

**From:** [Village of Lake Bluff](#)  
**To:** [Gail Ciolek](#)  
**Subject:** Lake Bluff Letter - March 22, 2013  
**Date:** Friday, March 22, 2013 3:55:17 PM

		
		

## Lake Bluff Letter Date

### **PCZBA Schedules Public Hearing to Consider Planned Commercial Development Regulations & Target PCD Proposal, 4/17/13**

On March 20th the Joint Plan Commission & Zoning Board of Appeals (PCZBA) reviewed a draft ordinance regarding the proposed text amendment to establish planned commercial development regulations in the Village. Comments by the PCZBA were given to Staff and legal counsel to incorporate into a revised draft, which is scheduled for a public hearing on April 17, 2013 (7:00 p.m.). In addition, the PCZBA will also commence a public hearing to consider Target's development proposal.

On February 20th the PCZBA received a presentation from Staff and legal counsel regarding the proposed text amendment to establish planned commercial development regulations in 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

## Event Calendar -

### **Committee-of-the-Whole Meeting Cancelled**

Monday, March 25, 2013

### **Village Board Meeting Cancelled**

Monday, March 25, 2013

### **Development & Downtown Committee Meeting Cancelled**

Thursday, March 28, 2013

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:

[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](#)

### **Final Reading on FY13-14 Budget Rescheduled for 4/8/12**

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 was to consider second and final reading at its meeting on March 25th, however, this meeting has been cancelled, and consideration of second reading will be held on April 8th (7:00 p.m.). 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.

### **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.

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