



2.1 Proposed Plan Exhibit

Conceptual Land Plan and Response to November 2012 PCZBA Hearing

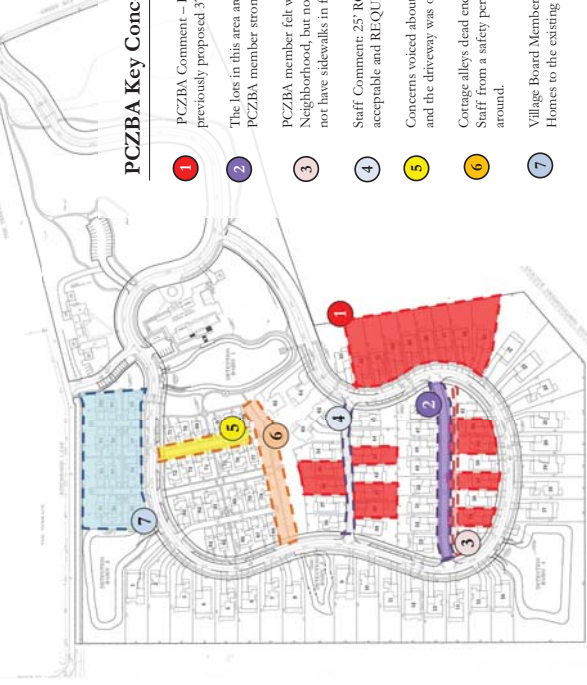
Stonebridge Conceptual Land Plan – Current Submittal



Applicant Response to PCZBA November 2012 Key Concerns

- 1 All 50' lots removed from this section (17 lots removed).
- 2 "Through-lot" condition was eliminated.
- 3 Sidewalks added to all Carriage Neighborhood streets and all homes will be designed to allow for paths to connect front porch and pedestrian sidewalk.
- 4 25' ROW condition in Carriage non-collector streets has been eliminated.
- 5 Curbs will be required, back-of-curb to back-of-curb condition increased to 20', street to garage distance increased to 8'.
- 6 Connectivity now possible based on the elimination of the "through-lot" condition, eliminating emergency access concerns and increasing ROW and set-back conditions in all interior lots (see KLOA Circulation Study).
- 7 The Cottage homes have been replaced with conventional Carriage Homes in this area.

Stonebridge Conceptual Land Plan – Previous Submittal



PCZBA Key Concerns with November 2012 Submittal

- 1 PCZBA Comment – East Lake Bluff has 50' lots but this lot width is not ideal (17 of previously proposed 37 Carriage Homes were plotted on 50' lots).
- 2 The lots in this area are "through-lots" (lots 54-61 back-yards adjacent to street). PCZBA member strongly discouraged this condition.
- 3 PCZBA member felt walkability of Lake Bluff was reflected in the Cottage Neighborhood, but not in the other Manor and Carriage Neighborhoods (Lots 34-61 did not have sidewalks in front of homes).
- 4 Staff Comment: 25' ROW condition in the non-collector streets (lots 34-61) aren't acceptable and REQUIRED a 50' ROW and 10' set-back for these non-collector streets.
- 5 Concerns voiced about the access to Cottage garage (the streets had no proposed curb and the driveway was only 4' in depth).
- 6 Cottage alleys dead end and this condition wasn't acceptable to the PCZBA or Village Staff from a safety perspective in regards to the ability for emergency vehicles to turn around.
- 7 Village Board Member expressed concern regarding the proximity of the smaller Cottage Homes to the existing homes located on W. Witchwood Lane.