

From: [Village of Lake Bluff](#)
To: [Gail Ciolek](#)
Subject: Lake Bluff Letter - June 1, 2013
Date: Saturday, June 01, 2013 7:46:06 AM

		
		

Lake Bluff Letter June 1, 2013

Event Calendar -

Architectural Board of Review Meeting

Tuesday, June 04, 2013

PCZBA Recommends Approval of Target's Development Plan, Petition will be Considered by ABR Next, 6/4/13

June 4, 2013 - The Architectural Board of Review (ABR) will conduct a public hearing for the purpose of conducting a site plan review (and building design) of the proposed planned commercial development (PCD) for the former Shepard Chevrolet Property (930 Carriage Park Avenue) as presented by Target Stores, Inc. and McVickers Development, LLC on June 4, 2013 (7:00 p.m.) in the Village Hall Board Room.

Additional ABR Submittals:

- [Signage](#)
- [Building Signage](#)
- [Preliminary Engineering Plans](#)
- [Site and Elevation](#)
- [ABR Application](#)
- [Lighting](#)

May 7, 2013 - The Joint Plan Commission & Zoning Board of Appeals (PCZBA) conducted a public hearing and recommended Village Board approval of 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 proposed development is scheduled for a public hearing with the Architectural Board of Review to consider the proposed site plan and building design on June 4, 2013 (7:00 p.m.) in the Village Hall Board Room.

April 17, 2013 - 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. Target will return to the PCZBA on May 7, 2013 (7:00 p.m.) to present revisions to the development site plan.

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 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 May 3, 2013](#) and the following attachments:

[Final Plat of Subdivision;](#)

[Final Plat of Planned Commercial Development;](#)

Revised Preliminary Engineering Plans - [Part 1](#) - [Part 2](#)

Revised Landscape Plan, Plaza Plans and Sections, Building Elevations and Other Key Site Areas - [Part 1](#) - [Part 2](#) - [Part 3](#)

[Outlot Building Design Narrative;](#)

Two Memorandums Dated 5/1/13 and a 3/14/13 from TADI, Petitioner's Traffic Consultant, Concerning the Traffic Impact and Analysis Study:

- [Rockland Road/Green Bay Road Intersection Traffic Study](#)
- [TADI Traffic Impact Study](#)

- [Complete Traffic Study](#)

[A Memorandum Dated 5/2/13 from Kimley-Horn and Assoc., Inc., Petitioner's Engineering Consultant, Concerning Stormwater Management.](#)

[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](#)

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