

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

SEPTEMBER 26, 2017

APPROVED MINUTES

Call to Order & Roll Call

Chair Kraus called to order a special meeting of the Joint Plan Commission and Zoning Board of Appeals (PCZBA) of the Village of Lake Bluff on Tuesday, September 26, 2017, at 6:30 p.m. in the Lake Bluff Park District Community Room (355 W. Washington Ave).

The following members were present:

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

Also Present: Glen Cole, Assistant to the Village Administrator
 John Scopelliti, Administrative Intern

Non-Agenda Items and Visitors

There were no requests to address the PCZBA.

AVA Glen Cole introduced John Scopelliti, the Village's new intern.

Comprehensive Plan Workshop

Chair Kraus stated that he prepared an overview of the Residential Environment for use in the new Comprehensive Plan. He tried to capture and summarize the spirit of the discussion at the previous PCZBA meeting. He provided an overview of the document.

Chair Kraus directed the group's attention to the Census Bureau statistics in the Housing packet. About 45% of the Village's housing stock is older than 1970. Compared to perception, relatively small proportions are built in the timespans traditionally imagined or associated with historic preservation efforts. Similarly, many households in Lake Bluff are relatively recent arrivals according to this data. Data about the number of recent residential permits is lacking in the new dataset.

Member Collins expressed the need to see statistics about the overall population of Lake Bluff, including age and household size, to identify housing gaps.

Chair Kraus reviewed the issues identified in the current 1997 Comprehensive Plan, including concerns about growth, changes in housing stock, size of new houses, subdivisions, affordable housing, and teardowns. Many of those issues are still prevalent in the dialogue today.

Chair Kraus continued a review of the draft Residential Environment policies, including the four objectives.

Member Collins asked if the group should be more proactive than merely inventorying undeveloped parcels in the Village. Chair Kraus responded that the Plan should identify a preferred use if a consensus exists, but could also remain silent on the use preference for any particular parcel. Chair Kraus said that the property next to the Terrace, near CLCJAWA, would be an example of a parcel that would take serious consideration. Providing guidance for some of these parcels may help realize their development in accordance with the Plan.

Member Bishop said that it may be beneficial for the PCZBA to visit these areas as a group, similar to the Residential Building Ad Hoc Committee's recent van tour. The group suggested various destinations, including north on Green Bay and in Arden Shore.

Member Badger asked what effect these designations would have on the current use of the property. He is concerned about placing a designation for redevelopment on a property and prefers just identifying classes of properties. The group discussed various estate properties that may be pressured to redevelop.

The group continued to a discussion of Objective 3, "Encourage the development of multi-family and other alternative housing options." Member Badger said that the group has considered this goal for years without results. He asks if this is what people want in Lake Bluff. Chair Kraus responded that there is nuance to help this goal succeed, including an emphasis on appropriate scale in a larger area as well as an evaluation of the effectiveness of R-5 zoning.

Member Collins asked why the plan's focus was only on the R-5 district when other areas may be appropriate for this development. Chair Kraus responded that he understood the consensus of the group at its last meeting to be only to address multifamily development in the existing R-5 and possibly L-1 districts. Member Collins responded that the objective should be broader than just these areas. Chair Kraus stated that Policy 3.6 deals with a broad range of multi-family residence and hotel development within the existing L-1 district. Kraus and Collins discussed the location of future development as it related to north or south of Route 176 and the impact of traffic by heavy trucks on viability.

The group discussed conducting a walking or bus tour and the ownership of green space parcels along Sheridan Road, with a focus on those parcels adjacent to existing multifamily development. The group also discussed the concept of adjusting the boundaries of the R-5 district.

Member Badger suggested that, where green space exists on the east side of Lake Bluff, it may merit protection in that state indefinitely. Chair Kraus said that could be discussed further in the open space section of the plan, where policies could be set forth about those parcels to preserve or to explore alternatives for.

The group discussed the idea of redevelopment of the Metra parking lot for a higher use, including available support from Metra and CMAP to plan such a redevelopment, as well as Union Pacific's maintenance facilities in the vicinity. The group continued to discuss the possible appropriateness of other vacant parcels for moderately-scaled multifamily.

Chair Kraus directed the group's attention to Policy 3.3, noting that the Village should be open to proposals for many "Missing Middle" housing options such as townhomes and walk-ups where appropriate.

The group continued to discuss the proposals for Policies 3.4, 3.5, and 3.6.

The group discussed Policy 3.7, which deals with alternative housing options such as bed and breakfasts, granny flats, tiny houses, and other non-traditional residences. Chair Kraus asked if the group had any appetite for a discussion of this item in the Comprehensive Plan. Member Bishop was uncomfortable with the idea of permitting above-garage apartments unless they were well-controlled by zoning, and she was uncomfortable with them being rented out to unrelated third parties. She also was intrigued by the emergence of tiny houses and compared those products to the existing unincorporated trailer park near the Village border. She thinks the Village should consider addressing these types of housing explicitly in zoning.

Member Collins said she would like to signal to developers that there are certain preferred housing types. Townhomes, for example, are something she believes would not serve the needs of residents.

The consensus of the group was not to include Policy 3.7 at this time.

The group shifted to Objective 2, "Encourage the preservation and rehabilitation of historic structures within the Village" and the Objective's associated policies. The group reviewed the current Historic Preservation Ordinance; the history of the Ordinance and past proposals regarding it; and the current definition of structures subject to demolition review at 50 years old and thereafter. The group discussed ideas for promoting and incentivizing being in historic districts and historic homes such as commemorative plaques and tax incentives. The group also discussed the dynamics of demolishing homes, and the bulk of the structures that replace them.

The group shifted to Objective 1, "Preserve a high quality suburban residential community environment." The policies focused on regulatory tools that, generally, exist in the Village today but may be expanded or adjusted. The Residential Building Ad Hoc Committee has been formed to discuss and review many of these items. The group discussed the phrasing of various policies.

The group focused on Policy 1.4, which addresses the bulk regulations and the relationship between new and old houses. AVA Cole provided a review of the various other tools that exist to regulate this item today, including the similar / dissimilar regulations that can send a proposed new structure to the Architectural Board of Review. The group discussed recent bulk variation requests heard by the PCZBA as well as recent single-family construction. In response to comments about an openness to allow bulk variations in one dimension in response to concessions in other dimensions, AVA Cole presented Lake Forest's floor area deviation procedure, which allows them to grant additional floor area where certain circumstances exist without meeting the requirements

for variation relief. After discussion, the consensus of the group was to endorse investigating an approach like this in the realm of Policy 1.5.

The group briefly discussed policies 1.5 and 1.6 and concurred with the draft with minor revisions.

The group began its review of Objective 4 and a map of the Village with the goal of inventorying undeveloped and underdeveloped parcels suitable for residential development.

Adjournment

As there was no further business to come before the PCZBA, a motion was made and seconded to adjourn the meeting at 9:09 p.m. The meeting adjourned.

Respectfully submitted,

Glen Cole
Assistant to the Village Administrator