

**From:** [Village of Lake Bluff](#)  
**To:** [Gail Ciolek](#)  
**Subject:** Lake Bluff Letter - March 15, 2013  
**Date:** Friday, March 15, 2013 5:40:02 PM

		
		

## Lake Bluff Letter March 15, 2013

### PCZBA Further Considers Draft Planned Commercial Development Regulations, 3/20/13

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 on March 20, 2013. 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 scheduled on April 17, 2013, which will also include the results of the traffic study for the proposed development.

**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.

Event Calendar -

### Plan Commission & Zoning Board of Appeals Meeting

Wednesday, March 20, 2013

### Historic Preservation Commission Special Meeting

Thursday, March 21, 2013

Click on the following links to view the zoning petition:

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

[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](#)

### **Village Board Passes First Reading of Budget Ordinance, Final Reading Scheduled for 3/25/12**

On March 11, 2013 the Village Board conducted a Public Hearing on the Tentative Annual Budget for the fiscal year commencing May 1, 2013 and ending April 30, 2014 and approved first reading of the Budget Ordinance. The Village Board will consider second and final reading at its meeting on March 25, 2013. Copies of the Tentative Annual Budget is available for public inspection at Village Hall (40 E. Center Avenue), the Public Safety Building (45 E. Center Avenue), the Lake Bluff Library (123 E. Scranton Avenue) and online at [lakebluff.org](http://lakebluff.org). Following the Public Hearing the Tentative Annual Budget may be further revised and passed without any further inspection, notice or hearing.

[Section 1: Table of Contents, Introduction and Transmittal Letter](#)

[Section 2: Revenues & Expenditures by Fund & Category](#)

[Section 3: Village Staff Compensation Program](#)

[Section 4: Property Tax Rates by Taxing District](#)

[Section 5: Accounting and Budget Policies](#)

[Section 6: General Revenue Fund Projections and Administration, Finance, Community Development, Village Hall and Village Properties Budgets](#)

[Section 7: Police, Fire and Public Works Budgets](#)

[Section 8: Special Revenue Funds](#)

[Section 9: Lake Bluff Library Fund, Public Works Improvement Projects and Glossary of Terms](#)

For questions regarding the budget process or the Tentative Annual Budget document, please feel free to contact Finance Director Susan Griffin at 847-283-6890.

### **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.

### **Recycling Center Closed on Easter, 3/31/13**

The Public Works Recycling Center will be closed on Sunday, March 31, 2013 in observance of Easter. The Recycling Center will commence with regular hours of operation (Monday – Friday from 7:00 a.m. to 4:00 p.m. and Saturday and Sunday from 10:00 a.m. to 3:00 p.m.) on Monday, April 1st.

### **Park District Hosts Easter Egg Hunt**

On March 29, 2013 the [Lake Bluff Park District](#) will host the Flashlight Egg Hunt for children 9 to 12 years of age (bring your flashlight!) at the Blair Park Recreation Center (355 W. Washington Avenue) at 8:00 p.m. On March 30th the annual Easter Egg Hunt will be held at 9:00 a.m. Bring all children 8 and younger with their Easter baskets to the Blair

Park Recreation Center to enjoy some family fun and visit with the Easter Bunny. In the event of inclement weather the events will be moved indoors.

Additional information is available by calling the Park District at 847-234-4150.

In the event that Meeting Agenda links do not properly function, subscribers may find agendas posted on the Home Page at [www.lakebluff.org](http://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](mailto: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  
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