

From: [Village of Lake Bluff](#)
To: [Gail Ciolek](#)
Subject: Lake Bluff Letter - June 7, 2013
Date: Friday, June 07, 2013 5:53:02 PM

		
		

Lake Bluff Letter June 7, 2013

ABR Recommends Approval of Target's Site Plan, Petition to be Considered by Village Board, 6/10/13

June 10, 2013 - On June 4, 2013 the Architectural Board of Review (ABR) conducted 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. The ABR recommended the Village Board approve the proposed site plan, building design and signage package.

The Village Board is scheduled to consider first reading of the PCD on June 10, 2013 at 7:00 p.m. in the Village Hall Board Room (40 E. Center Ave.).

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 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

Event Calendar -

Committee-of-the-Whole Meeting

Monday, June 10, 2013

Village Board Meeting

Monday, June 10, 2013

Historic Preservation Commission Meeting

Wednesday, June 12, 2013

Farmers' Market

Friday, June 14, 2013

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](#)

Ravine Park Ravine Erosion Control Project Update

The Village is currently undertaking a significant environmental project, the Ravine Erosion Control Project (Project). The purpose of the Project is to reduce the rate of erosion occurring in the streambed of the Ravine Park ravine and improve water quality, as well as stabilization of ravine side slopes. The location of the Project is 1,600 linear feet of Ravine Park Ravine, from approximately Gurney Avenue to the Ravine/Simpson Avenue intersection. Earlier this spring, the Village Board approved a construction contract, in the amount of \$675,000, with V3 Construction Group Limited to perform the necessary work. The Project has been made possible as a result of a Great Lakes Restoration Initiative Grant in the amount of \$789,000. The Village anticipates the trucking work to be completed by mid July and the clean up and restoration work by the end of July.

After receiving the grant, the Village hired Hey & Associates, Inc., a Volo-based environmental engineering company specializing in water resource solutions. Hey and Associates designed the proposed project and obtained for the Village the necessary permits from the Corps of Engineers and the Lake County Stormwater Management Commission.

It is estimated that the depth of the ravine, along the length of the

project area, has increased an average of 4 ft. in the last 40 years. The erosion and lowering of the streambed leads to a steepening of the ravine side slopes, which in turn causes slide failures of the slopes. If this continues to remain unchecked, the streambed erosion could lead in the decades ahead to a loss of portions of the paved surfaces of Ravine Avenue and Sylvan Avenue that are currently in close proximity to the top edges of the ravine. In addition, the erosion causes huge quantities of sediment to be carried from the ravine into Lake Michigan. The sediment causes water clarity issues and covers the bottom of the lake where it can have ecological impacts on aquatic habitats and organisms.

The proposed project will primarily involve the trucking and placement of a large quantity of stone rip/rap material along portions of the streambed. The contractor will be accessing the ravine in four different locations. Two of the locations will be along Ravine Avenue east of Moffett Road and west of Simpson Avenue. There will be an additional access point off of Ravine Avenue just east of the Gurney Avenue footbridge. A fourth access point will be off of Sylvan Road east of the Gurney Avenue footbridge. At the Sylvan Road access location the contractor will install some sheet piling where a significant slide occurred several years ago on the ravine slope right at the edge of Sylvan Road.

The contractor has advised the Village that rock hauling and placement operations will begin the week of May 20th. The contractor will commence with the work in the downstream locations first and then work westbound. The contractor is estimating that rock hauling and placement east of Moffett Road will take approximately 6 weeks to perform once rock placement begins and that an additional 2-3 weeks of rock placement will be necessary for the portion of the project west of Moffett Road.

Unfortunately the rock placement activity will be a very noisy operation and will involve extensive trucking activity. During construction, the portions of Ravine Avenue between Simpson Avenue and the Gurney Avenue footbridge will be posted for local traffic only. During the construction project we ask that residents not utilize Ravine Avenue unless your driveway access is within the portion of the roadway posted for limited access. Depending upon the specific locations where rock dumping is occurring, access to Ravine Avenue on certain days may only be from one direction at a time.

The far east end of Sylvan Road from the Gurney Avenue footbridge to Moffett Road will be closed when work is occurring along the portion of the ravine immediately adjacent to this location. It is the intention that the Gurney Avenue footbridge will remain open to pedestrian traffic, although there may be a week the footbridge is closed to allow the contractor to install the sheet piling and a new storm sewer outfall immediately to the east of the footbridge location along the edge of Sylvan Road.

Upon completion of the rock work in the streambed, the access points into the ravine will be restored and roadway restoration work will occur. The Project, though very disruptive while in progress, will significantly help to provide long term stabilization of the ravine side slopes and the vegetation on those slopes. After a few years the lighter colored rocks will soften in appearance and the exposed rock streambed will begin to silt over.

According to a survey and report by the Illinois Department of Natural Resources performed in 2009, the condition of the Ravine Park Ravine in Lake Bluff is similar to many of the 47 different major ravines along the North Shore (from Winnetka to Zion) that discharge stormwater runoff into Lake Michigan. According to the report all of the ravines have erosion, water quality, and loss of habitat concerns. It is hoped that this project can serve as a model for future ravine restoration projects.

Additional information is available by contacting Village Engineer George Russell at 847-283-6884 or at grussell@lakebluff.org. The Village thanks you in advance for your understanding and cooperation

over the next several months.

Start Your Weekend at the Lake Bluff Farmers' Market

The 20th annual Lake Bluff Farmers' Market continues on Fridays, from June 14th through October 11th from 7:00 a.m. to 12:00 p.m. on the Village Green. The Market is located on the corner of Sheridan Road and E. Scranton Avenue across from the Metra Train Station.

Throughout the Market season patrons will find accessible parking in the downtown at the Walnut Avenue Parking Lot, the Train Station Lot and at Artesian Park. For questions regarding vendor participation contact Brandon Stanick, Assistant to the Village Administrator, at 847-283-6889. Additional information regarding the overall Farmers' Market is available at the new Farmers' Market website, <http://lakeblufffarmersmarket.com/>, or visitors can talk with Market Manager Kathleen Swanton during Market hours.

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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