

**VILLAGE OF LAKE BLUFF  
BOARD OF TRUSTEES  
MEETING**

Monday, July 25, 2016

7:00 P.M.

**AGENDA ITEM #15 - INFORMATIONAL UPDATE**

- April 20, 2016 Approved Joint Plan Commission and Zoning Board of Appeals (PCZBA) Meeting Minutes;
- May 18, 2016 Approved PCZBA Meeting Minutes;
- An Email dated May 17, 2016 from PCZBA Member Badger;
- A memo with attachments from resident Mark Stolzenberg, presented during the May 18, 2016 PCZBA Meeting; and
- A presentation from resident Tom McAfee, shared at the May 18, 2016 PCZBA Meeting.

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

**APRIL 20, 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, 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  
                  Mary Collins  
                  Michael Goldsberry  
                  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 December 16, 2015 Joint PCZBA and Architectural Board of Review (ABR) Workshop Meeting Minutes and February 17 and March 16, 2016 PCZBA Regular Meeting Minutes**

Member Collins moved to approve the December 16, 2015 Joint PCZBA and ABR Workshop Meeting Minutes as presented. Member Bishop seconded the motion. The motion passed on a voice vote with Chair Kraus abstaining.

Member Peters moved to approve the February 17, 2016 PCZBA Meeting Minutes as presented. Member Miller seconded the motion. The motion passed on a unanimous voice vote.

Member Goldsberry moved to approve the March 16, 2016 PCZBA Meeting Minutes with corrections to typographical errors requested by Members Collins and Goldsberry. Member Bishop seconded the motion. The motion passed on a unanimous voice vote.

Following a discussion it was the PCZBA's desire to understand if a construction project applying for zoning relief started before receiving a building permit. Also, it was the desire of the PCZBA for Staff to coordinate any on-site visits with the property owners prior to the meeting.

**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 a Petition Filed Jointly by Mr. Edward Fiorentino and the Village of Lake Bluff Seeking: (i) an Amendment to the Text of the Zoning Regulations to Allow Pool Houses in Residence Districts as a Special Use, (ii) a Special Use Permit to Construct and Maintain a Pool House at 611 Lansdowne Lane, and (ii) Any Other Zoning Relief as Required to Permit the Construction and Maintenance of a Pool House at the Property**

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

A to VA Stanick stated Mr. Fiorentino submitted a plan to construct a pool house with a shower facility at his residence at 611 Lansdowne Lane. Pursuant to the Zoning Code bathing or shower facilities are prohibited in accessory buildings because an accessory building or structure shall be considered to have living quarters if it has heat, light and bathing or shower facilities. A to VA Stanick stated Village Staff has internally discussed the concept and the Village is serving as Co-Petitioner for the text amendment. The matter was discussed at the March 16<sup>th</sup> PCZBA meeting and Staff was directed to bring back a draft amendment to the Zoning Code that would allow bathing or shower facilities in accessory structures as a special use. He stated by making this a special use any requests would have to come before the PCZBA for review and ultimately make its recommendation to the Village Board.

A to VA Stanick stated submitted in the packet are materials presented at the previous meeting, a draft ordinance which defines residential pool houses and two additions to the use chart (i) residential pool houses that do not have heat, light, bathing and shower facilities which are permitted as of right and (ii) residential pool houses that have heat, light, bathing and shower facilities permitted as a special use.

Member Collins stated a detailed description for accessory structures is in Paragraph G of the draft ordinance and asked if it was needed in the zoning use table. Village Attorney Fiske stated it will be a permitted use given the other code provisions; however, the zoning use table can be used as a single point of reference for any possible options for pool houses. A discussion followed.

Member Goldsberry moved to recommend the Village Board amend the Zoning Code to allow pool houses in residence districts that have heat, light, and bathing or shower facilities as a special use. Member Bishop seconded the motion. The motion passed on the following roll call vote:

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

Member Bishop moved to recommend the Village Board grant a special use permit to construct and maintain a pool house with heat, light and bathing or shower facilities at 611 Lansdowne Lane. Member Collins seconded the motion. The motion passed on the following roll call vote:

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

**5. A Discussion Concerning the Comprehensive Land Use Plan and Zoning Regulations for Central Business District Block Two and Block Three**

PCZBA Chair Kraus stated this evening the PCZBA will review and discuss potential amendments to the Village's Comprehensive Plan to reflect the Ten Planning Principles, as well as consider amendments to the Village's Zoning Code (height, density, etc.) that are consistent with the Downtown Design Guidelines discussion. He stated there will be no vote at tonight's meeting regarding this matter and the group will only discuss in anticipation of a public hearing in May. Chair Kraus stated the concept of having design standards is critical as the developer that was considering Block Three has went away and the property is currently being marketed.

A to VA Stanick and Village Attorney Fiske presented information to the PCZBA regarding municipal comprehensive plans and zoning regulations.

A to VA Stanick reviewed a pyramid showing the relationship between the Village's Comprehensive Plan, zoning regulations and the proposed design guidelines. The three components help the Village achieve its long term vision for the community. A to VA Stanick also reviewed the purpose of comprehensive plans and how municipalities use them.

Village Attorney Fiske reviewed the upcoming public hearing process for the Comprehensive Plan amendment and the potential Zoning Code amendments. He reviewed various sections of the Zoning Code and how it's used to accomplish the vision outlined in the comprehensive plan.

Member Goldsberry expressed his understanding land uses are important foundations and encouraged the Village to view Blocks Two and Three as part of the same eco system. The Block Three redevelopment will impact the Block Two redevelopment and encouraged a more friendly way to work with developers to capture what is envisioned for the downtown. He expressed his concern for tree preservation and developing design guidelines with an outdated Comprehensive Plan.

A discussion ensued regarding the downtown land use plan and the feedback following the discussion included: identifying the needs reflected in the Comprehensive Plan, showing existing land uses on future land use maps, inventorying the current multi-family units, and clarifying the extent of the R-5 multi-family zoning district.

Member Miller expressed his opinion the pink area should change to orange indicating a desire for multi-family housing with potential for first floor commercial. The orange areas already zoned for multi-family should have limitations on what can be built. The PCZBA discussed, in Block Two along North Avenue, changing from multi-family to single-family. Member Miller asked to see the schematic breakdown of multi-family and single-family residences in the R-5 Zoning District. Member Miller stated the design guidelines should define multi-family and single-family attached units.

Chair Kraus read the Planning Principles identified for Blocks Two and Three of the CBD:

1. Where Block Two abuts Scranton Avenue ground floor commercial uses, compatible with the CBD, should promote the pedestrian-oriented main street environment of Scranton Avenue;
2. Where Block Two abuts North Avenue 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 Avenue and/or Walnut Avenue;
5. Off-street parking storage should be provided within building structures and behind building developments so as to be screened from public view;
6. On-street parking storage should include parallel parking along Scranton Avenue. Diagonal parking may be considered along Walnut Avenue and Oak Avenue;
7. There should be continuity of CBD streetscape treatments along Scranton Avenue and southern portions of Walnut and Oak Avenues, including wide sidewalks, traditional light poles, in ground tree planters, and site furnishings as appropriate;
8. Streetscape treatments along North Avenue 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; and
10. Public gathering spaces are encouraged as are pedestrian ways that provide linkages between the development entrances, parking areas and surrounding CBD destinations.

During its review, Member Collins expressed her preference for Planning Principle #7 to have a more general statement such as the streetscape along Scranton Avenue should be reflective of the type of use.

Member Miller expressed concern with Planning Principle #6 and asked if the word “storage” could be removed.

There were no objections to the suggested changes and Chair Kraus opened the floor for public comments.

Ms. Holli Volkert (resident) commented on Planning Principle #6 noting residents and Library Staff tend to park in front of the former PNC Bank property to access the Library and Museum. She asked the PCZBA to reconsider parking allocation for E. Scranton Avenue. She expressed her appreciation for the internal alleyways between Oak and Walnut Avenues and suggested a cul-de-sac at the end of Walnut Avenue to minimize traffic potential on North Avenue. Member Peters stated a cul-de-sac had been considered when the parking lot was approved on Walnut Avenue and expressed his opinion it would be a good idea to explore.

