

RESOLUTION NO. 2014-62

A RESOLUTION APPROVING A NEW PRELIMINARY DEVELOPMENT PLAN
FOR THE STONEBRIDGE PLANNED RESIDENTIAL DEVELOPMENT

(136 Green Bay Road)

WHEREAS, SB 2011, LLC ("**Applicant**") is the record owner of the real property consisting of approximately 47.277 acres, located in the Village's Estate (E-1) Residential District ("**E-1 District**"), commonly known as 136 Green Bay Road, Lake Bluff, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Resolution ("**Property**"); and,

WHEREAS, on November 27, 2006, the Village Board adopted Ordinance 2006-28, as subsequently amended by Ordinance 2011-7 ("**Original PRD**"), approving a planned residential development for the Property to be developed by Stonebridge Lake Bluff, LLC ("**Original Developer**") pursuant to the development agreement by and between the Village and the Original Developer dated November 28, 2006 ("**Original Development Agreement**"); and,

WHEREAS, the Property currently consists of the historically significant buildings known as the **Manor House** and the **Gatehouse**, approximately 30 undeveloped acres on the western portion of the property, significant historical landscape architecture and related features ("**Protected Landscapes**"), and certain infrastructure and related improvements constructed by the Original Developer, including two detached single-family residence(s) and two attached single-family residences; and,

WHEREAS, the Original Developer failed to complete the development of the Property pursuant to the Original PRD Approval, and the Applicant subsequently purchased the Property; and,

WHEREAS, pursuant to Section 10-5J-4 of the Lake Bluff Zoning Regulations, the Applicant has filed an application, dated July 25, 2014 ("**Application**"), seeking approval of an amended and restated special use permit for a planned residential development for the Property, including certain departures from the PRD regulations regarding the density; and,

WHEREAS, the Applicant desires that the Village Board approve an amended and restated Planned Residential Development for the Property providing, among other things, for (i) the construction of 98 single-family residences, consisting of 94 newly-constructed detached single-family residences and the retention of two existing detached single-family residences and two existing attached single-family residences on the Property; (ii) restoration and preservation of the Manor House as a community clubhouse with limited public access; (iii) demolition of the Gatehouse; (iv) a revised plan for the preservation of the Protected Landscapes; (v) re-configuration of on-street traffic circulation and access to home sites with a two-way loop road (Jensen Lane); (vi) the construction of on-street parking spaces at select locations along one side of Jensen Lane for residents and visitors, and (vii) a stormwater management plan with three detention basins, all as depicted in the Application (collectively, the "**Proposed Development**"); and,

WHEREAS, after a duly-noticed public hearing of the Joint Plan Commission and Zoning Board of Appeals for the Village ("**PCZBA**"), the PCZBA recommended that the Village Board approve a preliminary development plan for the Proposed Development on the Property subject to certain conditions; and,

WHEREAS, the Village Board has determined that it will serve and be in the best interest of the Village and its residents to approve the preliminary development plan for the Proposed Development on the Property as set forth in this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LAKE BLUFF, LAKE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. Recitals.

The foregoing recitals are incorporated into, and made a part of, this Resolution as findings of the Village Board.

Section 2. Public Hearing.

A public hearing to consider the Applicant's request for approval of a preliminary development plan for the Proposed Development on the Property was duly advertised on August 4, 2014 in the Lake County News-Sun, which hearing commenced on August 17, 2014, and continued and concluded on September 17, 2014, on which date the PCZBA recommended that the Village Board approve the preliminary development plan for the Proposed Development on the Property subject to certain conditions.

Section 3. Approval of Preliminary Development Plan.

The preliminary development plan for the Proposed Development on the Property, consisting of the following documents (collectively, the "***Preliminary Development Plan***"), shall be, and is hereby, approved:

