

**From:** [Village of Lake Bluff](#)  
**To:** [Gail Ciolek](#)  
**Subject:** Lake Bluff Letter - June 28, 2013  
**Date:** Friday, June 28, 2013 5:43:11 PM

		
		

## Lake Bluff Letter June 28, 2013

### Independence Day Holiday Reminders

#### Refuse Collection

As Independence Day falls on a Thursday, the refuse, recycling and yard waste collections for the week of July 1st through July 5th will follow the regular collection schedule.

#### Hours of Operation

In observance of Independence Day, non-emergency Village Offices will be closed on Thursday, July 4th. Non-emergency Village Offices will commence with regular hours of operation (8:00 a.m. to 4:30 p.m.) on Friday, July 5th. For questions during the holiday weekend, residents may contact the Police Department's non-emergency number at 847-234-2153.

### Ravine Park Ravine Erosion Control Project Update - Road Closure, 6/25

**June 25, 2013** - Sylvan Road will be closed starting June 25th, from the Gurney Avenue footbridge to Moffett Road, for a minimum of four days and possibly into next week. The length of Sylvan Road to the Gurney Avenue footbridge is being used as a staging area for sheet piling work that will start June 26th. Signs have been posted at Glen and Sylvan Avenues warning drivers of the scheduled road closures. Following the sheet piling work, a new storm structure and storm line will be built along the south slope of the ravine and will require the same street closure for two days.

**Project Summary** - 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

### Event Calendar -

#### Architectural Board of Review Meeting Cancelled

Tuesday, July 02, 2013

#### 4th of July Parade

Thursday, July 04, 2013

#### Village Hall Closed

Thursday, July 04, 2013

#### Farmers' Market

Friday, July 05, 2013

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](mailto:grussell@lakebluff.org). The Village thanks you in advance for your understanding and cooperation over the next several months.

### **Village Board Approves Final Target Development Plan**

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;
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 Elevation \(1\) Building Elevation \(2\) Building  
Elevation \(3\) 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 on June 10, 2013 and second and final approval on June 24, 2013.

Additional information is available by contacting Brandon Stanick, Asst. to the Village Administrator, at 847-283-6889 or at [bstanick@lakebluff.org](mailto: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](http://lakeblufffarmersmarket.com).

**Lake Bluff History Museum Ice Truck Reveal and Block Party**, In 2010, the Lake Bluff Ice Truck returned to the Village after 50+ years in storage. Over the past 3 years, the truck has been lovingly restored. Join us June 28 for the grand "reveal" and block party. The block party will feature the Lake Bluff Ice Truck, several antique cars, special Double Clutch and LBI Ale brews from the Lake Bluff Brewing Company and other refreshments.

**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](http://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](http://lakebluffparks.org) for

additional information, including a listing of bands.

**Second Annual Lake Bluff Criterium** is scheduled for Saturday, July 20th (11:00 a.m. to 11:00 p.m.). Northwestern Lake Forest Hospital is the title sponsor and health care partner for the event. Also, the annual Block Party (11:00 a.m. to 11:00 p.m.) will be held on the same day. For additional information please visit [lakebluffcriterium.com](http://lakebluffcriterium.com).

[Block Party Site Plan](#) [Criterium Race Street Closure Map](#)

**Public Safety Open House** - Join the the Lake Bluff Volunteer Fire Department and the Police Department at the annual Public Safety Open House on August 24, 2013 (10:00 a.m. to 4:00 p.m.) at the Public Safety Building (45 E. Center Avenue). Food and refreshments will be provided by the Metropolitan Emergency Support Service, a volunteer run organization that provides support to on-site emergency personnel. For additional information contact Nancy Gusterine, Fire Department Executive Assistant, at 847-234-5158.

### 2013 Water Quality Report Now Available

[2013 Water Quality Report Now Available](#)

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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40 E. Center Avenue, Lake Bluff, IL 60044 • Hours: 8:00 a.m. to 4:30 p.m., Mon - Fri  
Phone: (847) 234-0774 • Fax: (847) 234-7254 • Email: [vlb@lakebluff.org](mailto:vlb@lakebluff.org) • Web: [www.lakebluff.org](http://www.lakebluff.org)