

From: [Village of Lake Bluff](#)
To: [Gail Ciolek](#)
Subject: Lake Bluff Letter - November 30, 2012
Date: Friday, November 30, 2012 4:15:45 PM

		
		

Lake Bluff Letter November 30, 2012

Construction of North Shore Dr/Waukegan Rd Traffic Signal Update

The Village has awarded a contract to Peter Baker and Son (Contractor) for the construction of a signalized intersection at North Shore Drive and Waukegan Road (Project). In addition to a new traffic signal, the Project also includes the addition of left hand turn lanes on all four legs of the intersection and the realignment of Knollwood Road on the west with North Shore Drive on the east. There will be periods of time throughout the Project where no access will be possible at the west end of North Shore Drive. During these closure periods access to businesses along North Shore Drive, Sherwood Terrace and Sherwood Drive will be maintained at the Waukegan Road/Sherwood Drive intersection. Work on this project is expected to extend to the end of November, 2012.

Update: November 30, 2012

During the week of November 26th the Contractor completed the installation of the traffic signal equipment and the installation of underground electrical conduits for the North Shore Dr./Waukegan Rd. Signalized Intersection Project (Project). The contractor also worked throughout the week installing topsoil in all parkway areas and initiated the installation of sod and seed/erosion control matting. Based on a Commonwealth Edison notification that the electrical power connection will be completed within the next several working days, it is now anticipated the new signal will be activated during the week of December 3rd.

Gurney Avenue Footbridge Repair Project Update

The Gurney Avenue Footbridge, which connects Gurney Ave. with Sylvan Rd. over the Ravine Park ravine, has been closed since June so that necessary structural repairs can be made to the 25-year old bridge.

At its meeting on September 24, 2012, the Village Board awarded a construction contract to Contech Bridge Solutions, Inc. and Midwestern Construction to repair the bridge. On November 29th the bridge was opened to pedestrian traffic. The project is mostly complete except for the replacement of several smaller side-railing cables, which were previously damaged by falling trees, and minor parkway cleanup.

Stonebridge Planned Residential Development Update

Update: November 29, 2012

At its meeting on November 28, 2012, the Joint Plan Commission & Zoning Board of Appeals (PCZBA) opened the public hearing concerning the proposed preliminary planned residential development project for the Stonebridge Development. The PCZBA received presentations from

Event Calendar -

It's a Wonderful Life

Saturday, December 01, 2012

Architectural Board of Review Meeting

Tuesday, December 04, 2012

Santa Comes to Town!

Sunday, December 09, 2012

the development team regarding: overall site planning and land use, architecture, restoration of the Manor House and Carriage House, restoration of the front 10 acres and other landscaping plans, as well as stormwater management and traffic impact studies. Following the presentations, the PCZBA received public comment, as well as provided feedback on the proposed preliminary plan. The PCZBA continued the public hearing to December 19, 2012 to allow the development team time to respond to questions and address the concerns expressed during the meeting.

As the Stonebridge Development moves through the Village's development review process, residents are encouraged to stay informed of upcoming meeting dates by visiting the [Events Calendar](#) and the [Meeting Agenda](#) pages. Also, the public may send comments to Village Hall (40 E. Center Avenue) or by email at vlb@lakebluff.org.

Public Notice

Public Notice is hereby given, pursuant to the provisions contained in Title 10 of the Municipal Code of the Village of Lake Bluff, being the Zoning Regulations of the Village of Lake Bluff, and the Statutes of the State of Illinois, that the Plan Commission & Zoning Board of Appeals of the Village of Lake Bluff will conduct a public hearing on Wednesday, November 28, 2012 at 7:00 p.m. in the Board Room of the Village Hall, 40 E. Center Avenue, Lake Bluff, Illinois to consider a petition filed by The Roanoke Group for the following described property:

PARCEL 1: LOTS 1 TO 59, INCLUSIVE, AND OUTLOTS A TO M, INCLUSIVE, IN STONEBRIDGE OF LAKE BLUFF, BEING A SUBDIVISION OF PART OF SECTION 20, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 25, 2007 AS DOCUMENT NO. 6126709

PARCEL 2: AN EASEMENT RESERVED BY THE SERVITE FATHERS IN A QUIT-CLAIM DEED RECORDED SEPTEMBER 16, 1964 AS DOCUMENT 1239130, DESCRIBED AS FOLLOWS; THE EAST 345 FEET OF THE SOUTH 25 FEET OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP AND RANGE AFORESAID, LYING SOUTH AND EAST OF THE LANDS AND RIGHT OF WAY OF SAID MAYFAIR BRANCH OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY CONVEYED TO CHICAGO NORTHERN RAILWAY COMPANY BY QUIT-CLAIM DEED DATED MARCH 19, 1903 AND RECORDED MARCH 20, 1903 AS DOCUMENT 89632 AND LYING WESTERLY OF THE CENTER OF GREENBAY ROAD, IN LAKE COUNTY, ILLINOIS.

PARCEL 3: AN EASEMENT FOR INGRESS AND EGRESS AS RESERVED IN A QUIT-CLAIM DEED DATED DECEMBER 14, 1963 AND RECORDED DECEMBER 24, 1963 AS DOCUMENT 1211132 (EXCEPT THE EAST 345 FEET THEREOF) AS FOLLOWS: THE SOUTH 25 FEET OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 20 TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH AND EAST OF THE LANDS AND RIGHT OF WAY OF THE MAYFAIR BRANCH OF THE CHICAGO NORTH WESTERN RAILWAY COMPANY AS DISCLOSED BY QUIT-CLAIM DEED, DATED MARCH 19, 1903 AND RECORDED MARCH 20, 1903 AS DOCUMENT 89632 AND LYING WESTERLY OF THE CENTER OF GREENBAY ROAD, IN LAKE COUNTY, ILLINOIS.