Mr. Thomas McAfee (resident) thanked the PCZBA members for their service to the Village. Mr. McAfee stated he currently lives across the street from a multi-family structure and has to look at a dumpster and snow storage which destroys the green area. He expressed his concern with the future land use of multi-family homes along North Avenue. Mr. McAfee asked what does it mean to be “scaled” noting that density and height matter to residents and any proposed redevelopment should fit within the community. Mr. McAfee expressed his preference the planning area not extend past downtown and his concern for tree preservation. He expressed his preference to not change the single-family areas on the plan and allow single-family housing in the areas currently designated multi-family use.

Ms. Maureen Chamberlain (resident) expressed her opinion transitional housing types are already available in the Village and questioned what the group means by “transitional” housing. She

asked if there was a need for homes with an elevator and a first floor master bedroom, and if so single-family units would be preferred. A discussion followed.

**6. Commissioner's Report**

Chair Kraus reported the next regular PCZBA meeting is scheduled for May 18, 2016.

**7. Staff's Report**

Staff had no report.

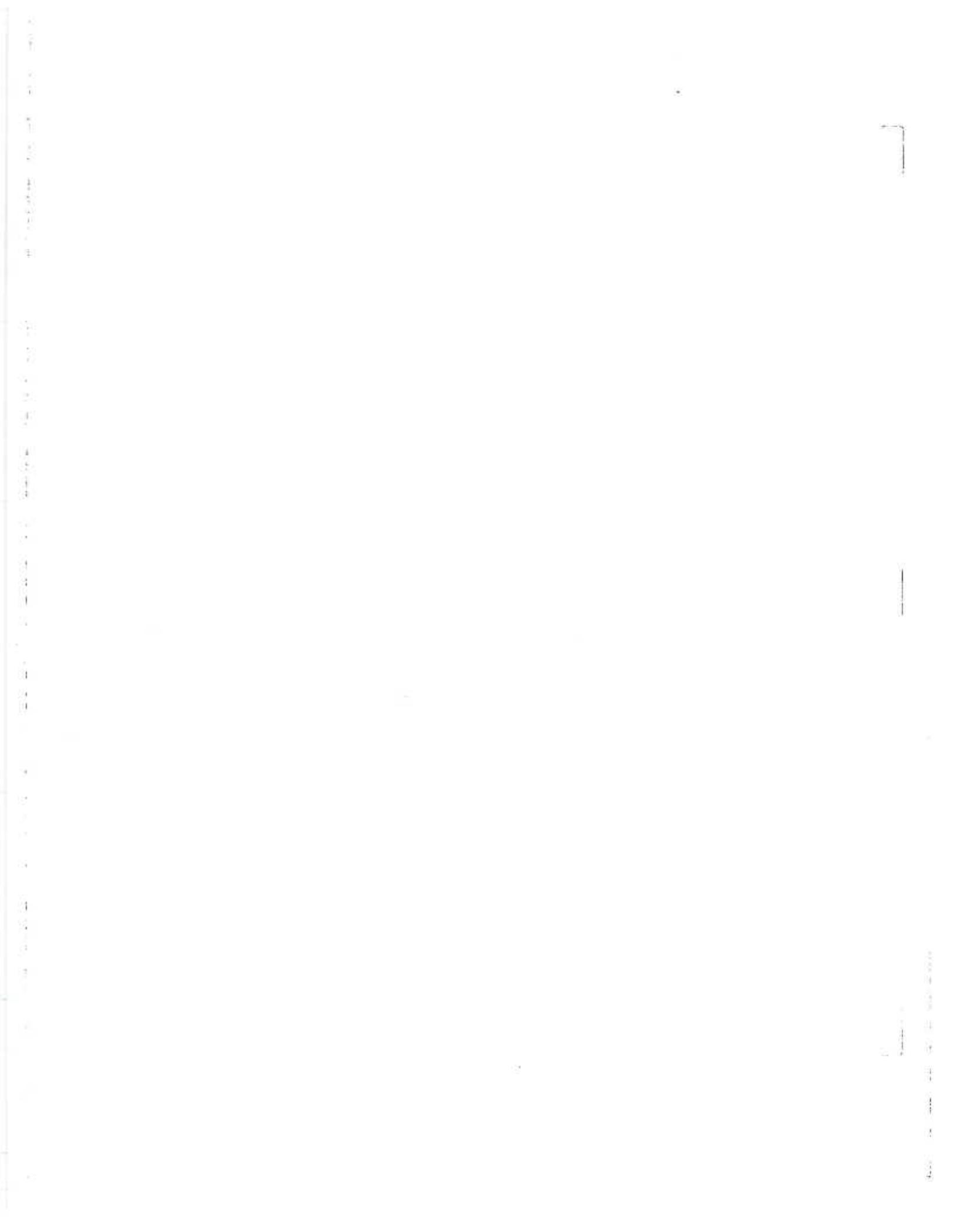
**8. Adjournment**

As there was no further business to come before the PCZBA, Member Goldsberry moved to adjourn the meeting. Member Miller seconded the motion. The meeting adjourned at 9:25 p.m.

Respectfully submitted,



Brandon Stanick  
Assistant to the Village Administrator



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

**MAY 18, 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, 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 provide 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 slid 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 this" 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. MacAfee 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.

A to VA 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 15<sup>th</sup>. A to VA 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 15<sup>th</sup> 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.

A to 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.).

A. to 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 slopping roof that is residential in character.

Chair Kraus proposed having a special meeting following the upcoming June 7<sup>th</sup> 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**

A to 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 15<sup>th</sup>.

**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

## Brandon Stanick

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**From:** sbadger66@yahoo.com  
**Sent:** Tuesday, May 17, 2016 3:58 PM  
**To:** Drew Irvin; Brandon Stanick; Steve Kraus  
**Subject:** Tommorrow's meeting

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Gentleman -

Again, I apologize in advance for missing tomorrow's meeting. As I mentioned last week, we have 2 kids events that Brooke and I need to attend. As it is - she is going to the final middle school choral concert and I am going to see my oldest inducted into the National Honor Society.

The NHS Ceremony starts at 7, so I suspect it will take at least 90 minutes. But if for some reason it ends early - or I can duck out without jeopardizing my super dad status, do you want me to come to the meeting? I can't see getting there before 8:30 though. If you don't think me arriving that late will cause a disruption, let me know.

Assuming I don't make the meeting - I do have a few thoughts I would like to share:

1. Pg 3 of the minutes - 5th paragraph, line 2: encourage (should be encouraged)
2. I agree with the 7 standards listed in Agenda Item #4 with the following exceptions: Standard #4 - I support building setbacks consistent with the existing zoning on North Avenue. Residential property owners on North Avenue purchased their properties with R-5 or R-4 zoning (along with all the specifics, i.e. setbacks, that go along with R-5 or R-4) in place. Changes without their consent makes no sense to me. Standard # 6 - I generally am in favor of the standard but believe "under roof or recessed back" needs to be defined.
3. I am in favor of the 10 Planning Principles as they are written in Exhibit A.
4. I am confused by 1 detail on the Future Downtown Land Use Plan: The Public Open Space on the SE Corner of Evanston & Scranton of Block 3. Why would the Village earmark that lot for open space when the possibility exists that a future owner may want to put that space into production for a residential use?
5. Long Range Downtown Parking Plan: I am very much in favor of opening up the far southern parking spaces in the train parking lot for CBD parking. Maybe free parking after 12:00PM? This allows the Village to capture revenue from the majority of train passengers, but will open up the lot for CBD shoppers. Also - shouldn't we add the parking lot at the west end of East Prospect to the Plan? By the playground?

Thanks and have a good meeting.

