

**VILLAGE OF LAKE BLUFF  
JOINT PLAN COMMISSION AND ZONING BOARD OF APPEALS  
SPECIAL WORKSHOP MEETING  
DECEMBER 16, 2015**

**APPROVED MINUTES OF MEETING**

**1. Call to Order and Roll Call**

The Village of Lake Bluff Joint Plan Commission and Zoning Board of Appeals (PCZBA) met at a Special Workshop Meeting in the Village Hall Board Room (40 E. Center Avenue) on Wednesday, December 16, 2015. In the absence of Chair Kraus, Assistant to the Village Administrator Brandon Stanick called the meeting to order at 7:00 p.m. and it was determined that the following were in attendance:

PCZBA Members: Sam Badger  
Leslie Bishop  
Mary Collins  
Michael Goldsberry  
Elliot Miller  
Gary Peters

ABR Members: Neil Dahlmann  
Matt Kerouac  
Carol Russ  
John Sorenson  
Robert Hunter, Chair

Absent: Steven Kraus, PCZBA Chair  
Edward Deegan, ABR Member  
Stephen Rappin, ABR Member

Also Present: Drew Irvin, Village Administrator  
Michael Croak, Building Codes Supervisor  
Brandon Stanick, Assistant to the Village Administrator

As Member Peters volunteered to serve as Chair Pro Tem for the meeting, Member Badger moved to appoint Member Peters as Chair Pro Tem for the meeting. Member Bishop seconded the motion. The motion passed on a unanimous voice vote.

**2. Consideration of the November 18, 2015 PCZBA Regular Meeting Minutes**

Member Miller moved to approve the minutes of the November 18, 2015 meeting with comments from Members Bishop and Collins. Member Collins seconded the motion. The motion passed on a unanimous voice vote.

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

Chair Pro Tem Peters stated there were no requests to address the PCZBA.

**4. A Workshop with the Joint 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**

The PCZBA then reconvened with the ABR to conduct a workshop discussion concerning the matter.

Village Administrator Irvin thanked the Members of the PCZBA and ABR for conducting the joint workshop. He provided background and current information regarding the Downtown Subarea Visioning Project and introduced Jodi Mariano (Teska Associates, Inc.) to review the proposed draft Downtown Design Guidelines.

Ms. Mariano reviewed background information regarding the Downtown Visioning Project and gave a presentation of the Downtown Subarea Visioning Project (CBD Blocks Two and Three).

A discussion regarding the draft design guidelines and the conceptual design plans followed.

A resident asked if the zoning classification would change from residential to mixed-use, to which Ms. Mariano stated commercial use is currently allowed on first floor with second floor residential and that zoning would have to change if three stories were desired.

A resident inquired of the height restrictions along North Avenue. Village Administrator Irvin stated the current height restrictions are less than the proposed three story building.

A resident expressed concern for the type of use and the height of the concept plan that would be presented to developers.

Ms. Robin McAfee (resident) expressed her concern regarding high density developments along North Avenue.

Mr. Mark Stolzenburg (resident) expressed his concern for the density the concept plans allow and the preservation of the character of Lake Bluff. He asked if single-family homes were considered for the south side of North Avenue.

Mr. Kyle Petersen (resident) asked the Village to be cautious of providing this style concept to developers. He expressed his concern that the density in the concept plans is not consistent with the neighborhood.

The ABR and PCZBA's review consisted of the following: density, character, parking, housing diversity, building height, scale, streetscape, traffic, access to the development, setbacks, building material, roofing styles, pediments, public walkways and the potential sequence of redevelopment if there are multiple owners.

As a result of the feedback expressed during the workshop, it was recommended the consideration of the Downtown Subarea Visioning Project be further discussed at a future workshop meeting.

## **5. Adjournment of the Meeting**

As no further business came before the PCZBA, the meeting adjourned at 8:45 p.m.

Respectfully submitted,

Brandon J. Stanick  
Assistant to the Village Administrator

Mike Croak  
Building Codes Supervisor

*For additional information, please refer to the December 16, 2015 Joint Workshop Minutes approved by the Architectural Board of Review.*