

From: [Village of Lake Bluff](#)
To: [Gail Ciolek](#)
Subject: Lake Bluff Letter - August 15, 2014
Date: Friday, August 15, 2014 5:40:45 PM

		
		

Lake Bluff Letter Date

Public Hearing to Consider Stonebridge Preliminary Development Plan Scheduled August 20, 2014

On August 20, 2014 the Joint Plan Commission and Zoning Board of Appeals (PCZBA) will commence a Public Hearing at 7:00 p.m. in the Board Room of Village Hall (40 E. Center Avenue) to consider a petition, filed by The Roanoke Group, LLC (Petitioner), for approval of a preliminary development plan for a Planned Residential Development (PRD) on the approximately 47 acre property located at 136 Green Bay Road.

Proposed PRD - Preliminary Development Plan

This property is commonly known as the Stonebridge Planned Residential Development. The preliminary development plan, that would ultimately amend the Stonebridge PRD Plan to allow the following:

- a total of 98 residential units, including with 94 detached single-family residences, 2 existing detached single-family residences and 2 existing attached single-family residences;
- restoration and preservation of the existing Manor House as a community clubhouse with limited public access;
- demolition of the existing Carriage House;
- various landscape features, parks and bicycle and pedestrian trails;
- on-street traffic circulation and access to home site with a two-way loop road (Jensen Road) as it currently exists, "Street A" and "Street B" that serve the "Pocket Neighborhood" and minor street "Street C" serving Lots 40 to 53;
- on-street parking spaces (not required) added at select locations along one side of Jensen Lane for residents and visitors, as well as the required minimum of two off-street parking spaces per unit is provided; and
- a stormwater management plan with three detention basins.

PRD Application Process - Preliminary Plan

Consideration of a PRD is a two-step process that includes separate public hearings and Village Board consideration for: i) a preliminary development; and ii) a final development plan, which would go before the PCZBA at a new public hearing if the preliminary development plan is approved by the Village Board.

It is anticipated that most or all of the August 20, 2014 portion of the Public Hearing will consist of the Petitioner's initial presentation, and that the PCZBA will then continue the Public Hearing to a subsequent date for public comment. You are welcome to appear at the Public Hearing beginning at the time and place specified above. A copy of the application seeking this action and additional information will be

Event Calendar -

Bluffinia Concert

Sunday, August 17, 2014 - 6:00 pm

Architectural Board of Review Special Meeting

Monday, August 18, 2014 - 7:00 pm

Plan Commission & Zoning Board of Appeals Meeting

Wednesday, August 20, 2014 - 7:00 pm

Farmers Market

Friday, August 22, 2014 - 7:00 am

available for inspection on or after the Friday before the scheduled meeting date at the front counter in the Lake Bluff Village Hall (40 East Center Avenue).

Stay Informed

As the Stonebridge Development moves through the Village's development review process, residents are encouraged to stay informed of upcoming meeting dates by visiting the [Events Calendar](#) and the [Meeting Agenda](#) pages. Also, the public may send comments to Village Hall (40 E. Center Avenue) or by email at vlb@lakebluff.org. For questions regarding the preliminary development plan, please contact Brandon Stanick at 847-234-0774.

Public Notice

Public Notice is hereby given, pursuant to the provisions contained in Title 10 of the Municipal Code of the Village of Lake Bluff, being the Zoning Regulations of the Village of Lake Bluff, and the Statutes of the State of Illinois, that the Joint Plan Commission & Zoning Board of Appeals of the Village of Lake Bluff will conduct a public hearing on Wednesday, August 20, 2014 at 7:00 p.m. in the Board Room of the Village Hall, 40 E. Center Avenue, Lake Bluff, Illinois to consider a petition filed by The Roanoke Group (Petitioner) for approval of a preliminary development plan for a Planned Residential Development at 136 Green Bay Road. Any person desiring to be heard or desiring to present any evidence or testimony relating to said matter should appear at the time and place above specified. A copy of the petition will be available for inspection the Friday prior to the meeting at the front counter of the Village Hall, 40 East Center Avenue, Lake Bluff, Illinois.