This property, commonly known as the Stonebridge Development, is situated along Green Bay Road in Lake Bluff. The petition seeks the following:

(1) approval of amendments to the existing Stonebridge Planned Residential Development authorized pursuant to Ordinance #2006-28;

(2) approval of variations from the Village of Lake Bluff Zoning Regulations regarding: (i) density, as set forth in Section 10-5J-3D of said Zoning Regulations; (ii) building height, as set forth in Section 10-5J-3F of said Zoning Regulations, for the height of the existing Manor House, Gate House, and Gate House tower on the Property; (iii) permitted encroachments in the thirty (30) foot perimeter buffer yard

required by Section 10-5J-3H of said Zoning Regulations; and (3) such other zoning relief as may be needed to further the construction, use and enjoyment of the Stonebridge Development pursuant to the proposed amended Planned Residential Development plan.

Any person desiring to be heard or desiring to present any evidence or testimony relating to said matter should appear at the time and place above specified. A copy of the petition is now available at Village Hall or by clicking on the following links:

[PCZBA Staff Report Dated November 19, 2012](#)

[Attachment A: Stonebridge Development Site Plan as Authorized Pursuant to Ordinance #2006-28](#)

[Attachment B1: Zoning Application Amending Existing Stonebridge PRD and Related Exhibits](#)

[Attachment B2](#)

[Attachment B3](#)

[Attachment B4](#)

[Attachment C1: Land Planning, Historic Architecture, Residential Architecture, Landscape Architecture and Related Exhibits](#)

[Attachment C2](#)

[Attachment C3](#)

[Attachment C4](#)

[Attachment C5](#)

[Attachment D: Stonebridge PRD Amendment Process Flow Chart](#)

[Attachment E: November 16, 2012 Letter from Baxter & Woodman Concerning the Stonebridge Development Traffic Study Review](#)

[Attachment F: Section 10-5J of the Zoning Code Outlining the PRD Regulations](#)

Public Hearing Notice: Amendments to the Village's Building Code Regulations

Public Notice is hereby given that the Architectural Board of Review of the Village of Lake Bluff will conduct a public hearing on Tuesday, December 4, 2012 at 7:00 p.m. at Village Hall (40 E. Center Avenue, Lake Bluff, Illinois) in the Board Room to consider proposed comprehensive amendments to Title IX of the Lake Bluff Municipal Code, being the Village's Building Code, which amendments include, without limitation, adoption of and amendments to the following standards:

- Illinois Environmental Barriers Act;
- 2012 International Energy Conservation Code and ANSI/ASRAE/IESNA Standard 90.1-2010;
- 2012 International Code Council ("ICC") International Fuel Gas Code;
- 2012 ICC International Mechanical Code;
- 2012 ICC Property Maintenance Code;
- 2011 National Electrical Code;
- 2004 Illinois Plumbing Code;
- 2012 ICC International Building Code;
- 2012 ICC International Residential Code;
- 2012 ICC International Fire Code with the most recent National Fire Protection Association Standards ("NFPA");
- 2012 International Green Construction Code;
- 2012 International Existing Building Code; and
- 2012 International Swimming Pool and Spa Code.

Any person desiring to be heard or desiring to present any evidence or testimony relating to said matter should appear at the time and place specified above. Materials for this matter are available for inspection at Village Hall or by clicking on the link posted below. Additional information is available by calling Jerry Nellessen, Building Codes Supervisor, at 847-283-6885.

[Public Hearing Discussion Draft](#)

Park District Hosts Upcoming Community Forum - December 1st

The Lake Bluff Park Board of Commissioners adopted a Citizen Advisory Committee to develop concepts and recommendations for a Sunrise Park and Beach Master Plan. Your ideas and feedback to improve an amazing and cherished asset are valuable!

Sunrise Park and Beach Citizen Advisory Committee has hosted two forums and obtained important information. The Advisory Committee has scheduled a Community Forum at the Recreation Center, 355 W. Washington Avenue on Saturday, December 1 at 11:00 a.m. The forum will focus on Short and Mid-Term Concept Improvements. A second Bluff Educational Forum will be scheduled early December.

Once the Advisory Committee gathers feedback, the Advisory Committee will provide a final report to the Park Board in 2013. Additional information is available at lakebluffparks.org.

In the event that Meeting Agenda links do not properly function, subscribers may find agendas posted on the Home Page at www.lakebluff.org. All Board and Commission [Meeting Minutes](#) are generally approved at the next regular meeting and posted on the website the following day.

To ensure email from the Village of Lake Bluff is delivered to your inbox (not bulk or junk folders) please add vlb@lakebluff.org to your address book. Please DO NOT REPLY to this email. If you no longer wish to receive emails from the Village of Lake Bluff please UNSUBSCRIBE.



40 E. Center Avenue, Lake Bluff, IL 60044 • Hours: 8:00 a.m. to 4:30 p.m., Mon - Fri
Phone: (847) 234-0774 • Fax: (847) 234-7254 • Email: vlb@lakebluff.org • Web: www.lakebluff.org