

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

SEPTEMBER 21, 2016

APPROVED 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, September 21, 2016, at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue).

The following members were present:

Members: Sam Badger
Leslie Bishop
David Burns
Elliot Miller
Gary Peters
Steven Kraus, Chair

Absent: Mary Collins

Also Present: Benjamin Schuster, Village Attorney
Brandon Stanick, Assistant to the Village Administrator (A to VA)

2. 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.

Ms. Nancy White (resident) provided an update to her proposal for redevelopment of Central Business District Block 3 and her actions taken since the August 17th PCZBA meeting. She stated her team is not able to move forward with the proposal because of the time constraints imposed by the property owner.

In response to a question from Member Badger, Ms. White stated the selling price for the five lots was quoted at \$1.9 million. She stated her team continues to explore more profitable options, but is not able to move forward at this time.

3. Approval of the July 20, 2016 PCZBA Regular Meeting Minutes

In response to a red-lined version showing corrections to the minutes from last month, Member Bishop moved to approve the July 20, 2016 PCZBA Regular Meeting Minutes as corrected. Member Miller seconded the motion. The motion passed on a unanimous voice vote.

3. Approval of the August 19, 2016 PCZBA Regular Meeting Minutes

Member Burns moved to approve the August 19, 2016 PCZBA Regular Meeting Minutes as presented. Member Peters seconded the motion. The motion passed on a unanimous voice vote.

4. Continuation of a Public Hearing for 311 E. Center Avenue to Consider: i) a Variation from the Maximum Gross Floor Area Regulations of Section 10-5-6 of the Zoning Code; and ii) a

Variation from the Minimum Accessory Structure Side Yard and Rear Yard Setback Requirements of Section 10-5-9 of the Zoning Code; and iii) any Other Zoning Relief as Required to Construct a Detached Garage in the Rear Yard

Chair Kraus introduced the agenda item, opened the public hearing and then requested an update from Staff.

A to VA Stanick reported the Village received a zoning application from the property owner of 311 E. Center Avenue to build a detached two car garage in the rear and side yards of the property. At its meeting on July 20th the PCZBA conducted a public hearing to consider the Petitioner's request and continued the public hearing to allow the Petitioner time to solicit feedback from neighbors and to explore setback distances that are comparable to the garage immediately to the east. A to VA Stanick stated on August 2nd the Petitioner submitted a revised Project with a 3' setback from the easterly interior side yard lot line and 3'9" from the rear yard lot line. An "auto-drive" diagram is provided by the Petitioner in the revised materials showing a turning area available for a garage without zoning setback relief and for a garage with a 3' setback (or 2' encroachment) from the easterly property line and a setback of 3'9" (or 1.25' encroachment) from the rear lot line illustrating the desired placement of the garage. Also included in the packet is a memorandum from Village Engineer Jeff Hansen, an email from the property owner to the south and a copy of Ordinance #2013-19, an ordinance granting variations from the Village's rear yard setback, side yard setback and maximum gross floor area regulations, allowing the replacement of an existing garage located at 313 E. Center Ave. (neighboring property to the east).

A to VA Stanick stated should the PCZBA vote to recommend granting the zoning relief from the minimum accessory structure setback regulations, Staff recommends the PCZBA also consider a condition requiring the Petitioner to remove the existing deck/steps in addition to the planned demolition of the shed. This condition would not necessitate zoning relief from the maximum gross floor area regulations.

Ms. Helen Tunney (Petitioner) and Mr. Neal Gerdes (Architect) introduced themselves and addressed questions from the Commissioners.

Member Bishop expressed her appreciation for the drawing and asked if permeable pavers could be used for the new patio that is indicated on the plans.

Member Badger expressed his concern regarding the existing tree located between the driveways. Mr. Gerdes stated the Village Arborist and In Care of Trees has inspected the tree and advised of options to better preserve the tree. He also presented a letter from the neighbor to the east expressing their opinion regarding the tree.

A to VA Stanick stated Staff has inspected the tree and believes it will be impacted by the construction. The Petitioner will be required to go through the tree removal process to take down the tree and will require replacement or a removal fee.

Ms. Tunney presented a letter from the neighbors located behind the property expressing their support for the project.

Chair Kraus asked for comments from the public. As there were no comments, Chair Kraus closed the public hearing

Chair Kraus expressed his opinion the request could be considered a special privilege, but since the Village approved a similar request for the neighboring property, it is appropriate to apply the same circumstance for this request.

Member Miller moved to recommend the Village Board approve a 40% variation from the minimum accessory structure interior lot line setback regulations to allow a setback of 2 ft.; and ii) approved, contingent on the Village Board’s approval of the interior lot line setback zoning relief, a 25% variation from the minimum accessory structure rear lot line setback regulations to allow a setback of 3.75 ft. with the conditions that a) the shed and the rear deck/steps are removed and ii) the new patio (as shown on the plans) is built using permeable pavers. Member Badger seconded the motion. The motion passed on the following roll call vote:

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

5. Application Withdrawn and the Public Hearing Cancelled in Consideration of the Following: i) a Special Use Permit for a Planned Mixed-Use Development to Permit the Construction and Maintenance of a 16 Unit Multi-Family Structure and Related Improvements (Development) at 120 E. Scranton Avenue (former PNC Bank Property) and ii) Any Other Zoning Relief as Required to Construct and Maintain the Development at the Property

Chair Kraus stated the petition was withdrawn by The Roanoke Group therefore the public hearing is cancelled.

A to VA Stanick stated the Village Board approved an amended Planned Mixed-Use Development Ordinance with provisions that limit building height to 30 feet and if an advisory board does not act within the time prescribed by the ordinance, the decision is “no recommendation” and not a favorable recommendation. The purpose of this change is to more accurately represent the decision of the advisory board.

In response to a question from Member Burns, A to VA Stanick stated the Village Board voted not to include a provision that would trigger a super majority vote should the PCZBA vote to not recommend approval of a PMD.

6. A Discussion Concerning Updates to the Lake Bluff Comprehensive Plan and Planning Elements

A presentation regarding land use planning was presented by Chair Kraus and A to VA Stanick. Members Badger, Bishop and Miller reviewed the decisions and actions considered by the former Planning Commission to update the Comprehensive Plan.

The presentation covered distinctions between a comprehensive plan, zoning regulations and design guidelines, as well as the reasons for a comprehensive plan and an overview of planning elements and concepts typically used in municipal plans.

A discussion regarding updates to the Comprehensive Plan ensued. It was the consensus of the group to confirm the planning elements that will be used in the plan, as well as review the maps previously prepared for the Village during the Plan Commission’s review in 2011.

Mr. Tom McAfee (resident) asked the PCZBA to consider planning for east/west alternative emergency routes due to the occasional flooding under the Sheridan Road viaduct and how the current Metra railway affects the surrounding area.

Ms. Maureen Chamberlain (resident) expressed her interest in impacts to traffic when Target and Stonebridge are both operational. A to VA Stanick stated a traffic impact study was completed as part of the Target development that included a built out Stonebridge development.

7. Staff Report

A to VA Stanick provided an update on Institutional Zoning Districts noting the Village will be working closely with the Park District in the coming months.

8. Commissioner’s Report

Chair Kraus reported the next regular PCZBA meeting is scheduled for October 19, 2016.

A to VA Stanick stated the Village has received a special use permit application for a CrossFit fitness facility in the industrial park. The PCZBA is scheduled to hold a public hearing at its October meeting.

9. 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 8:55 a.m.

Respectfully submitted,

Brandon Stanick
Assistant to the Village Administrator