**Sam Badger**

**VILLAGE OF LAKE BLUFF, ILLINOIS  
BEFORE THE PLANNING COMMISSION AND ZONING BOARD OF APPEALS**

**I. INTRODUCTION<sup>1</sup>**

As PCZBA Chairman Steven Kraus correctly remarked during the debates as to whether Lake Bluff should annex Knollwood:

Lake Bluff is not a transient community. Lake Bluff is dramatically different than other suburbs in this.

*Some Fear Lake Bluff Could Lose Appeal*, Chicago Tribune, July 22, 1995. A copy of the article with Chairman Kraus's quote is attached as Exhibit 1.<sup>2</sup>

Although Chairman Kraus's comments were made in a somewhat different context, they have proven prescient nearly 21 years later. Chairman Kraus's remarks succinctly state the challenges faced with determining appropriate development of Blocks Two and Three. Our Village is deeply protective of its quaint character and emphasis on a family-focused environment. The Village's Government itself emphasized those qualities in the Branding Initiative completed less than four years ago.

It now appears that the PCZBA desires to recommend changes to the 1998 Comprehensive Plan, to recommend Planning Principles, and ultimately to recommend changes to the zoning code and/or zoning regulations, that will allow developers to construct high-density residential structures in close proximity to existing neighborhoods of single-family homes in the Village's downtown, our crown jewel. This would not only change the quaint nature of East North Avenue, a tree-lined street with single family homes, it could potentially flood East Lake Bluff with a glut of housing and irreparably change our community.

To be clear, the undersigned, a resident of East North Avenue who will be affected by development of Block Two, is not opposed to any and all development. Rather, any development should respect the nature of the area, which is currently single-family homes on the north side of the street and very low density rental housing on the south side of the street. For redevelopment, detached, low-density single-family housing along East North Avenue in Block Two is the most appropriate option.

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<sup>1</sup> The comments set forth in this document are submitted by a taxpayer who resides on East North Avenue in the Village of Lake Bluff ("Village") and will be directly affected by any potential development in the area known as "Block Two." By submitting these comments in advance of the May 18, 2016 public hearing for inclusion in the public record and consideration by the Planning Commission and Zoning Board of Appeals ("PCZBA"), the undersigned resident does not waive any right to speak at the May 18, 2016 public hearing or otherwise be heard with regard to any matters pending before the PCZBA or any other Village government entity.

<sup>2</sup> The article is available at <http://articles.chicagotribune.com/1995-07-22/news/9507220095> 1 annexation-village-board-village-resident (last checked May 7, 2016.)

**II. EXISTING CONDITIONS ON EAST NORTH AVENUE IN THE IMPACTED AREA: SINGLE FAMILY HOMES AND LOW-DENSITY RENTAL PROPERTIES**

The PCZBA must first consider the existing conditions in the areas where it is studying recommendations to allow redevelopment. The north side of East North Avenue adjacent to Block Two is nearly all single-family homes.

The south side of East North Avenue (alternatively, the north edge of Block Two) presently contains low-density rental housing. Presently, there are 12 rental units, all of which are contained in single-story buildings that are no taller than approximately 12 to 15 feet, and one two-story single family home.

**III. TO DATE, THE VILLAGE GOVERNMENT HAS BEEN UNCLEAR ABOUT THE NATURE OF DEVELOPMENT THAT IT SEEKS FOR BLOCKS TWO AND THREE, AND HAS ENGAGED IN A PROCESS THAT APPEARS TO BE DRIVEN BY A DESIRED OUTCOME**

The Village's Government, thus far, has not been clear as to what it might view as appropriate size and/or density along East North Avenue. In attempting to do so, it has used a haphazard process, apparently culminating in the proposed revisions to the 1998 Comprehensive Land Use Plan, the adoption of inadequate Planning Principles, and potential revisions to the zoning code and/or zoning regulations.

The first development concept was contained in a report prepared by Teska Associates, dated October 21, 2015 ("Teska Report"). That report was not made public until mid-December 2015, a few days in advance of the first "workshop" meeting with the PCZBA and Architectural Review Board ("ARB"). One of the concepts proposed in the Teska Report was a three-story, 45-unit apartment building facing East North Avenue with 70 underground parking spaces. Neither Jodi Mariano, the Teska employee who prepared the report, nor any Village official, had a substantive response when asked why such a massive development might be appropriate along a street populated with single-family homes.

The Teska Report also contained the results of the Downtown Visioning Study, which was conducted in two parts: an online questionnaire asking respondents whether they liked certain pictures, and a meeting where respondents were asked about pictures. No context was provided as to how the results of the study would be utilized. As such, residents did not necessarily know why they were answering the questions being asked.

The Downtown Visioning Study was so ineffective that, on May 3, 2016, several members of the ARB asked whether any of the photos included in that portion of the Teska Report should continue to be included. Chairman Robert Hunter correctly commented that the vast majority of the photos were from communities other than the Village. Hunter and other members of the ARB also remarked that many, if not most, of the photos in that portion of the Teska Report were examples of "bad architecture."

Given these immense shortcomings in both the process and content of the Downtown Visioning Study, it is unclear why the Village Government continues to use it for any reason, particularly for the purpose of determining the future of our Village.

Following the February 9 "workshop," the Downtown visioning process was silent for months. It abruptly resumed with the PCZBA meeting on April 20, 2016, when residents were provided with short notice that there would be a "discussion" of the Comprehensive Land Use Plan and zoning regulations for Blocks Two and Three.

At the April 20 meeting,<sup>3</sup> a "discussion" of the 1998 Comprehensive Land Use Plan Chairman Kraus reiterated the supposed need for "transitional" housing. When asked what transitional housing might be and what the PCZBA is considering for purposes of redevelopment, Chairman Kraus responded,

There is not enough rental or even condos in the Village of Lake Bluff to fit the need of people my age. There just isn't. There isn't. *There might be a lot, when you walk around and see it.*

(Emphasis added.) When asked what is missing, Kraus responded, "Come back next month."

That colloquy begs the following question: Is Chairman Kraus acting in his own interests in this process, or is he representing the desires of the Village's taxpayers? Chairman Kraus's remark (which was contradictory, in that he *admitted* there was a sufficient stock of rental property and condominiums) suggests the former. His comments were particularly troubling because they are not representative of a governmental entity charged with utilizing a reasoned approach to determine the appropriate type, size and density of development (as legally it must), particularly in an area largely populated with single-family homes. Rather, it suggested an outcome-driven process motivated by the desires of a few. That is inappropriate, particularly in light of the extraordinary feedback provided by a wide cross-section of Village residents at the February 9, 2016 "workshop" meeting regarding the PNC Bank site proposal.

The undersigned trusts that the PCZBA will reform its approach to consider the needs of the Village's population as a whole – including the families who live in close proximity to the areas under consideration for redevelopment – when determining whether (and why) any departure from the current density along East North Avenue is warranted, and when determining appropriate planning and design guidelines for Blocks Two and Three.

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<sup>3</sup> Nowhere on the Agenda for the PCZBA's April 20 meeting agenda was there mention of any consideration of the Planning Principles. Moreover, prior to that date, no entity of the Village Government had mentioned that the Teska Report would be used as a vehicle to amend the 1998 Comprehensive Plan. Given that the proposed revisions to the Planning Principles were twice submitted to the PCZBA but apparently never considered, it is surprising that the PCZBA has now prepared a draft ordinance for submission to the Village Board. Put bluntly, the PCZBA's process with regard to these issues, and the Planning Principles in particular, appears to be an exercise in creating the illusion of allowing public comment without actually doing so.

#### **IV. MARKET CONDITIONS DO NOT SUPPORT ADDITIONAL DENSITY IN THE VILLAGE**

Within the past two weeks, local media reported that the housing market in Lake Forest and Lake Bluff is “quieter” than in past years. *State of the North Shore Housing Market*, The North Shore Weekend, May 7, 2016 at 14. Despite the fact that our real estate market is far from robust, the Village Government appears to be considering the promotion of higher-density development, increasing the supply of housing stock beyond what the market can support.