August 20, 2014 PCZBA Meeting Materials

[PCZBA Staff Report Dated August 15, 2014](#)

[Attachment A: Stonebridge Development Dimensioned Site Plan as Authorized Pursuant to Ordinance #2006-28](#)

[Attachment B: Stonebridge Exhibits](#)

[Exhibit: 1.0 Application](#) [2.0 Narrative](#) [2.1 Concept Plan](#) [3.0 Zoning Standards](#)

[Exhibit: 4.1 Legal Description](#) [4.2 Plat of Survey](#) [4.3 Ownership Information](#)

[Exhibit: 4.4 Site Plan](#) [4.5 Schematic Drawings](#) [4.6 Construction Sequence](#)

[Exhibit: 4.7 Maintenance of Common Space and Governance Structure](#)

[Exhibit: 5.1 Conceptual Landscape Plan](#) [5.2 Conceptual Manor House Plan](#)

[Exhibit: 5.3 Site Restoration](#) [5.4 KMA Fiscal Impact Study](#)

[Exhibit: 5.5 KLOA Parking and Circulation Memo](#) [5.6 KLOA Traffic Study](#)

[Exhibit: 5.7 Stakeholder Testimony](#)

[Attachment B.1: Stonebridge Key Design Principles and Features](#)

[Attachment B.1: Continued](#)

[Attachment C: Stonebridge PRD Amendment Process Flow Chart](#)

[Attachment D: Village Consultant Baxter & Woodman, Inc. Traffic Study Review \(will be provided at the September 17th PCZBA meeting\)](#)

[Attachment E: Memorandum from Village Consultant SB Friedman and Co. Regarding the Stonebridge Development Fiscal Impact Analysis](#)

[Attachment F: Section 10-5J of the Zoning Code Outlining the PRD Regulations](#)

[Attachment G: Procedures for Public Hearing on Preliminary Stonebridge PRD Plan](#)

[Attachment H: November 28, 2012 PCZBA Meeting Minutes](#)

[Attachment I: Comprehensive Plan Land Use & Development Areas Objectives/Policies](#)

Labor Day Holiday Reminders

In observance of Labor Day, refuse and yard waste collections on Monday, September 1st will be picked up one day later on Tuesday, September 2nd. Tuesday's collections will be picked up on Wednesday, September 3rd. For those households receiving a la carte collection services the second collection day (Thursday or Friday) will remain unchanged.

Non-emergency Village offices will be closed on Monday, September 1st and will commence with regular hours of operation (8:00 a.m. to 4:30 p.m.) on Tuesday, September 2nd. For questions over the holiday weekend, residents may contact the Police Department's non-emergency number at 847-234-2153.

Village Issues Request for Proposals to Fill Train Station Vacancy

[Village Issues Request for Proposals to Fill Train Station Vacancy](#)

Public Safety Day Open House, 8/23/14

Lake Bluff invites residents and visitors to attend the Village's Public Safety Day Open House on August 23, 2014, from 11:00 a.m. to 4:00 p.m., at the Public Safety Building (45 E. Center Avenue). All are encouraged to come out and witness a showcase of vehicles from each of the Fire, Police and Public Works Departments, as well as various emergency demonstrations that save lives and execute essential public services on a daily basis. An added benefit and a must see experience for all is the landing of the Flight for Life helicopter at Artesian Park. In addition, the Fire Department will have a live fire demonstration, hands-on auto extrication demonstration, a children's fire pole and obstacle course and will have fire prevention materials available for members of all ages. The Police Department will have a booth offering finger printing and a squad car on display. The Public Works Department will also have service vehicles on display. The helicopter landing, as well as food and refreshments, will be provided by the Metropolitan Emergency Support Service, a volunteer run organization that provides support to on-scene emergency personnel. Additional information is available by calling Nancy Gusterine, Fire Department Executive Assistant, at 847-234-5158.

Shields Township Partners with Pace to Provide Dial-a-Rid Services

Shields Township is partnering with Pace to offer a dial-a-ride service to seniors and disabled persons 16 and older who reside in the Township and who need transportation to work, shopping destinations, medical appointments, school, etc. The service area includes all of Shields Township and the following locations: Highland Park Hospital, Walmart Supercenter at Fountain Square in Waukegan, Hawthorn Mall in Vernon Hills, Greeleaf Medical Complex in Gurnee, Lake County Center for Independent Living in Mundelein, the Erie Family Health Center in Waukegan and the College of Lake County campus in

Grayslake. Service will begin October 1st and each one-way fare will be \$3.00. Riders must reserve a pickup time (Monday through Friday, from 6:00 am to 6:00 pm) 24 hours in advance. An informational meetings was held at the Lake Bluff Public Safety Building on August 11th. An additional informational meeting will be held at Dickinson Hall in Lake Forest on September 17th (1:30 to 3:30 pm). For questions, please call Shields Township at 847-234-0802.

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.

To ensure email from the Village of Lake Bluff is delivered to your inbox (not bulk or junk folders) please add vlb@lakebluff.org to your address book. Please DO NOT REPLY to this email. If you no longer wish to receive emails from the Village of Lake Bluff please UNSUBSCRIBE.



40 E. Center Avenue, Lake Bluff, IL 60044 • Hours: 8:00 a.m. to 4:30 p.m., Mon - Fri
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