

From: [Village of Lake Bluff](#)
To: [Gail Ciolek](#)
Subject: Lake Bluff Letter - April 19, 2013
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Lake Bluff Letter April 19, 2013

PCZBA Recommends PCD Text Amendment, Continues Site Development Hearing for Target

April 17, 2013 - the Joint Plan Commission & Zoning Board of Appeals (PCZBA) conducted a public hearing to consider a proposed planned commercial development (PCD) for the former Shepard Chevrolet Property (930 Carriage Park Avenue) presented by Target Stores, Inc. and McVickers Development, LLC. The PCZBA recommended Village Board approval of the proposed regulations establishing PCDs as a special use in the L-1 and L-2 Zoning Districts subject to the revisions requested by the PCZBA during the discussion. It is anticipated the proposed text amendment will be considered by the Village Board at its May 13th meeting. Additionally, the PCZBA, following a presentation by Target's Development Team of the site development plan/traffic impact study and public testimony, continued the public hearing to allow time to respond to the feedback received during the meeting from members of the public and the members of the PCZBA. The Village anticipates Target will return to the PCZBA on May 15th (7:00 p.m.).

March 20, 2013 - 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.

February 20, 2013 - 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

Event Calendar -

Committee-of-the-Whole Meeting Cancelled

Monday, April 22, 2013

Village Board Meeting

Monday, April 22, 2013

Development & Downtown Committee Meeting Cancelled

Thursday, April 25, 2013

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 \(text amendment\)](#):

[Revised, as of April 16, 2013. Draft Planned Commercial Development Regulations](#):

[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.

[Traffic Study Summary Report](#)

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](#)

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](#).

Lake County Health Department Recommends Steps to Minimize Flooding Hazards

The recent rains in Lake County have brought about incidents of flooding and possible sewer back-ups in a number of areas. The Lake County Health Department/Community Health Center recommends the following steps to minimize health hazards for residents who have experienced flooding in or around their homes:

- Remember, flood waters can be very powerful. Even streams and rivers that appear to be calm or shallow can be very dangerous. Do not attempt to enter or cross flooded streams or rivers, even if they appear safe.
- Prevent children and pets from playing in or drinking contaminated floodwaters left in puddles or flooded areas. This may result in illness. Be extremely careful about possible dislodged manhole covers, and the whirlpool or suction effect if water is draining. Also, people with open cuts or other wounds should take extreme care when walking through floodwaters due to the possibility of contracting tetanus. In general, flood workers who have had a tetanus shot within the past 10 years will not need to be revaccinated. However, workers who acquire a wound and who have not had a tetanus shot within 5 to 10 years may need a tetanus booster. This should be evaluated by medical personnel or a family physician.
- Although disease outbreaks are rare after flooding, flood water can contain organisms that may cause disease. If you are in a flood area and become ill, report to your family physician. Symptoms to watch for include nausea, vomiting, diarrhea, abdominal cramps, muscle aches and fevers.
- If you have a private well, check its condition. If the well casing is submerged, surface water may have entered the well and contaminated the drinking water. In these cases, you should not drink the water until the flood waters have receded and the water from the well is tested and shown to meet drinking water standards. If testing indicates that coliform bacteria are present in your drinking water, the well should be disinfected by a

licensed water well contractor and then re-sampled. You can pick up sterile bottles to be filled and returned for analysis, and obtain information about disinfecting wells at the Lake County Central Permit Facility, 500 W. Winchester Road, Libertyville, or at selected Township and Village offices in the County. The fee for the analysis is \$16.00 per sample, and the tests usually take about three days to complete. LCHD staff will also go out to homes to collect samples for a fee (including analysis) of \$54.00.

- Before re-entering a flooded home or basement, make sure that no electrical or other safety hazards, such as leaking gas, exist.
- Do not eat food that has been exposed to floodwaters, unless the food is in cans. Thoroughly wash off sealed cans in good condition. Immerse the cans in a bleach disinfecting solution made by mixing two teaspoons of household bleach per gallon of water for at least five minutes. All spoiled foods and leaky or bulged cans should be discarded.
- Using a household detergent solution, scrub the basement and other areas of the house that have been flooded. Flush the washed areas with safe water. Follow this washing with flushing or mopping with a disinfecting solution of one-quarter cup of household bleach in a gallon of water.
- Scrub furniture, walls, fixtures and appliances with soap and safe water. Affected clothing and bedding should be machine-washed.
- Wash hands and scrub fingernails thoroughly with soap and safe water after working in flooded areas. This is especially true before eating or drinking.
- Non-porous children's toys that could be mouthed must be cleaned with soap and safe water, and then soaked for at least one minute in a solution of one tablespoon of bleach to a gallon of water. Do not rinse objects after soaking. Allow to air dry. Machine washable cloth toys should be machine washed if contaminated with floodwaters.

Do not hesitate to ask any questions if you have doubts about the safety of any food, water or conditions around your home. Call Environmental Health Services of the Lake County Health Department at: (847) 377-8020.

You can follow PASSAGE on Twitter @LCPASSAGE for current road conditions and Alert Lake County on Twitter @AlertLakeCounty for flood conditions.

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.

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