Past development proposals in the Village have included so-called “transitional” housing. Demand was not sufficient for any of them to be successful. That is particularly concerning, because condominiums that cannot sell become rentals, something that is not optimal for a community that is not transient.

Developers might represent to the Village that any condominiums will be owner-occupied. But there is no way to control that.<sup>4</sup> The condominiums on the north side of Block One are instructive. Of those six condominiums, four are rentals and only two are owner-occupied. That should be avoided. Again, as Chairman Kraus noted, the Village is not a transient community, and development that could change that aspect of our Village should not be encouraged. To the extent that the goal of the redevelopment plans is truly to provide “transitional” housing for those who wish to live in a smaller residence, any such construction should support the goal of maintaining a stable and family-oriented population. The purpose of such construction should not be to provide a stream of rental income to investors.

The apparent desire to increase density in our Village also ignores a massive amount of construction occurring in neighboring communities that will stretch demand. A few other developments include (but are not limited to):

- Lake Forest: 152 condominiums and apartments at the Laurel and Western development (about a mile from our Village’s southern border);
- Vernon Hills: Up to 400 residential units will be constructed at the proposed Melody Farm development, and there are numerous other developments that have recently been completed or are in progress;
- Libertyville: Approximately 50 units are currently under construction in separate developments in downtown Libertyville, including some “transitional” housing for empty nesters.

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<sup>4</sup> The predictable retort is that condominium associations can restrict the ability for owners to rent their units by including appropriate restrictions in their bylaws. But that assertion ignores the reality that restrictions on rentals in condominium association bylaws are only as effective as their enforcement. Many times, associations (which, of course, are comprised of condominium owners) do not have incentive to enforce such bylaws against fellow owners, as doing so would create a “prisoner’s dilemma” and foreclose their ability to rent their condominium units in the future. That is particularly the case when investors own condominiums.

As such, it is unclear how or why adding density to our Village would be beneficial to our residents. Rather, it would simply decrease property values by flooding the market with supply. Although developers may need higher density to make a project financially feasible, that should not be a concern of the Village Government. As discussed at prior PCZBA and ARB meetings, attempting to develop property is an inherently speculative process, and it is not the role of a government to change the rules to help a developer make money. The Village's Government must not sacrifice the Village's character to assist a developer's balance sheet.

Moreover, given that property taxes are dependent on property values, it makes little sense why the Village would choose to take action that might increase housing stock that results in devaluation. Unfortunately, that appears to be the course of action that the Village Government is attempting to pursue.

V. **THE VILLAGE GOVERNMENT HAS THE OPPORTUNITY TO ADOPT GUIDELINES THAT PROMOTE RESPONSIBLE DEVELOPMENT WHILE MAINTAINING THE VILLAGE'S CHARACTER**

A. **Planning Principles**

As the recent history set forth above makes clear, in addition to Chairman Kraus's remarks at the April 20 hearing made clear, the Village has not yet set forth an informed proposal as to what it might envision for the northern portion of Block Two. Nor has it articulated any clear vision as to what might be appropriate on the southern portion of Block Two, along Scranton Avenue, which may also affect the quiet enjoyment of property along East North Avenue, particularly with regard to light, noise and traffic congestion. The same holds true for Block Three. Similarly, the Village claims there is a need for certain types of "transitional" housing, but it has not provided any clear idea or vision of what that might be.

To provide certainty and more concrete guidelines as to acceptable forms of development along East North Avenue, on February 7, 2016, residents of East North Avenue provided additional revisions to the "Planning Principles" for development in Blocks Two and Three. A copy of the proposed revisions is attached as Exhibit 2. They were initially submitted to the Village Administrator for discussion and consideration at the February 9, 2016 "workshop" meeting, but the discussion of the developer's proposal for the PNC Bank property continued until a late hour and the other agenda items (including a discussion of the Planning Principles) were not addressed. No further "workshops" were scheduled.

It was surprising to read, in Brandon Stanick's memorandum to the PCZBA dated April 15, 2016, his representation that the Planning Principles were finalized. The undersigned trusts that Stanick's memorandum does not suggest that the Planning Principles were a *fait accompli* and that they have effectively been finalized.

The reasons for our proposed revisions to certain of the Planning Principles, to the extent they are not self-explanatory, are set forth below. They should be included in the final document.

- **Addition of statement of purpose:** At the workshop, it was explained that these Planning Principles will be handed to developers who express interest in Blocks Two and Three.

Rather than simply handing a developer a list of ten items, it is a better idea for anyone who receives the planning principles to understand their purpose, in addition to the goals of any such development. The proposed statement of purpose accurately and succinctly reflects the views of the community with regard to the nature of any such development.

- Revision to principle 2: This principle specifically addresses potential development of Block Two abutting East North Avenue. It simply reflects the nature of the street – single-family and low-density housing – and requires that any new construction be consistent with the existing conditions. Any new construction should not require a change in zoning. That said, if any change is warranted, it would be to *decrease* the density of the portions of Block Two abutting East North Avenue.
- Revision to principle 3: This is simply to reflect that the neighborhoods to the east of Block Three consist of single-family homes.
- Revision to principle 4: This revision reflects that a substantial number of families reside on East North and Evanston avenues, and that as a result, traffic must be minimized on those streets.
- Revision to principle 6: To the extent that diagonal parking is proposed to extend all of the way to East North Avenue along Walnut and Oak avenues, that is inappropriate. Again, traffic along East North Avenue should be discouraged, and increasing the amount of diagonal parking along Walnut Avenue would funnel additional traffic onto East North Avenue. The same holds true for Evanston Avenue.
- Revision to principle 8: This revision includes Evanston Avenue and simply acknowledges the existing conditions. It further instructs developers that maintaining existing trees and foliage is a requirement.
- Revision to principle 9: Maintaining open spaces and mature trees should not be aspirational. It should be required.

These reasonable revisions to the Planning Principles instruct developers and future officials of the Village Government of acceptable forms of development in the residential areas of Blocks Two and Three along East North, East Scranton, Oak and Evanston avenues. There are no credible reasons why they should not be adopted.

#### **B. 1998 Comprehensive Plan Revisions**

For reasons unknown, the proposed revisions to the Comprehensive Plan continue to denote all properties on East North Avenue, between the open space along Sheridan Road and the Oak Avenue walking path, as multi-family. But, at present, all of those properties but one are single-family residences. (The same holds true for two properties on the south side of East Washington Avenue, east of Sheridan Road.) No reason has been stated why the Comprehensive Plan would not be amended to reflect those conditions, which have held true for years.

Additionally, the public parking lot proposed for East North Avenue three lots west of Oak Avenue should be deleted from Exhibit C of the proposed revisions to the 1998

Comprehensive Plan. Based on this proposed document, it appears that North Avenue would be the only means of ingress and egress to that parking lot. Adding additional parking lots directly across from a row of single-family homes is inherently inconsistent with the character of the street, and increases traffic and congestion in an area where many families with children live.

**C. Other Issues**

Brandon Stanick's May 13, 2016 memo to the PCZBA appears to have inadvertently omitted certain aspects of the ARB's discussion on May 3, 2016.

First, in addition to the height restrictions along East North Avenue in Block Two, the ARB also discussed that any development along East North Avenue should not be a monolithic structure (as the first draft of the Teska Report initially proposed), but rather, must be a series of smaller buildings to allow light to pass through to the existing structures and maintain the existing character of the street.

Stanick's memo also failed to mention that the "light plane" for any new buildings on East Scranton Avenue in Block Two must be on all four sides of such buildings, to ensure that the properties to the north in Block Two do not suffer any adverse effects.

Each of these recommendations should be incorporated into any future plans, as well.

