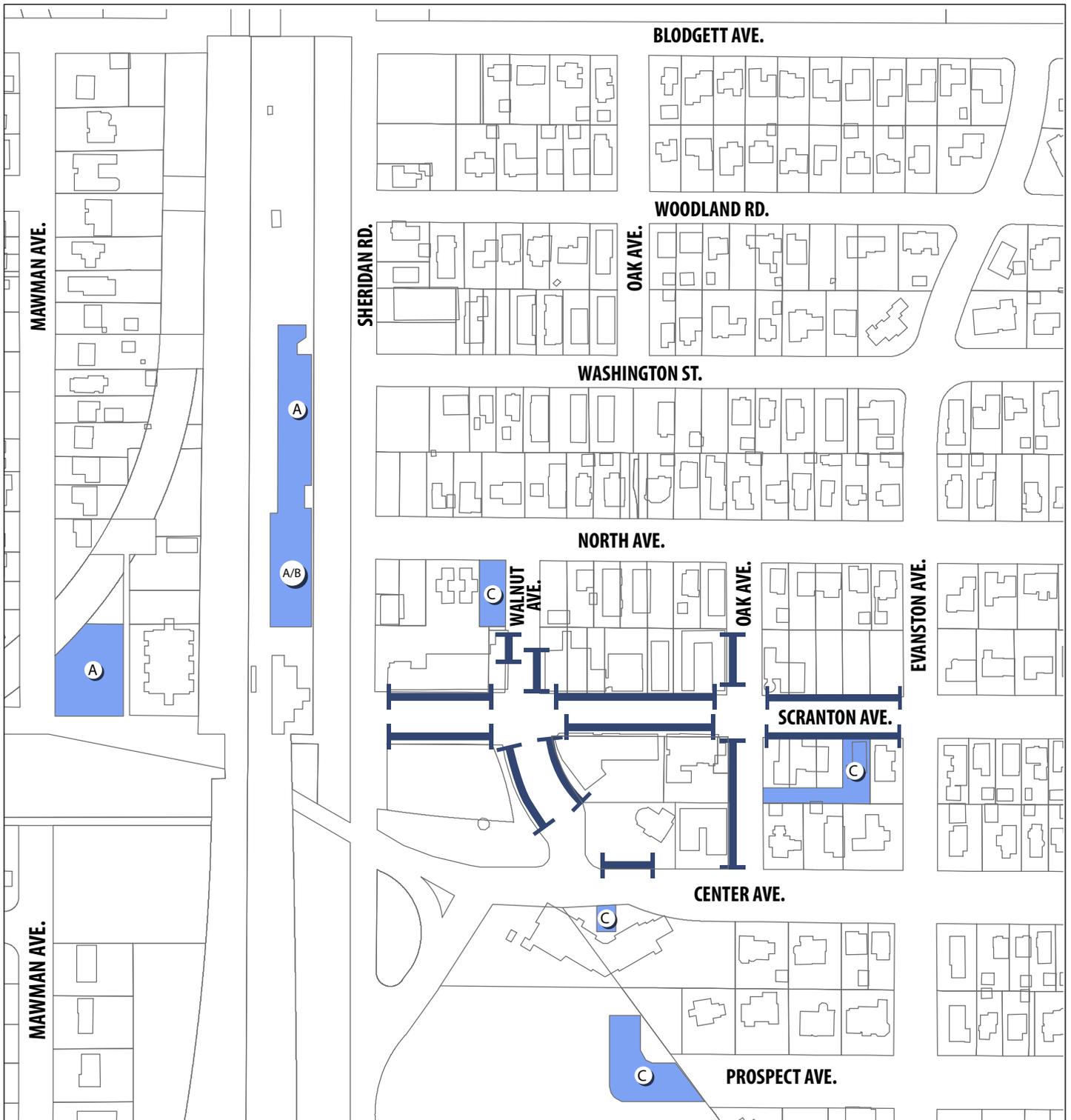


LEGEND

- Mixed Use
 - Multi-Family Residential Use
 - Single Family Residential Use
- Open Space Use
 - Civic Use
 - CBD Planning Area

