

**VILLAGE OF LAKE BLUFF
JOINT SPECIAL MEETING OF THE
COMMITTEE-OF-THE-WHOLE MEETING,
JOINT PLAN COMMISSION & ZONING BOARD OF APPEALS,
ARCHITECTURAL BOARD OF REVIEW, AND
HISTORIC PRESERVATION COMMISSION
NOVEMBER 23, 2015**

APPROVED MINUTES OF MEETING

The Village of Lake Bluff Board of Trustees met as a Committee-of-the-Whole (COW) in the Village Hall Board Room (40 East Center Avenue) on Monday, November 23, 2015 during a special meeting with the Chairs of the Joint Plan Commission & Zoning Board of Appeals (PCZBA), Historic Preservation Commission (HPC) and the Architectural Board of Review (ABR). Village President O'Hara called the meeting to order at 6:00 p.m. and Village Clerk Aaron Towle called the roll and announced the following were present:

Village President: Kathleen O'Hara

Trustees: Barbara Ankenman
Steve Christensen
Mark Dewart
Eric Grenier
William Meyer

Absent: John Josephitis, Village Trustee

Also Present: Aaron Towle, Village Clerk
Robert Hunter, Chair Architectural Board of Review
Janet Nelson, Chair Historic Preservation Commission
Steve Kraus, Chair Joint Plan Commission & Zoning Board of Appeals
Drew Irvin, Village Administrator
Peter Friedman, Village Attorney
Susan Griffin, Finance Director
David Belmonte, Police Chief
Michael Croak, Building Codes Supervisor
Brandon Stanick, Assistant to the Village Administrator (A to VA)
Franco Bottalico, Administrative Intern

Non-Agenda Items and Visitors

President O'Hara stated the COW allocates 15 minutes for those individuals who would like the opportunity to address the COW on any matter not listed on the agenda.

There were no requests to address the COW.

Consideration of the Minutes from the November 9, 2015 Committee-of-the-Whole Meeting

Trustee Meyer moved to approve the November 9, 2015 COW Meeting Minutes as presented. Trustee Ankenman seconded the motion. The motion passed on a unanimous voice vote.

Special Meeting of the Committee-of-the-Whole, Joint Plan Commission & Zoning Board of Appeals, Architectural Board of Review, and Historic Preservation Commission Regarding the: i) Construction, Renovation, and Preservation of Residences; and ii) Historic Preservation, Bulk Regulations, Subdivision Regulations, and Design Review

President O’Hara thanked the Advisory Board Chairs for making time to continue this discussion with the Village Board and then introduced the agenda item for discussion.

Trustee Meyer thanked the Chairs and the members of their respective Commissions for their ideas. He expressed his preference that the Village not legislate taste. He noted his preference for the groups to (i) explore institutional zoning regulation and mandatory building materials, (ii) stronger historic preservation regulations, and (iii) revisit the floor area bonus and consider counting attic space as floor area.

PCZBA Chair Kraus stated the idea to explore institutional zoning is to create standards more applicable to public facilities, such as schools and other public buildings as they differ from single family residential zoning. He noted many of the ideas proposed are meant to slow development down and ensure than there are other sets of eyes reviewing development.

Trustee Dewart expressed his understanding that the current residential zoning does not currently reflect the institutional uses in the Village and further expressed his preference to have guidelines for these types of facilities.

Following a discussion, Village President O’Hara noted the consensus from the Board to explore institutional zoning standards.

PCZBA Chair Kraus noted that recent petitions considered by the PCZBA have been very technical. He noted the PCZBA is interested in minimizing bulk by looking at the floor area bonuses for front porches and reviewing changes to calculating attic space as floor area.

Trustee Meyer expressed a preference for impervious surface limitations to be reviewed as well.

PCZBA Chair Kraus stated his group has discussed limiting the size of new construction to the size of house that was demolished to maintain the scale of the neighborhood. A discussion followed.

HPC Chair Nelson noted the HPC is interested in seeing the plans for a new house when reviewing demolitions.

Trustee Grenier shared his thoughts on the changes he experienced in his hometown. He inquired how the Village could legislate against building to the maximum standard.

Trustee Ankenman stated she would not want to create more work and more oversight in the building process.

A discussion followed regarding demolition delays in the Cities of Highland Park and Lake Forest.

Village President O’Hara inquired if the HPC would be interested in identifying the 20 most significant homes in the Village and pursuing landmark designation for each.

PCZBA Chair Kraus inquired of the direction preferred by the Village Board. He expressed his belief creating a process to monitor and control appropriate redevelopment would allow the Village to maintain its character.

A discussion followed regarding the HPC pursuing landmark designation of significant homes and the questions the HPC would like to require as part of the building permit application.

Following a discussion amongst the Trustees, Village President O’Hara shared the Board’s consensus for the Advisory Boards to: (i) consider procedures to slow residential development; (ii) generate more specifics related to each recommendation; and (iii) return to the COW as a group for further discussion.

HPC Member Paul Bergmann shared a recent example of a process used to delay demolition of a Frank Lloyd Wright house in Highland Park. He expressed support for the Village developing stronger historic preservation regulations to maintain its community character.

Informational Report Regarding the Property and Public Land Use Advisory Committee of the Lake Bluff Park District

President O’Hara stated there will be a future COW Meeting dedicated to discussing the land use plan from the Lake Bluff Park District, or perhaps at a Board/Staff retreat.

As there was nothing further, Trustee Dewart moved to continue the discussion to a future COW meeting. Trustee Meyer seconded the motion. The motion passed on a unanimous voice vote.

Adjournment

Trustee Meyer moved to adjourn the meeting. Trustee Grenier seconded the motion. The motion passed on a unanimous voice vote and the meeting adjourned at 7:01 p.m.

Respectfully Submitted,

R. Drew Irvin
Village Administrator