**VI. CONCLUSION**

The undersigned trusts that the PCZBA and the Village Government will act in a manner consistent with the recommendations set forth above, preserving the essential nature of East North Avenue, East Scranton Avenue, Evanston Avenue, and Oak Avenue and will take action ensuring that any future development of Blocks Two and Three will not affect in any manner our Village's quaint residential streets largely populated with single family homes, will not diminish property values and will not otherwise cause a loss in the quiet enjoyment of the property owned by the taxpayers in the area that would be impacted by such development.

The actions taken now by the PCZBA, and ultimately, the Village Board, will chart the course for our community. It is important for our Village Government to make decisions now that will ensure our Village retains its quaint and family-oriented character for generations to come. To do so in the impacted areas of Block Two, the Village should adopt guidelines requiring detached, low-density, single-family homes along East North Avenue.

Dated: May 18, 2016

Respectfully submitted,

MARK I. STOLZENBURG

A handwritten signature in black ink, appearing to read 'M. Stolzenburg', written over a horizontal line. The signature is stylized and cursive.

16 East North Avenue  
Lake Bluff, Illinois

# EXHIBIT 1



## Some Fear Lake Bluff Could Lose Appeal

July 22, 1995 | By Denise Thornton, Special to the Tribune.

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Lake Bluff should be proud of its small-town character but wary that the annexation of neighboring Knollwood could ruin that distinction, a group of residents has told the Village Plan Commission.

"Lake Bluff is not a transient community," said Steve Kraus, a member of the Plan Commission. "Lake Bluff is dramatically different than other suburbs in this."

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A recent community survey by the Plan Commission indicated that 73 percent of Lake Bluff residents moved to the village because of its character. Forty percent have lived in the village more than 15 years and almost half plan to live in Lake Bluff at least another 10 years.

At a public planning workshop Thursday, residents seemed to agree that the small-town character of the village is its prime asset. Most agreed that high taxes and the potential annexation of Knollwood are the greatest threat to their community.

Summarizing the group discussion, Kraus called annexation divisive and the single most important issue facing the village.

Those who are seeking to incorporate Knollwood's more than 2,000 residents into Lake Bluff's current population of about 5,500 face a double hurdle, Adath Hamann, a village resident, told fellow workshop participants. Annexation would both increase property taxes and threaten the village's close-knit character, she said.

Frederick Wacker, Village Board president, said the results of a task force studying annexation will be presented at the Village Board meeting Monday. He added that the village has asked the Lake County Department of Planning, Zoning and Environmental Quality for additional information to assess the costs of annexation.

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**Chicago Tribune**

# EXHIBIT 2

## REVISED PLANNING PRINCIPLES

### Purpose of the Planning Principles

The Village of Lake Bluff has promulgated the planning principles set forth below to guide developers with regard to acceptable forms of development of Blocks Two and Three of the Central Business District. Lake Bluff seeks responsible development that is consistent with and respects the character of the community, a small, family-oriented village, as well as the preexisting single-family homes that surround the areas of proposed development.

### Principles

1. Where Block 2 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 2 abuts North Ave., any development must be low-density residential uses. Such development must be of a similar size and density to the presently existing structures, must not require a special use permit or any change in zoning, must have with appropriate setbacks, and should must be in character with and scaled to the surrounding neighborhoods of single-family homes.
3. Block 3 should be treated as a residential transition between the CBD to the west and scaled to the surrounding neighborhoods of single-family homes.
4. Blocks 2 and 3 should make use of internal alleyways for service and loading with vehicular access from Oak Ave. and/or Walnut Ave., and any development on blocks 2 and 3 must minimize traffic on North Ave. and Evanston Ave., residential streets with predominately single-family homes and a significant number of children.
5. Off street parking storage should be provided within building structures and behind building developments so as to be screened from public view.
6. On-street parking storage should include parallel parking along Scranton Ave. ~~Diagonal parking may be considered along Walnut Ave and Oak Ave.~~
7. There should be continuity of CBD streetscape treatments along Scranton Ave. and southern portions of Walnut and Oak Avenues, including wide sidewalks, traditional light poles, in ground tree planters, and site furnishings as appropriate.
8. Streetscape treatments along the North Ave. and Evanston Ave. streetscapes should be treated as an extension of the neighborhood street which is predominately single-family homes, including continuous sidewalks, grass and/or landscaped parkways, and canopy tree plantings. Existing trees and other foliage must be retained.
9. Mature stands of trees and open spaces ~~should~~ must 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.

A presentation from resident  
Tom McAfee shared at the  
May 18, 2016 PCZBA Meeting