EXHIBIT C
PUBLIC PARKING PLAN

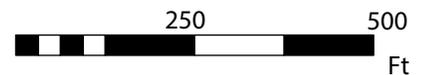
DRAFT



LEGEND

-  Off Street Public Parking
-  On Street Public Parking

-  Commuter Parking
-  Reserved Parking for CBD
-  Other Public Lots

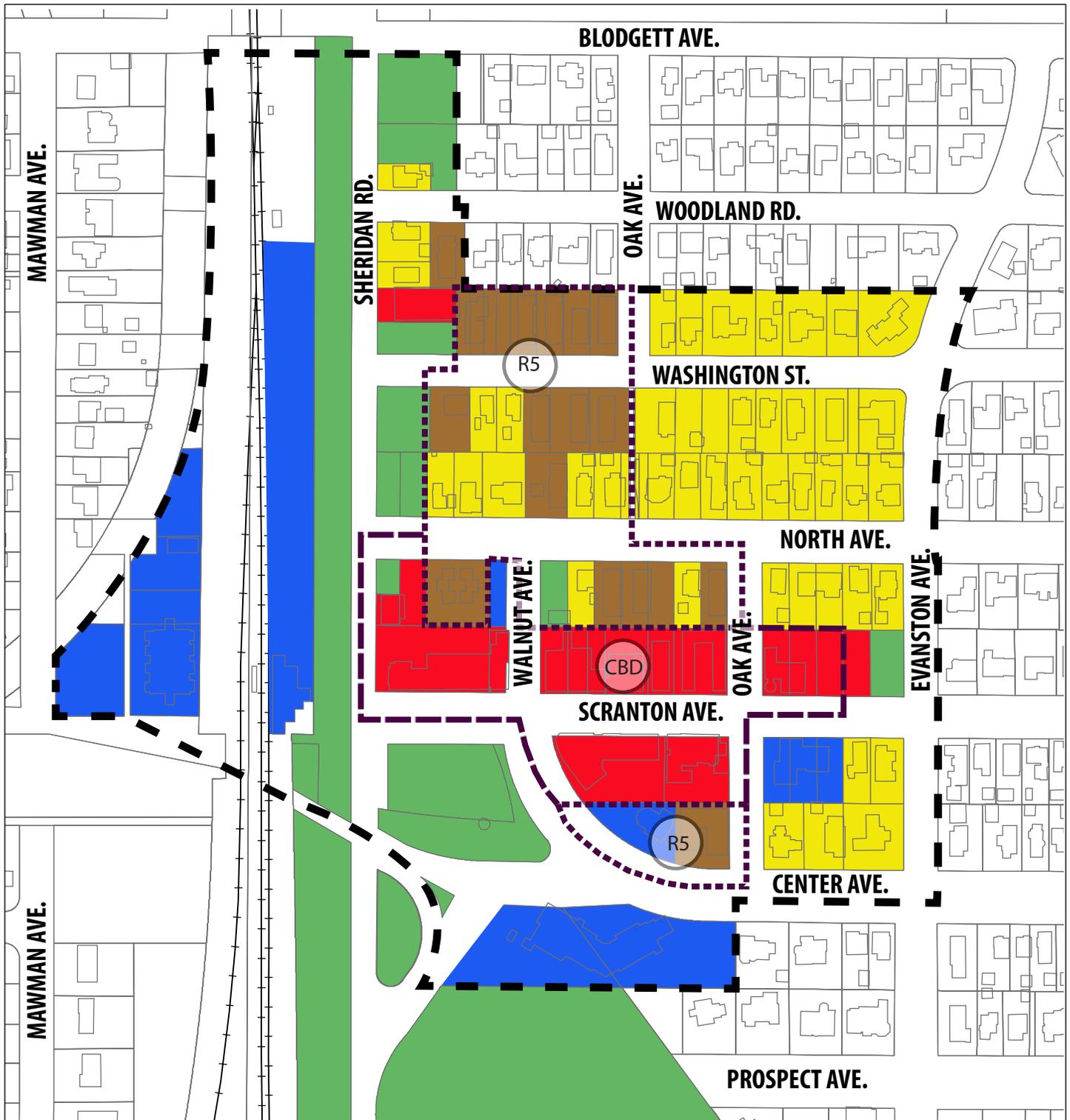


Village of Lake Bluff, Illinois

Long Range Downtown Public Parking Plan



June 1, 2016

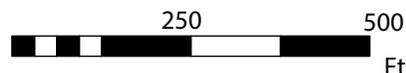


LEGEND

- | | | | |
|---|---|---|---|
|  Mixed Use |  Open Space Use |  R5 |  C Residence Zoning District |
|  Multi-Family Residential Use |  Civic Use |  CBD |  Central Business District |
|  Single Family Residential Use |  CBD Planning Area | | |

Village of Lake Bluff, Illinois

Existing Downtown Land Use Map



June 1, 2016

Brandon Stanick

From: Drew Irvin
Sent: Tuesday, May 24, 2016 3:40 PM
To: Brandon Stanick
Subject: Fwd: Contact Us Form

For the record

Sent from my iPhone

Begin forwarded message:

From: Village of Lake Bluff <vlb@lakebluff.org>
Date: May 24, 2016 at 3:21:40 PM CDT
To: <dirvin@lakebluff.org>
Subject: Contact Us Form

The following was submitted from the Contact form to Drew Irvin:

Name: David Zare

E-Mail Address: dave.zare@gmail.com

Message: Drew, in regards to the pnc block, I am firmly in support of a condo project. Many of us baby boomers want to downsize, but there is no condo housing in east Lake Bluff. Getting this project done should be a priority. Thanks, David Zare

Brandon Stanick

From: Lee Nysted <Nyslee@msn.com>
Sent: Thursday, May 28, 2015 6:41 AM
To: Drew Irvin
Subject: Contact Us Form

The following was submitted from the Contact form to dirvin@lakebluff.org:

Name: Lee Nysted

E-Mail Address: Nyslee@msn.com

Message: I received a letter from you, re: village development. I suggest that I would oppose any and all development in the area directly behind my property on North Ave. for far too many reasons for this note. As an investment advisor for 37 years, I see no basis for any such decision making until and unless the village can explain the disastrous math behind so many of the projects that have already been done (failed) and how we have a tax base and rate that has failed our citizens for so many years. Lee Nysted 131 E. North Ave. Resident since 1980.

