

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

JUNE 8, 2016

APPROVED MINUTES

1. Call to Order & Roll Call

Chair Kraus called to order the special meeting of the Joint Plan Commission and Zoning Board of Appeals (PCZBA) of the Village of Lake Bluff on Wednesday, June 8, 2016, at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue).

The following members were present:

Members: Sam Badger
David Burns
Mary Collins
Elliot Miller
Gary Peters
Steven Kraus, Chair

Absent: Leslie Bishop, Member

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

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

Member Miller moved to approve the May 18, 2016 PCZBA Meeting Minutes with changes requested by Mark Stolzenberg (resident). Member Collins seconded the motion. The motion passed on a unanimous voice vote.

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. 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), 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)

Chair Kraus introduced the agenda item and noted the Comprehensive Plan must go through a public hearing process to be amended.

Chair Kraus asked the audience to refrain from any outburst as it detracts from the issues being discussed. Chair Kraus administered the oath to those in attendance and opened the public hearing.

Mr. Paul Lemieux (resident) expressed his opposition to the proposed Future Land Use Map regarding the planning of a municipal parking lot at 131 E. Scranton Avenue the lot immediately to the east of the Library. He stated allowing 131 E. Scranton Avenue to serve as a parking lot is not transitional from downtown to single-family neighborhood. He asked the civic use designation for 131 E. Scranton Avenue be removed and the lot retain its current designation as single-family residential.

Member Collins stated she is not in favor of designating 131 E. Scranton Avenue as a parking lot because it does not provide a good transition to the residential area to the east.

Member Peters expressed his support for maintaining the lot as single-family residential as well.

Following a discussion, Chair Kraus expressed his support for maintaining the single-family residential use. It was the consensus of the PCZBA to identify the strip of land immediately south of the Library building as future parking. The PCZBA also suggested the Village review alternative future land uses in the CBD.

Chair Kraus stated tonight's discussion is regarding i) the proposed amendments to the Future Land Use Plan, ii) the proposed amendments to the Long Range Downtown Public Parking Plan, and iii) the Ten Planning Principles for CBD Block Two and Block Three.

Ms. Robin McAfee (resident) expressed her concern regarding the Future Land Use Plan and that it allows for multi-family residential within a predominately single-family neighborhood. Currently, there are nine properties in the brown area that are single-family and not multi-family or rental properties. She expressed concern for putting all multi-family properties together instead of distributing them throughout the community.

Member Badger stated the brown areas are currently consistent with the Village's R-5 Zoning District. He asked if both single and multi-family are permitted in the R-5 District and asked if the effort is to be more consistent with the existing zoning.

A to VA Brandon Stanick stated the Future Downtown Land Use Plan was amended in 1999 after the adoption of the Comprehensive Plan in 1997. Teska conducted an extensive review process of the downtown planning area in 1998 and 1999. He reviewed the changes that have occurred in the downtown that are not reflected in the Future Downtown Land Use Plan. The blue lot at the southwest corner of Walnut and North Avenue was designated as multi-family (brown) but now it exists as a parking lot. The lot directly across is green because of the open space maintained by the Village. The Post Office which rents the space, was designated a civic use but the plan now reflects mixed use as this is commercial space. The former PNC Bank parcel (Block Three) was business to accommodate the former bank and now the recommendation is to change the use to multi-family. The condominiums on the corner next to Village Hall which was planned multi-family/office use have changed to make it multi-family as it is currently used today.

Member Miller inquired why the multi-family use along the north side of North Avenue should remain next to single-family homes. Village Administrator Drew Irvin stated the area was developed multi-family because of its close proximity to the Metra Train Station. He stated as best practices automobile usage is reduced when there is greater walkability to public transportation. A discussion regarding future land use changes ensued.

Village Administrator Irvin stated the existing multi-family zoning district is relatively small in terms of land area and similar to the land area occupied by the former Armour Estate in the Tangley Oaks

Subdivision. There is not much land area dedicated to multi-family in the Village and a goal of the Village's Strategic Plan is to have housing products and types that serve the community through multiple stages of life.

Member Burns expressed his understanding there is a specific difference regarding the Existing Downtown Land Use Map and the Existing Future Land Use Plan. He noted the Village Zoning Map already designates this area as multi-family residential.

A to VA Stanick stated there are single-family homes currently in the R-5 District and confirmed the future land use plan is consistent with the multi-family zoning on the Village's zoning map.

Ms. McAfee (resident) expressed her opposition to the Village's current zoning of multi-family residential north of the downtown.

Village Administrator Irvin stated that single-family and multi-family residential are both permitted uses in the R-5 District. He also stated multi-family does not always have to be renter occupied housing.

Mr. Tom McAfee (resident) asked why multi-family has to be clustered in one area instead of being distributed throughout the Village. Mr. McAfee stated to take a block that is largely single-family (yellow) and change it to multi-family (brown) without any information besides a document from 1998 is inconsistent. He expressed his belief that many of the principles that past plans were based on have changed.

Chair Kraus advised that both single and multi-family uses are permitted in the R-5 District. The overall vision for the Village has been to have multi-family in this area.

Member Collins expressed her belief the Zoning Code is more likely to drive future development. She stated the R-5 District has different requirements than the rest of east Lake Bluff.

Member Miller expressed interest in reviewing whether the R-5 District should be rezoned to single-family use.