# East Lake Bluff Blocks 2 and 3 Existing Conditions



10 E North Avenue



14 E North Avenue



16 E North Avenue



E North Avenue



34 E North Avenue



36 E North Avenue



100 E North Avenue

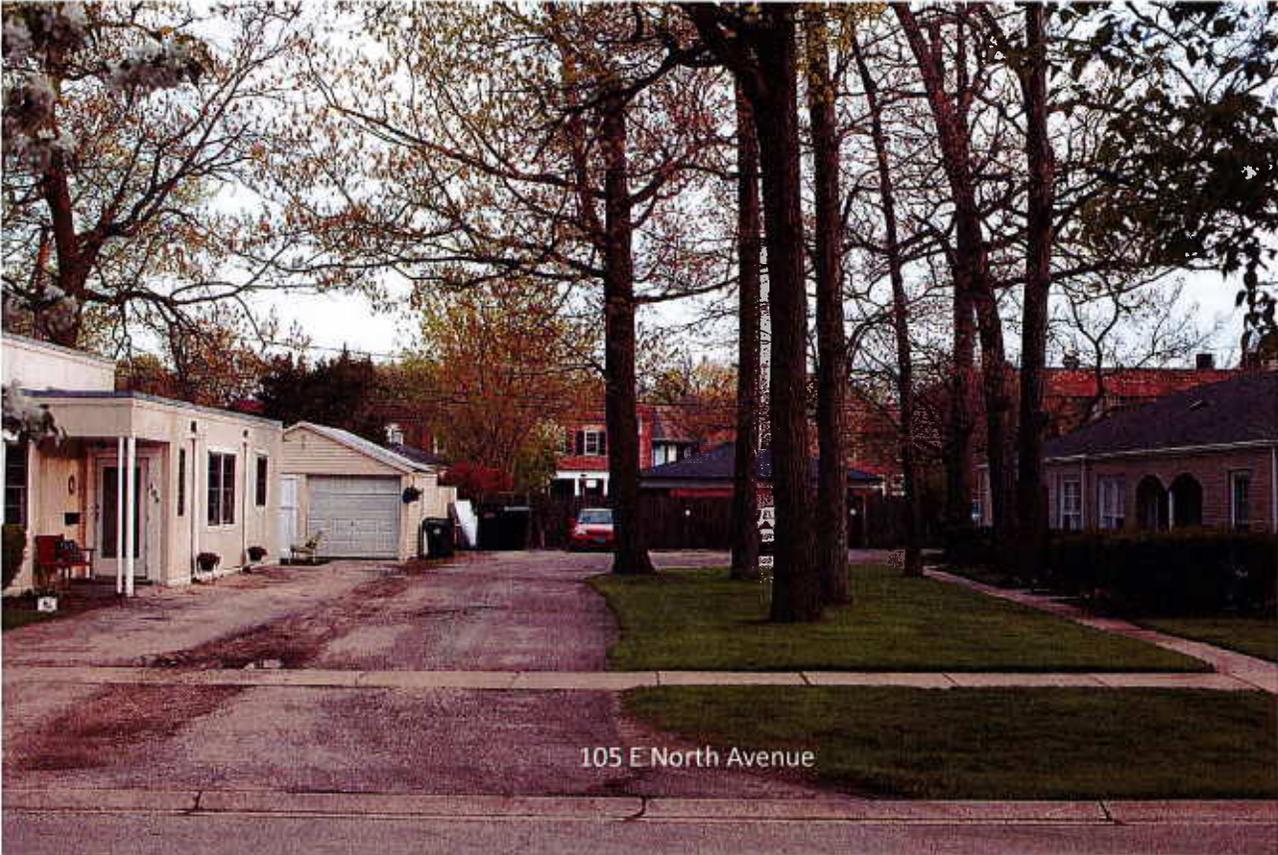


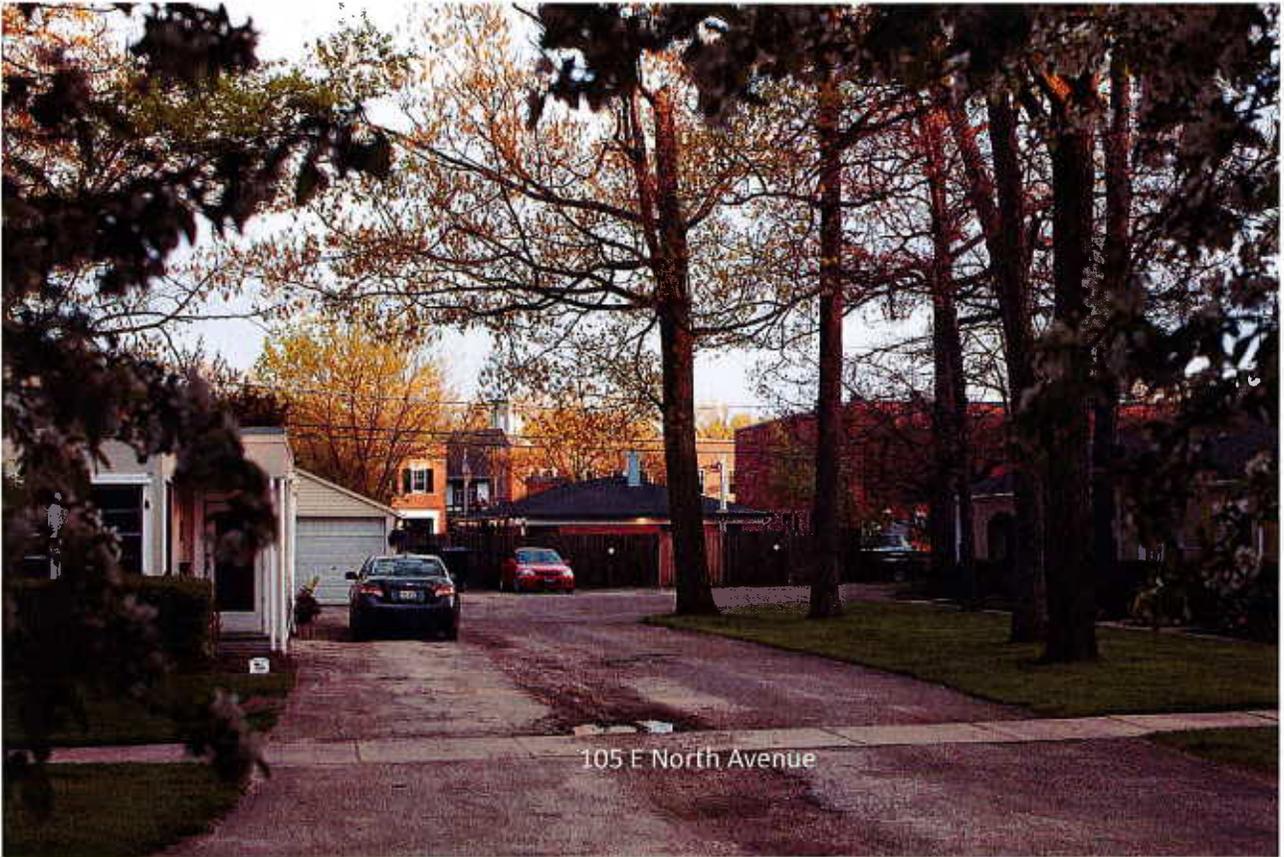
106 E North Avenue



108 E North Avenue







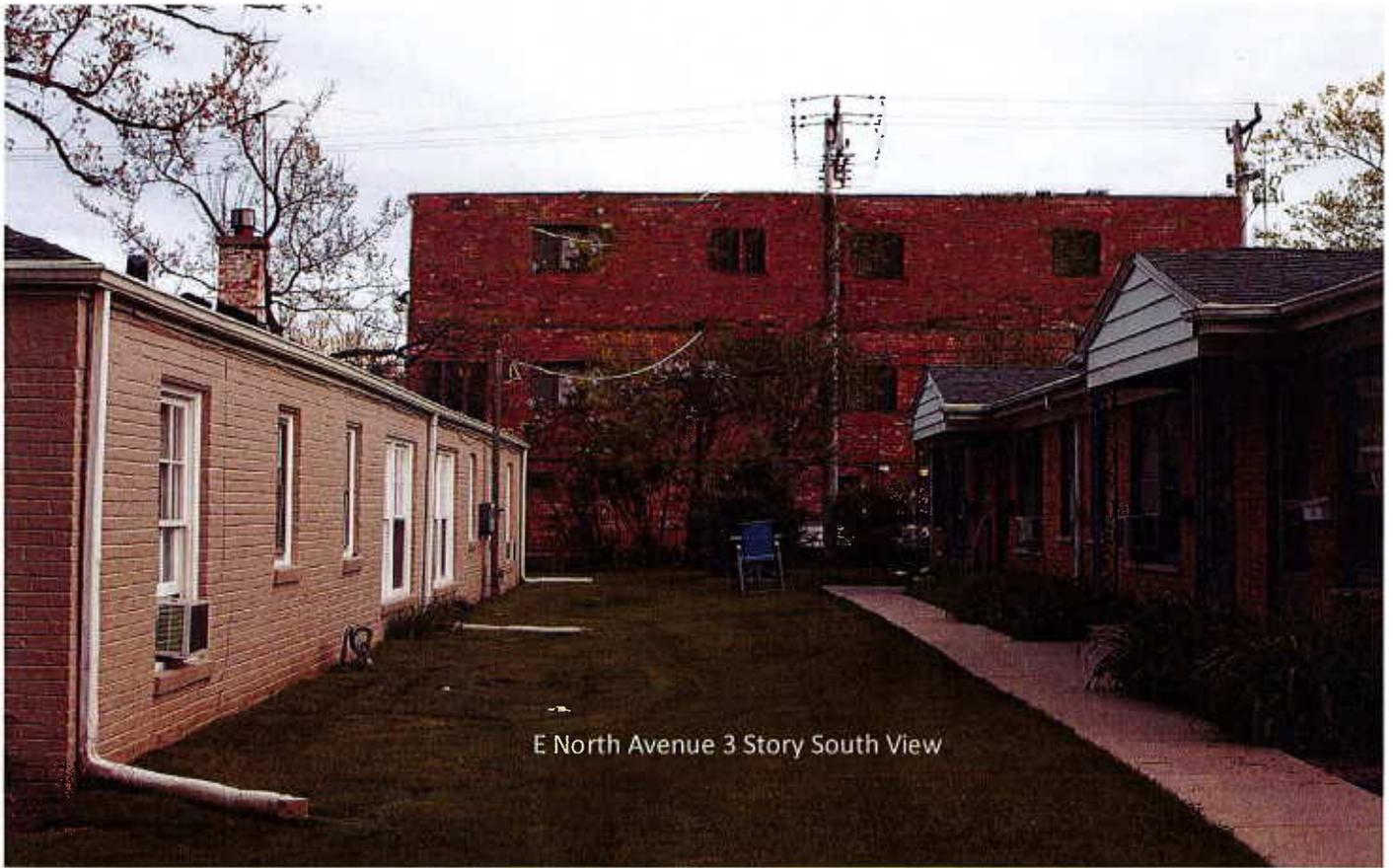
105 E North Avenue



Lake Forest



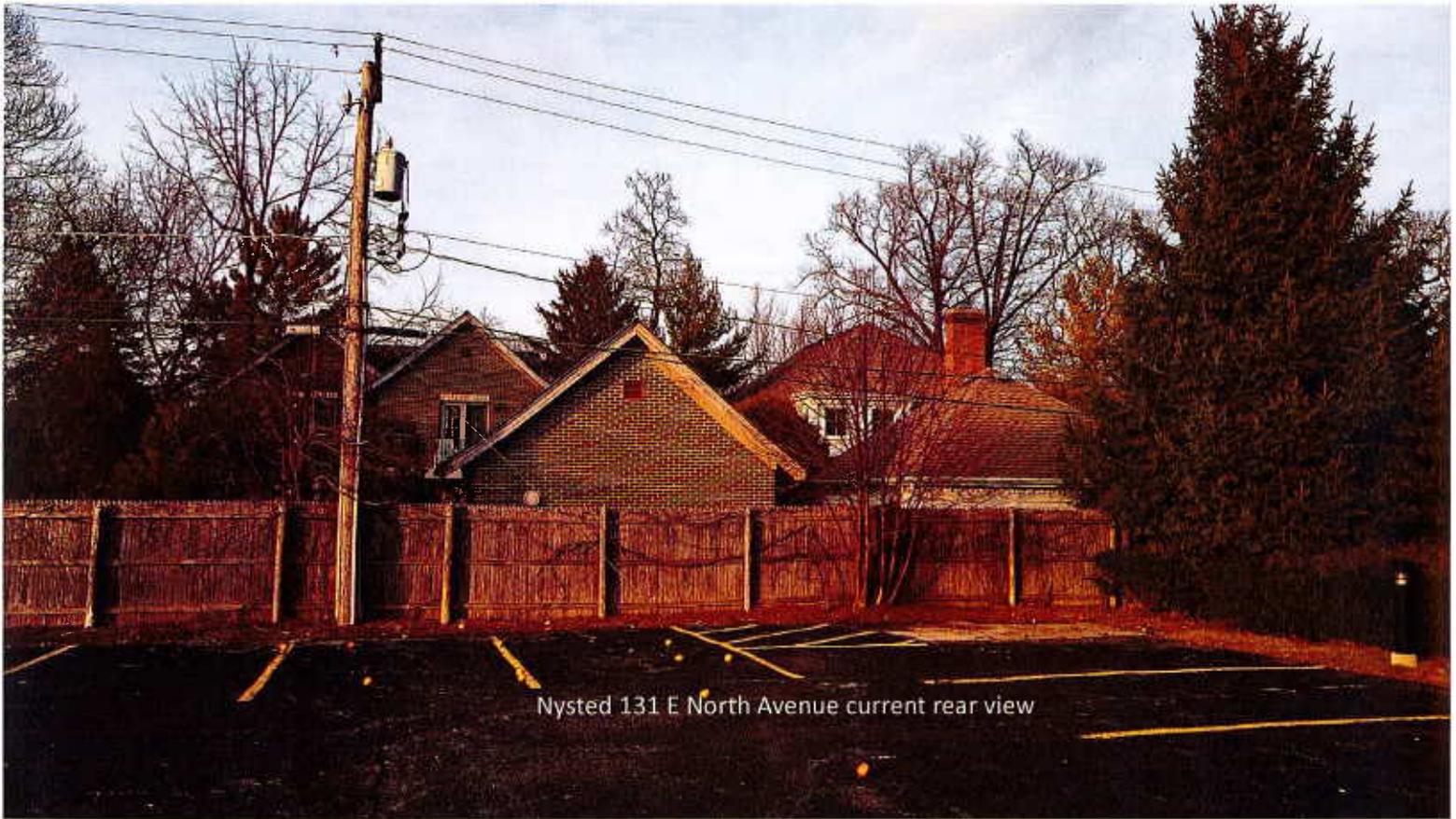
E North Avenue Current South View



