

From: [Village of Lake Bluff](#)
To: [Gail Ciolek](#)
Subject: Lake Bluff Letter - February 22, 2013
Date: Friday, February 22, 2013 4:14:52 PM

		
		

Lake Bluff Letter February 22, 2013

Update on Preliminary Application for Planned Commercial Development from Target

February 22, 2013 Update: On February 20th the Joint Plan Commission & Zoning Board of Appeals (PCZBA) received a presentation from Staff and legal counsel regarding the proposed text amendment to establish planned commercial development regulations with the Village. Staff and counsel gathered feedback from the group and will present a more refined set of regulations for the PCZBA's consideration at a future meeting in March. In addition, the PCZBA received a presentation of the preliminary site development located at the former Shepard Chevrolet Property (930 Carriage Way Avenue) and took public comment and provided feedback to Target's development team regarding the preliminary plan. It is anticipated the site development review will continue at the PCZBA meeting in April.

Background: Late 2012 the Village heard from Oxford Development that they were seeking a large format retailer to anchor their planned redevelopment of the former Shepard Chevrolet site located at 930 Carriage Park Avenue. At its meeting on December 19, 2012, Village Administrator Drew Irvin presented an informational update to the PCZBA regarding the Sub Committee's progress on revising the L-2 Zoning District regulations, as well as a new tool to better facilitate the redevelopment of commercial properties, known as planned commercial developments (PCD). PCDs are a form of planned unit development which is a type of zoning approval designed to allow more flexibility to address specified land use objectives than standard zoning regulations would provide. A comprehensive description of PCDs is provided in a memorandum dated February 15, 2013 from Holland + Knight (Attachment A). On page 6 of the H+K Memorandum, a two-part procedure that would take place during a public hearing is identified and encompasses: 1.) a Development Concept Plan process and 2.) a Final Development Plan process.

On January 16, 2013 Target Stores, Inc. (in conjunction with Oxford Development) conducted design charrette workshops with the Architectural Board of Review and the PCZBA to solicit feedback regarding a proposed PCD, which included a review of preliminary building elevations and site plan. On January 30th, the Village received a zoning application from Target Stores, Inc. and McVickers Development, LLC. (Petitioners) for the redevelopment of the of the Shepard property site and to amend the text of the Zoning Code establishing PCD rules and regulations.

Click on the following links to view the zoning petition:

Event Calendar -

Committee-of-the-Whole Meeting Cancelled

Monday, February 25, 2013

Village Board Meeting

Monday, February 25, 2013

Police Pension Board Meeting

Thursday, February 28, 2013

Development & Downtown Committee Meeting Cancelled

Thursday, February 28, 2013

[PCZBA Staff Memorandum Dated February 15, 2013 and Related Attachments](#)

[Proposed Site Plan, Landscape and Building Elevation Plans](#)

[Proposed Sidewalk Plan and Existing Conditions Survey](#)

[Proposed Cross Sections and Diagrams of Selected Site](#)

Building Code Amendments Pass First Reading

On January 2, 2013, the Architectural Board of Review conducted a public hearing and recommended the Village Board approve proposed comprehensive amendments to the Lake Bluff Building Code. The proposed 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.

On January 14, 2013, the Village Board received an update regarding the proposal at its Committee-of-the-Whole Meeting. On February 11, 2013, the Village Board passed first reading of the ordinance approving the proposed comprehensive Building Code amendments; second and final reading consideration is scheduled for February 25, 2013 at 7:00 p.m. (Village Hall Board Room).

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](#)

Stonebridge Conservation Area Forest Restoration Activities

The purpose of this notice is to advise the owner of the Stonebridge Subdivision (located along Green Bay Road) will recommence restoration of the 10.3 acre conservation area on February 18, 2013. The following information provides details about the planned restoration work and a general update regarding the subdivision project.

When the Stonebridge Subdivision project was approved by the Village in November 2006, the development agreement included the creation of a 10.3 acre conservation area at the eastern end of the site and included the requirements for a complete restoration of the conservation area. This conservation area includes all of the wooded area extending east to west between Green Bay Road and the original estate house, and from the north property line of the site to the south property line. The 10.3 acre conservation area also includes the original pond visible from Green Bay Road.