Member Badger expressed his preference not to change the future land use along North Avenue and Washington Avenue at this time.

Chair Kraus stated that changing any underlying zoning will first need to be studied along with the entire Village. He expressed his agreement with Member Badger noting the matter needs to be reviewed in the future in a more comprehensive manner before recommending any changes.

Member Peters stated a compromise could be to zone the north half of North Avenue as single-family and leave the south half of Washington Avenue multi-family.

It was the consensus of the PCZBA to study the single and multi-family zoning districts in the future.

Mr. Chris Volkert (resident) suggested the PCZBA consider using the existing Public Safety Building property for future multi-family housing.

Mr. Mark Stolzenberg (resident) stated his home was built in the 1990's after the Comprehensive Plan was adopted and he recently learned there was a proposal to construct a multi-family

development on his neighboring properties along the north side of North Avenue that failed. He stated when considering the Future Downtown Land Use Plan the Village may not have been consistent with what was approved a few years before.

Mr. Lee Nysted (resident) stated the use for the property is now changing to multi-family although its not being rezoned. Mr. Nysted distributed hard copies of his comments that he read aloud.

In response to a comment from Mr. Nysted, Village Administrator Irvin explained the idea of going from commercial to multi-family use is a downzoning in terms of intensity from commercial to residential use. He stated it is more difficult to transition from a commercial use to a single-family detached use.

Ms. Jean Niemi (resident) suggested the Village consider the former PNC property for additional parking.

As there were no further comments, Chair Kraus closed the public hearing.

Chair Kraus summarized the decision before the PCZBA concerning its consideration of a recommendation to the Village to amend the Comprehensive Plan related to the following: i) revisions to the Future Downtown Land Use Plan, ii) revisions to the Long Range Downtown Public Parking Plan, and iii) adopting the Ten Planning Principles from the Downtown Visioning Study for CBD Blocks Two and Three.

Member Collins expressed interest in having a trigger to review the R-5 District. Chair Kraus stated he is comfortable with reviewing the R-5 Zoning and the land uses in the CBD.

Chair Kraus requested the minutes reflect the PCZBA's desire to reflect on all the points being submitted to the Village Board for consideration.

Member Collins moved to recommend the Village Board approve the following amendments to the Comprehensive Plan related to the:

- i. Revisions to the Future Downtown Land Use Plan by designating: existing Walnut Parking Lot as a civic use (blue), southeast corner of Walnut/North as open space use (green), the northeast corner of Walnut/Scranton as mixed use (red), the westerly four parcels comprising Block III as multi-family residential use (brown) and the easterly most parcel of Block III as open space use (green), the lot immediately east of the Library as single-family residential use (yellow), and the northwest corner of Oak/Center (Bluff Condominiums) as multi-family residential use (brown).
- ii. Revisions to the Long Range Downtown Public Parking Plan by: removing the off-street public parking use from the southeast corner Walnut/North, removing the off-street public parking use from the parcel along the south side of North Avenue that is three parcels west of Oak Avenue, and removing the off-street public parking use from the lot immediately to the east of the Library, however, maintain the off-street public parking use for the strip of land immediately south of the Library.
- iii. Acceptance of the following Ten Planning Principles identified for CBD Block Two and Block Three:
 - a. 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.;

- b. Where Block Two abuts North Ave, residential uses with appropriate setbacks should be in character with and scaled to the surrounding neighborhoods;
- c. Block Three should be treated as a residential transition between the CBD to the west and scaled to the surrounding neighborhoods;
- d. Blocks Two and Three should make use of internal alleyways for service and loading with vehicular access from Oak Ave and/or Walnut Ave.;
- e. Off-street parking should be provided within building structures and behind building developments so as to be screened from public view;
- f. On-street parking should include parallel parking along Scranton Ave. Diagonal parking may be considered along Walnut Ave and Oak Ave.;
- g. 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;
- h. Streetscape treatments along North Ave streetscape should be treated as an extension of the neighborhood street, including continuous sidewalks, parkways, and canopy tree plantings;
- i. Mature stands of trees and open spaces should be preserved; and
- j. Public gathering spaces are encouraged as are pedestrian ways that provide linkages between the development entrances, parking areas and surrounding CBD destinations.

Member Miller seconded the motion. The motion passed on the following roll call vote:

Ayes: (6) Peters, Badger, Burns, Collins, Miller and Chair Kraus
Nays: (0)
Absent: (1) Bishop

5. Commissioner's Report

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

A to VA Stanick provided an updated on the upcoming zoning petitions, as well as the CBD Block Three Redevelopment petition.

Village Attorney Andrew Fiske stated the Block Three redevelopment public hearing will also include a text amendment to the Zoning Code establishing regulations for Planned Mixed-Use Developments as a special use in the R-4, R-5 and CB Zoning Districts. A discussion followed.

6. Staff's Report

A to VA Stanick reported the PCZBA is scheduled to meet next week and then again on July 20th.

7. Adjournment

As there was no further business to come before the PCZBA, Member Badger moved to adjourn the meeting. Member Miller seconded the motion. The meeting adjourned at 8:25 p.m.

Joint Plan Commission & Zoning Board of Appeals
Special Meeting Minutes – June 8, 2016

Respectfully submitted,

Brandon Stanick
Assistant to the Village Administrator