E North Avenue 3 Story South View



131 E North Avenue



Nysted 131 E North Avenue current rear view



125 E North Avenue

# Current Multi-family Lake Bluff Character





31 E Washington



23 E Washington







7 E Washington





**LEGEND**

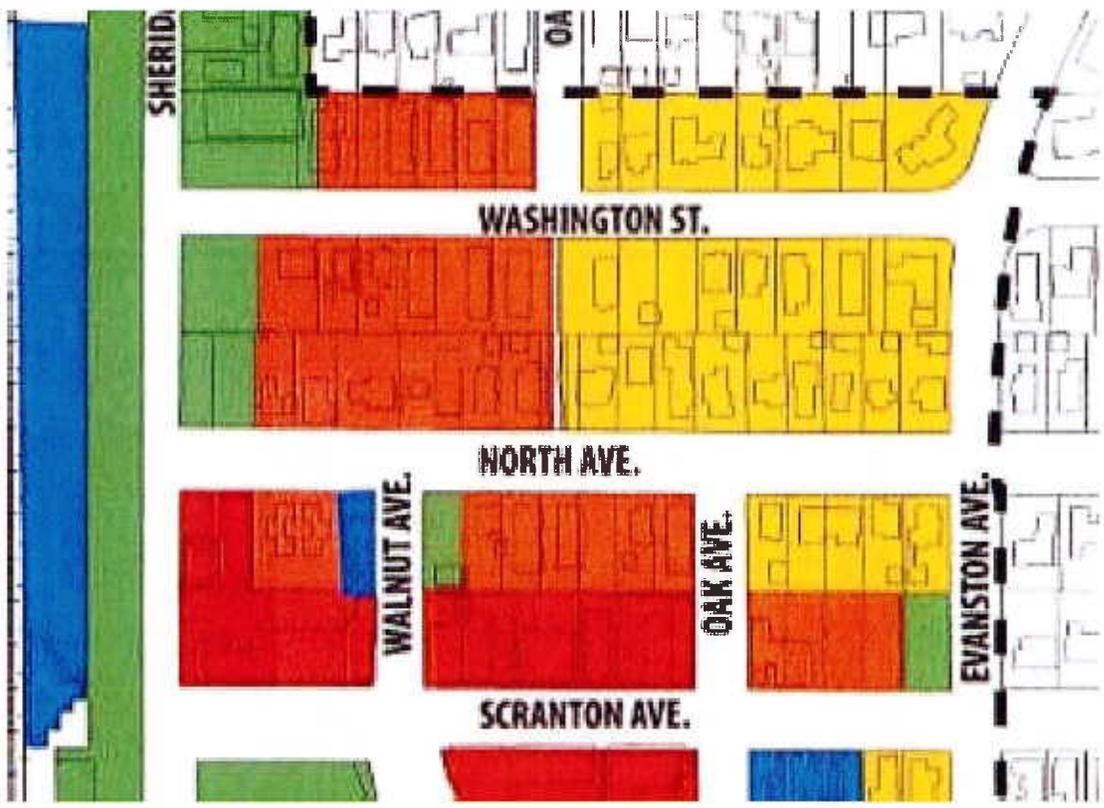
- Business
- Business with Residence Above
- Multi-Family Residence
- Multi-Family Residences or Offices
- Single Family Residence
- Public Open Space
- Civic
- CBD