- A. A survey of the Property consisting of one page submitted as Exhibit 4.2 of Attachment B of the Application;
- B. Conceptual renderings of landscape plans consisting of ___ pages submitted as Exhibit 5.1 of Attachment B and as Attachment B-1 of the Application;
- C. Artists' renderings of schematic elevations and floor plans for each of the three types of single-family detached units referred to as "Cottage", "Carriage", and "Manor" residences, consisting of ___ pages submitted as Exhibit 4.5 of Attachment B of the Application;
- D. Tentative plat of resubdivision, consisting of ___ page(s) submitted as Exhibits 4.2 and 4.4 of Attachment B of the Application;
- E. Photographs of current site conditions and surrounding areas, consisting of ___ page(s) submitted as Exhibits 3.0, 5.2 and 5.3 of Attachment B of the Application;
- F. Site history consisting of ___ page(s) submitted as Exhibit 2.0 of Attachment B of the Application;
- G. Comparative density information between the Proposed Development and the West Terrace neighborhood consisting of ___ page(s) submitted as Exhibit 3.0 of Attachment B of the Application;

- H. Proposed construction sequence consisting of ____ page(s) submitted as Exhibit 4.6 of Attachment B of the Application; and
- I. Overview of the governance structure for the Proposed Development, including summaries of proposed regulations for the homeowners association, historic Manor House, and Cottage, Carriage, and Manor neighborhoods, consisting of ____ page(s) submitted as Exhibit 4.7 of Attachment B of the Application;

Section 4. Submission of Final Development Plan.

Pursuant to and in accordance with Section 10-5J-4C1 of the Zoning Regulations, the adoption of this Resolution authorizes the Applicant to submit a final development plan for the Property to the Village subject to the terms and conditions of this Resolution.

Section 5. Effect of Approval of Preliminary Development Plan.

The approval of the Preliminary Development Plan for the Property, as set forth in Section 3 of this Resolution, shall not be deemed or interpreted as authorizing or entitling the development or the improvement of the Property in any manner whatsoever unless and until the Village Board approves, by ordinance, an amended and restated special use permit for a planned residential development and a final development plan for the Property pursuant to Section 10-5J-4D of the Zoning Regulations.

Section 6. Conditions of Approval.

In approving the Preliminary Development Plan for the Property as set forth in Section 3 of this Resolution, the Board identified the following specific conditions to be addressed by the Applicant as part of any approval of a final development plan for the Proposed Development on the Property:

- A. Prior to the PCZBA's consideration of a final development plan for the Property, the Applicant must attend and meaningfully participate in the joint workshop(s) to be conducted by the PCZBA and the Village's Architectural Board of Review concerning the Proposed Development ("**Workshop**");
- B. The Applicant must thoroughly study and consider the inclusion in the final development plan of modifications to the proposed housing plan for three detached single-family residences on the existing Gatehouse site that will allow those residences to mirror, to the closest extent possible, the existing bulk and scale of the Gatehouse structure;
- C. The final development plan must be consistent with the proposed construction phasing and plan set forth in Attachment B, Exhibit 5.6 of the Application, including, without limitation, strict compliance with the phasing and plan of completing the restoration of the Protected Landscapes and the Manor House in conjunction with site development and home construction;
- D. The Applicant will participate with the Village in the improvements to Green Bay Road, including a new left turn lane from northbound Green Bay Road to the Property and related storm water and sewer improvements, with the Applicant's share of the costs and timing of such improvements to be set forth as part of the approval of a final Planned Residential Development for the Proposed

Development and to be no less than as set forth in the Original Development Agreement.

- E. The standards for transfer of the Applicant's rights under any final Planned Residential Development to any subsequent developer shall be no less restrictive than those set forth in the Original PRD Approval and the Original Development Agreement;
- F. The total impervious surface area for the Proposed Development on the Property shall be no greater than the amount approved pursuant to the Original PRD Approval, except as the Board deems necessary as part of the final plan for the Proposed Development; and
- G. The preservation standards and requirements applicable to the Manor House will be no less restrictive than those set forth in the Original PRD Approval and the Original Development Agreement and will also include the incorporation of additional local preservation, rehabilitation, and restoration standards as necessary in the event federal historic landmark designation cannot be obtained.

Section 7 Effective Date.

This Resolution will be effective only upon passage by the President and Board of Trustees in the manner required by law.

PASSED this 10th day of November, 2014, by vote of the Board of Trustees of the Village of Lake Bluff, as follows:

AYES: (5) Christensen, Dewart, Grenier, Josephitis and Meyer

NAYS: (0)

ABSENT: (1) Rener

APPROVED this 10th day of November, 2014.

Village President

ATTEST:

Village Clerk

EXHIBIT A

Legal Description of Property

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