

**From:** [Village of Lake Bluff](#)  
**To:** [Gail Ciolek](#)  
**Subject:** Lake Bluff Letter - April 12, 2013  
**Date:** Friday, April 12, 2013 7:11:32 PM

		
		

## Lake Bluff Letter April 12, 2013

### Village Board Approves Final FY13-14 Annual Budget

On April 8, 2013 the Village Board approved final reading of the Budget Ordinance for Fiscal Year 2013-14 (beginning May 1, 2013). Copies of the Approved Final Budget will be made available 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 Budget may be further revised and passed without any further inspection, notice or hearing.

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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.

### Village Vehicle Sticker Applications Reminder

During the week of April 8th vehicle sticker applications were mailed to all Village households. The Village would like to remind residents that the 2013-14 vehicle stickers must be displayed by April 30th. Stickers may be purchased at Village Hall (40 E. Center Avenue) Monday through Friday (8:00 a.m. to 4:30 p.m.). This year's sticker will commemorate the 20th anniversary of the Lake Bluff Farmers' Market, and for a minimum donation of \$15, residents may purchase a special sticker commemorating the 90th anniversary of Kiwanis.

Additional information regarding Village vehicle stickers is available [here](#).

## Event Calendar -

### Finance Committee Meeting

Monday, April 15, 2013

### Architectural Board of Review Special Meeting

Wednesday, April 17, 2013

### Plan Commission & Zoning Board of Appeals Meeting

Wednesday, April 17, 2013

### Police Pension Board Meeting

Thursday, April 18, 2013

## **May Semi-Annual Collection Scheduled, May 1 & May 8, 2013**

The Village would like to remind residents of the dates for the upcoming semi-annual curbside collection program, which provides residents the opportunity to dispose (free of charge) of large items not picked up as part of the normal refuse collection. The pick-up for the Monday collection route is scheduled for Wednesday, May 1st and pick-up for the Tuesday route is scheduled for Wednesday, May 8th. Items or containers can be placed at the edge of the curb on your respective collection day. If you have any questions regarding collection requirements, please visit the following link or contact Groot at 877-404-7668:

### **Semi-Annual Collection Information**

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

On April 17th the Joint Plan Commission & Zoning Board of Appeals (PCZBA) will conduct a public hearing (7:00 p.m.) to consider a recommendation to the Village Board regarding proposed regulations establishing planned commercial developments (PCD) as a special use in L-1 and L-2 Zoning Districts and forward a recommendation to the Village Board. In addition, the PCZBA will conduct a public hearing to consider a proposed PCD for the former Shepard Chevrolet Property (930 Carriage Park Avenue) presented by Target Stores, Inc. and McVickers Development, LLC. The zoning petition and proposed development plans are provided below.

On March 20th the 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 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 April 12, 2013](#) and the following attachments:

[Attachment A - Draft Planned Commercial Development Regulations \(text amendment\)](#):

[Attachment B - Zoning Application](#) and the following related site development and engineering plans:

- [Preliminary Engineering Plans \(Part 1\)](#).
- [Preliminary Engineering Plans \(Part 2\)](#).
- [Landscape Plan](#).
- [Updated Cross Sections of Site](#).
- [Updated Building Elevations](#).
- [Architectural Renderings](#).
- [Final Subdivision Plat](#).
- [Final Planned Commercial Development Plat](#).
- [Memorandum Concerning Stormwater Management](#).
- [Stormwater Management Report \(part 1\)](#).
- [Stormwater Management Report \(part 2\)](#).
- [Stormwater Management Report \(part 3\)](#), and
- [Stormwater Management Report \(part 4\)](#).

[Attachment C - Memorandum \(April 12, 2013\)](#) from Jodi Mariano, of Teska and Associates (Village's consultant), providing comments regarding site, photometric, signage and landscape plans; and

[Attachment D - Memorandum \(April 12, 2013\)](#) from Village Engineer George Russell concerning the proposed water and sanitary/storm sewer systems, stormwater management review, as well as the status of the traffic impact study for the site.

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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