Village of Lake Bluff, Illinois

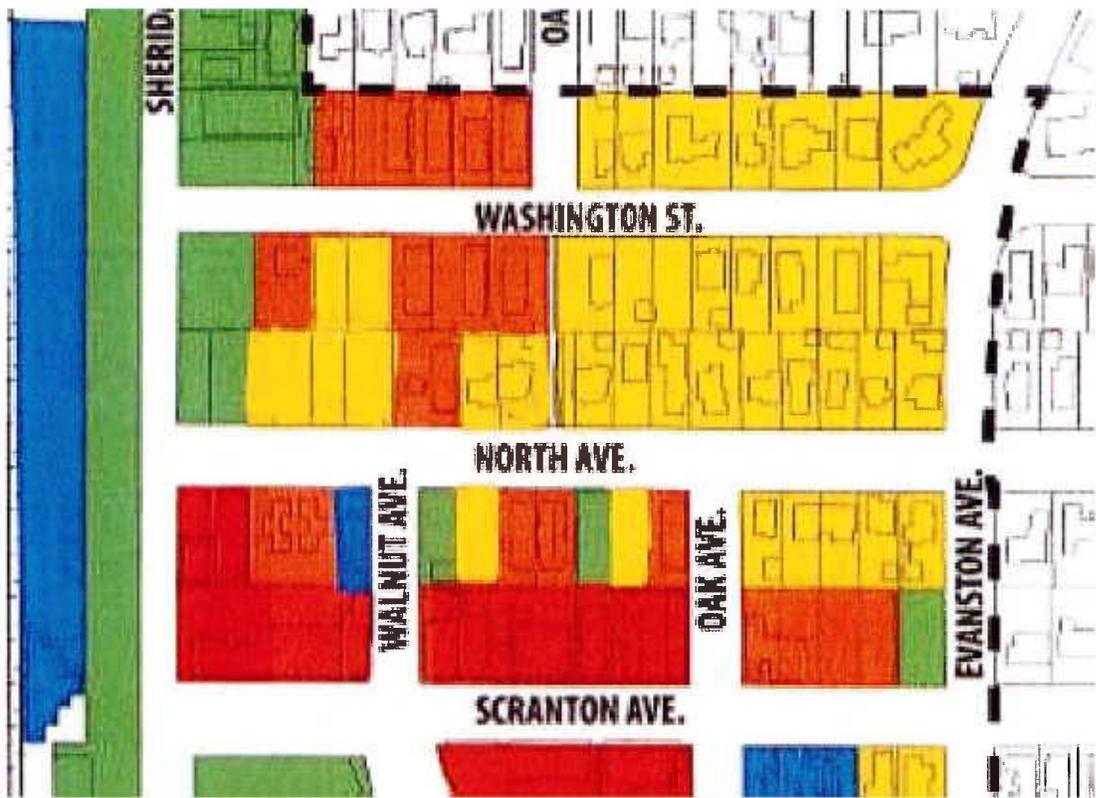
**Future Downtown Land Use Plan**



May 13, 2016

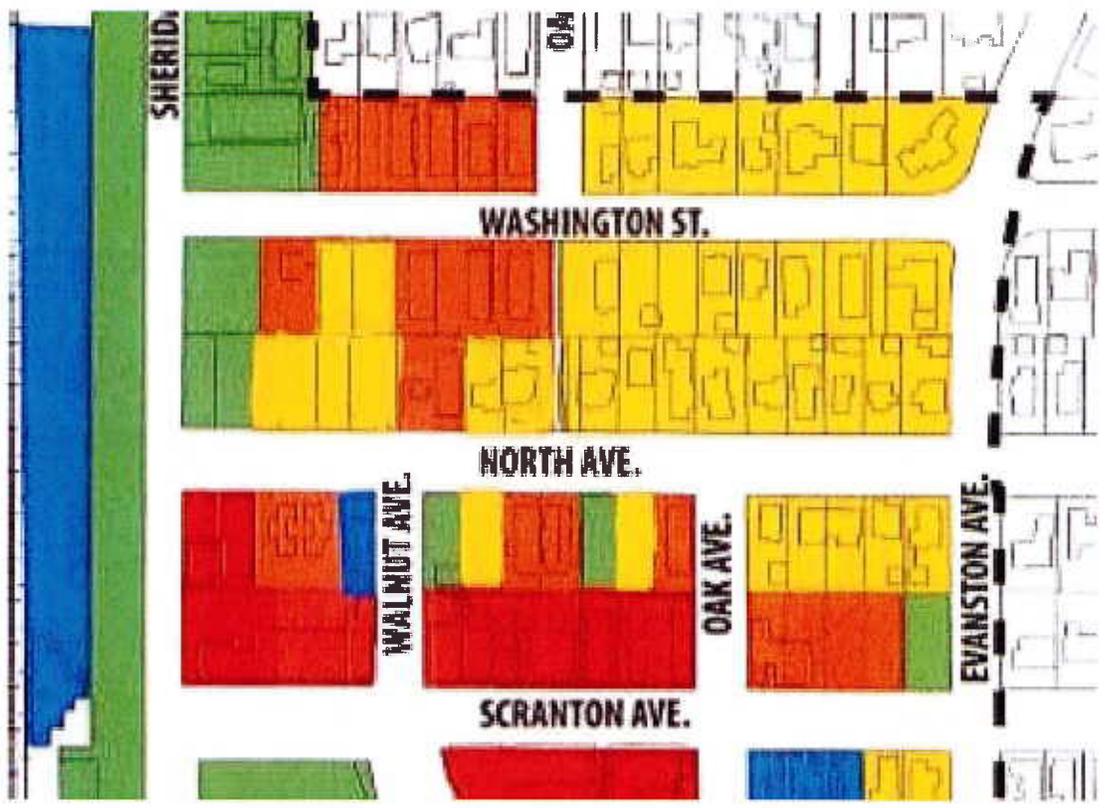


TESKA PLAN

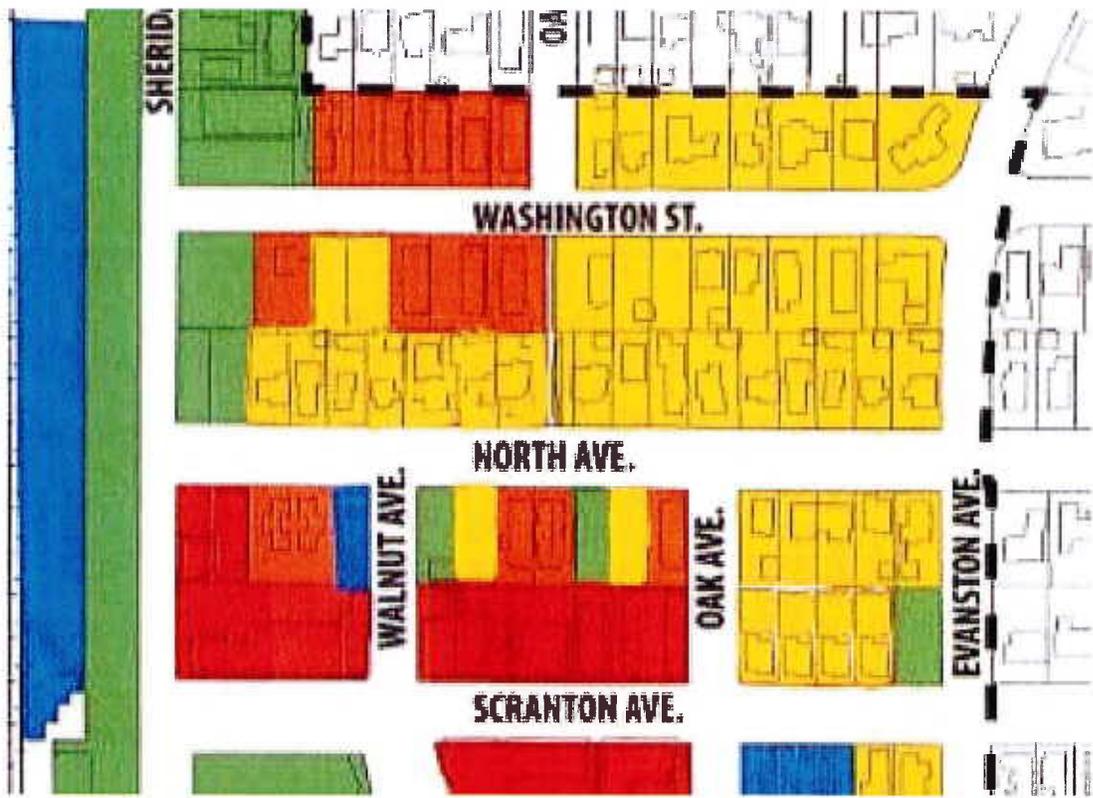


CURRENT OCCUPANCY

5/18/2016



EXISTING OCCUPANCY



COMMUNITY  
PREFERRED

