

From: [Village of Lake Bluff](#)
To: [Gail Ciolek](#)
Subject: Lake Bluff Letter - October 31, 2014
Date: Friday, October 31, 2014 4:26:42 PM

		
		

Lake Bluff Letter October 31, 2014

Trick-or-Treat Hours and Hot Dog Roast

The Lake Bluff Police Department invites trick-or-treaters to stop by the Public Safety Building (45 E. Center Avenue) for the annual hotdog roast on Friday, October 31st, during trick-or-treat hours (4:00 pm to 7:00 pm).

Police Department personnel, with help from their families, will cook hot dogs and serve potato chips and refreshments. Hot dogs are limited, so plan to come early.

Daylight Saving Time Ends

Daylight Saving Time ends Sunday, November 2, 2014 at 2:00 a.m. The Village would like to remind residents to set their clocks back one hour before going to bed Saturday night.

Village Board to Consider Conditional Stonebridge Preliminary Approval, 11/10/14

On August 20, 2014 the Joint Plan Commission & Zoning Board of Appeals (PCZBA) commenced a Public Hearing 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. Following a presentation by the Petitioner, and comments/questions from the PCZBA, the Public Hearing was continued to September 17th. At its meeting on September 17th the PCZBA continued with the public hearing, received additional information from the Petitioner, received public comment, discussed the proposal and recommended the Village Board approve the preliminary development plan with the following conditions:

1. The Petitioner investigates modifications to the three detached single-family homes proposed for the area currently occupied by the Carriage House that is of a massing/scale more consistent with the Carriage House;
2. The Petitioner not deviate from the proposed [construction phasing plan](#) which implements the eastern pond and forest management plan and restores the Jensen Lansdcape Plan in Phase I; and
3. The PCZBA and Architectural Board of Review conduct a joint workshop/charrette process to review the proposed development before the Final Plan review phase.

On October 27, 2014, following a presentation by The Roanoke Group and a deliberation by the Village Board, the Village Board directed the Village Attorney to prepare a resolution conditionally approving the

Event Calendar -

Architectural Board of Review Meeting

Tuesday, November 4, 2014 - 8:00 pm

Rock & Roll Open House

Friday, November 7, 2014 - 6:30 pm

preliminary development plan. It is anticipated the Village Board will formally consider a conditional resolution approving the proposed Stonebridge preliminary development plan at its meeting scheduled for November 10, 2014 (7:00 pm) in the Village Hall Board Room (40 E. Center Avenue).

[October 27, 2014 Meeting Video](#)

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 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 vib@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.

September 17, 2014 PCZBA Meeting Materials

[September 17, 2014 PCZBA Meeting Video](#)

[September 17, 2014 PCZBA Packet](#)

August 20, 2014 PCZBA Meeting Materials

[August 20, 2014 PCZBA Meeting Video](#)

[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](#)

[Public Correspondence Received as of October 22, 2014](#)

Farmers Market Customer Satisfaction Survey Now Available

The Lake Bluff Farmers Market was a great success in 2014! The Farmers Market Committee wants to expand on the continued success of the Farmers Market by asking customers about their experiences. The Committee invites you to share your experiences by taking a short survey available by clicking on the following link:

<https://www.surveymonkey.com/s/5SS9855>

The survey will close at 5:00 p.m. on November 12, 2014.

Veterans to be Honored by American Legion Post 510, 11/11/14

Area casualties from Gulf War and War on Terrorism remembered on Veterans Day in Lake Bluff.

Lake Bluff's American Legion Post 510 will conduct a 30-minute program at the Gazebo on the Village Green at 9:00 am on Tuesday, November 11, 2014 to honor all veterans. State Senator Julie Morrison and State Representative Scott Drury will read the names of local casualties. Post 510 Commander David Cimarrusti will host. Navy Captain Jo Anne T. Cunningham, will be the Guest Speaker.

Terry Leone, Lake Bluff Women's Club Past President, will lead the Pledge of Allegiance. Pastor Mark Hindman, Union Church, Lake Bluff, will deliver the Invocation and Benediction. Boy Scout Troop 42 will conduct the flag ceremony.

Lake Forest High School's Band, directed by Janene Kessler, will provide music. LFHS student Meg Martin will sing the *Star Spangled Banner* and *America The Beautiful*. LFHS Buglers Helen Burkhardt and Mariel Aquino will perform Taps and Echo. Lake Bluff Middle School Student Council President Meghan Geraghty will deliver the *Gettysburg Address*.

The Rifle Squad from Marine Air Control Group #48, Great Lakes, lead by SNCOIC GySgt Robert Ferguson, will perform rifle volleys. A wreath will be laid at the Veterans Memorial. Refreshments will be served in the Community Room of the Lake Bluff Public Safety Building (45 E. Center Avenue) after the program.

To commemorate Veterans Day the [Lake Bluff History Museum](#) is sponsoring a display of military items from Lake Bluff residents.

For additional information Contact Post Commander David Cimarrusti – 847-234-5261.

Dickinson Hall Hosts November Open House

[Dickinson Hall Hosts November Open House](#)

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
Phone: (847) 234-0774 • Fax: (847) 234-7254 • Email: vlb@lakebluff.org • Web: www.lakebluff.org