Brandon Stanick

From: Lee Nysted <nyslee@msn.com>
Sent: Tuesday, May 31, 2016 11:31 AM
To: Drew Irwin
Cc: Mark Stolzenburg; tmcafee@nm.org; Christopher Volkert; mcarney@gglrealty.com; Mo Chamberlain; Grant Chamberlain; Robin McAfee; Tom McAfee; Holli Volkert; Julie Stevenson; Kyle Peterson; gretchenseymour@me.com; Jim Seymour jseymour@euclidexec.com; Carol Mark; Jeanosta; Christina Peterson; Greg & Joanne Junkin; Nicole Stolzenburg; Brandon Stanick; gs1340@comcast.net
Subject: June 15th "Roanoke Group LLC." Residents do not want 3 stories and we do not want high density
Attachments: Nysted letter to Drew Irwin and Lake Bluff Village Boards May 31, 2016.docx

Drew; PCZBA members; Lake Bluff Village Board

May 31, 2016

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

My vote is a broad based "no" with prejudice. See my attached letter for board presentation.

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

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

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

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

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

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

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

We do not care about the return on the investment of a chosen few people that want to make a

"killing" at our expense.

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

In conclusion:

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

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

Truly yours,



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

Nyslee@msn.com

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

My vote is a broad based no with prejudice.

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

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

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

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

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

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

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

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

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

In conclusion:

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

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

Truly yours,

A handwritten signature in black ink, appearing to read "Lee Nysted", with a stylized flourish at the end.

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

Nyslee@msn.com

Brandon Stanick

From: Lee Nysted <nyslee@msn.com>
Sent: Wednesday, June 01, 2016 5:02 PM
To: Drew Irvin
Cc: tmcafee@nm.org; markstolzenburg@gmail.com; Brandon Stanick
Subject: Re: Zoning and board guidelines for blocks 2 and 3

Drew, Please find a way for me to get a confirm from the Village Board that my letter has been received by same. I believe that since I have never received any such thing, an acknowledgement from Ms. Ohara would be helpful. Thanks, Lee

This message is being sent via my mobile device. USA [REDACTED] ... Truly yours, Lee Nysted

On Jun 1, 2016, at 4:04 PM, Drew Irvin <dirvin@lakebluff.org> wrote:

Hi, Lee:

Thank you for your email. In response to your questions --- yes, I am in receipt of your letter which will be sent to the Village Board and the Plan Commission/Zoning Board of Appeals this Friday with their board packet. The existing Zoning CBD Code and Design Guidelines can be found on the Village's website at http://www.sterlingcodifiers.com/codebook/index.php?book_id=805. As I believe you are aware, the PCZBA and the ABR continue to review draft design guidelines for Blocks 2 and 3 (<http://www.lakebluff.org/government/meeting-packets-and-videos?format=raw&task=download&fid=1022>) but these have not yet been finalized. The Village Board has final authority over all zoning relief requests, including zoning amendments, variations, special uses, and planned developments. The Village Administrator does not have that authority. The Village Board of Trustees, with recommendation(s) from the PCZBA and ABR, will make final decisions on these matters. As for the developer's motivation to submit a plan for this property, I think that is a question that can be raised at the public hearing.

Best regards,
Drew

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

<image001.png>

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

Sent: Wednesday, June 01, 2016 2:40 PM

To: Drew Irvin; tmcafee@nm.org; markstolzenburg@gmail.com; Lee.Nysted

Subject: Zoning and board guidelines for blocks 2 and 3

Drew,

The sun is out and everything is green and fresh...I look forward to seeing the parade from my balcony on North. :)

I hope you are enjoying this wonderful spring...

I am meeting with Mark and Tom and, of course, one of the first questions we all have is why would a developer present a 36 foot structure with 16 units unless they have not been given any guidelines as to what will, in fact, be allowed for the space as defined by you and the various boards. We know that zoning certainly does not allow for anything like the proposal.

A zoning variance that would allow anything like 36 feet or 16 high density units will be broadly opposed by me and my fellow Lake Bluff citizens and will absolutely lead to litigation against such a proposal if ever approved.

Are there any guidelines that have been, in fact, drawn up or agreed to by any of the boards? If so, please send to us.

If not, why not? We are all likely to seek this over and over again each time we meet.

Thank you; please confirm that you received my letter of opposition to the Roanoke LLC deal ...sent yesterday...and that copies have been submitted to the various boards.

Thank you,

Lee Nysted
131 E. North Ave.

