

From: [Village of Lake Bluff](#)
To: [Gail Ciolek](#)
Subject: Lake Bluff Letter - June 14, 2013
Date: Friday, June 14, 2013 6:01:49 PM

		
		

Lake Bluff Letter June 14, 2013

Village Board Approves First Reading of Target Development, Second Reading on June 24th

On January 30, 2013 the Village received a zoning application from Target Stores, Inc. and McVickers Development, LLC. (Petitioners) to amend the text of the Zoning Code establishing planned commercial development (PCD) regulations in the Village's Zoning Code and for the redevelopment of the of the former Shepard Chevrolet property located at 930 Carriage Park Avenue (Development).

The Plan Commission and Zoning Board of Appeals (PCZBA) considered the Development Concept Plan, Final Plan and special use permit (SUP) application at its meetings on February 20th, April 17th, and on May 7th, and recommended Village Board approval of the proposed Development Concept/Final Plan (Plan). On June 4th, the Architectural Board of Review (ABR) held a formal public hearing to consider the overall site plan for the Development, which also includes building elevations, materials, landscaping and signage. The Plan, as recommended by the PCZBA and the ABR, includes the following elements:

1. A 140,000 sq. ft. structure for large format retail operations and three outlot buildings providing space for retail, restaurant (with/without drive thru), bank (with drive thru) operations, and other certain uses on the 14 acre Development;
2. A Target building design with brick façade treatments, landscape features and a unique design "notch" located at the northwest corner of the building;
3. A formal signage package as recommended by the ABR;
4. The extension of Shagbark Rd., from IL Rt. 176 to Carriage Park Ave., providing the main access to the Development;
5. The vacation of public right-of-way along Carriage Park Ave. located in the south central area of the Development;
6. Various off-site traffic improvements consisting of: (i) turn lanes facilitating safe ingress and egress traffic movements on IL Rt. 176 and Shagbark Rd., (ii) pedestrian crosswalks across IL Rt. 176 at Shagbark Rd. and across the entrance to the Development, (iii) countdown pedestrian crosswalk signals at IL Rt. 176 and Shagbark Rd. intersection, and (iv) construction of a right turn lane on IL Rt. 176 at the Waukegan Rd. intersection;

Event Calendar -

Plan Commission & Zoning Board of Appeals Meeting Cancelled

Wednesday, June 19, 2013

Farmers' Market

Friday, June 21, 2013

7. A bicycle and pedestrian path system along the perimeter of the site that connects to the existing North Shore Bike Trail along IL Rt. 176, which will be dedicated to the Village;
8. Common areas that incorporate unique landscape features, seating areas and pedestrian pathways to enhance the pedestrian experience, as well as assist in facilitating safe pedestrian movements throughout the Development Site; and
9. A privately owned stormwater management system consisting of a 1.85 acre detention pond, rain garden and underground sanitary and storm sewer to serve the Development Site.

Target Development Exhibits:

[Planned Commercial Development Plat
Subdivision Plat
Surveys](#)

[Demolition Plan](#)

[Truck Routing Plan](#)

[Grading Plan Stormwater Plan Erosion Plan](#)

[Utility Plan](#)

[Offsite Improvement Plan](#)

[Signage Plan](#)

[Landscape Plan Tree Preservation Plan](#)

[Photometric Plan](#)

[Plaza Plan Building Elevations Sidewalk Plan
Outlot Design Narrative](#)

[Traffic Study](#)

[Traffic Study Memorandum 1](#)

[Traffic Study Memorandum 2](#)

The Village Board approved first reading of the Target Development ordinance. As part of the approvals for the Development, the Village Board will also consider a development agreement between the Village and Target Corp. on June 24, 2013, as well as second and final reading of the Target PCD Plan.

Additional information is available by contacting Brandon Stanick, Asst. to the Village Administrator, at 847-283-6889 or at bstanick@lakebluff.org.

Upcoming Community Events

Lake Bluff Farmers' Market, start your weekend at the 20th annual Lake Bluff Farmers' Market (7:00 a.m. to 12:00 p.m.) every Friday through October 11th. Additional information is available at lakeblufffarmersmarket.com.

Artists on the Bluff, a local nonprofit organization dedicated to educating, supporting and promoting the arts, is holding its annual Arts Festival on the Village Green on Saturday, June 22nd and Sunday, June 23rd (10:00 a.m. to 5:00 p.m.). Additional information is available at artistsonthebluff.org/

Foodstock Concert event, which benefits the Lake County C.O.O.L. Food Pantry, is scheduled for Sunday, June 30th (3:00 p.m. to 7:30 p.m.) on the Village Green. At the event participants can enjoy a variety

of musical acts and food. Participants are encouraged to donate non-perishable food items to benefit Lake County residents in need.

Lake Bluff Fourth of July Festivities, an annual tradition in Lake Bluff, don't miss out on the July 3rd Firemen's Ball (355 W. Washington Ave., 7:00 - 11:00 pm), July 4th Kiwanis Pancake Breakfast (Village Green, 6:30 - 9:45 am) and the Lake Bluff Fourth of July Parade (steps off at 10:00 am). Additional information is available by visiting lb4july.org.

Bluffinia summer concerts (coordinated by the Park District) will be held on the Village Green every Sunday, from July 7th through August 18th (6:00 p.m. to 7:30 p.m.). Please visit lakebluffparks.org for additional information, including a listing of bands.

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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