In the spring of 2012 the current developer of the Stonebridge Project,

The Roanoke Group, awarded a contract to Pizzo & Associates, an ecological restoration company from Leland, Illinois to perform the initial phase of the forest restoration work. The first phase of the work included the removal of all of the understory buckthorn and honeysuckle and other non-native plants and understory shrubs. The work will also include the removal of the majority of the fallen trees and the removal of trees from the perimeter of the conservation area determined by the Village's tree consultant, Urban Forest Management, to be hazardous or diseased.

During the week of February 18, 2013 The Roanoke Group will commence with the second phase of the conservation area forest work. Roanoke has hired Canopy Tree Specialists, a local tree company that will be working under the direction of Urban Forest Management to remove all of the diseased and undesirable tree species throughout the conservation area forest. The planned removal includes an estimated 220 existing ash trees, all of which either have or are expected to become infected with Emerald Ash Borer.

Removal of the diseased, invasive, and other undesirable species is necessary to reestablish a healthy oak/hickory forest. Currently, due to tree density and the significant number of invasive species, no oak seedlings and very few hickory seedlings have been found on the site by Urban Forest Management. Subsequent work requirements include the planting of 150 new trees of selected species, as well as forest floor native plantings, including such species as trillium, wild geranium, and may apples.

During this phase of the work the tree removal contractor will be permitted to work 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturdays. However, the operation of chain saws, chippers, heavy equipment, and any other type of tool or equipment, shall be limited from 8:00 a.m. to 5:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturdays. No burning of removed material will be permitted during this phase.

As far as the overall project is concerned The Roanoke Group continues to rework the original development proposal which was presented to the Village's Joint Plan Commission and Zoning Board of Appeals (PCZBA) on November 28, 2012. At the current time it is estimated that a revised development proposal, developed in consideration of comments received at the November 28th meeting, may be scheduled for a meeting of the PCZBA in the near future. Updates are available by [clicking here](#).

For questions, please contact Village Engineer Geroge Russell, at 847-283-6884.

Provide Input at Community Forums and Help Shape Lake County's Future

The Lake County Board wants to know what's important to you so its strategic plan represents the community's priorities. Lake County is holding five community forums to engage in meaningful dialogue with residents and stakeholders. You can help shape important policy and budget decisions, as well as influence where the County will focus its resources. The Lake County Board will thoughtfully consider this input as it develops its long-term strategic plan. You have a voice in this process!

Open Houses are scheduled from 6:00 to 7:00 p.m. where County residents will be able to visit informational displays, ask questions, and learn about County services and programs. The Community Forums are scheduled to start at 7:00 p.m.

Community Forum Dates:

Wednesday, February 27th

Lake County Permit Facility
500 W. Winchester Road, Libertyville

Tuesday, March 5th

Antioch Township Multi-Purpose Building
1625 Deep Lake Road, Lake Villa

Wednesday, March 6th

Trinity International University - Melton Hall (Waybright Center)
2065 Half Day Rd, Deerfield

Tuesday, March 12th

Lake County Health Department
3010 Grand Avenue, Waukegan

Wednesday, March 13th

Lakewood Forest Preserve
27277 N. Forest Preserve Rd Wauconda
(IL Route 176 & N. Fairfield Rd)

For more information

visit lakecountyil.gov/communityforums/Pages/Default.aspx.

2013 Lake Bluff Polar Plunge

Soon Village residents will have the opportunity to support Special Olympics athletes by taking a flying leap into the frigid waters of Lake Michigan. The Polar Plunge will take place on Saturday, March 2, 2013 at Sunrise Beach. Registration begins at 11:00 a.m. at the Lake Bluff Park District Building and participants will be bused to Sunrise Beach to plunge at 1:00 p.m. and bused back to the Park District building for the Post-Plunge party. The Lake Bluff Police Department is a key sponsor of this event and last year raised approximately \$90,000 to benefit the Illinois Special Olympics. To learn more about the event go to www.plungeillinois.com.

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