



3.0 STANDARDS

Article J. Planned Residential Development (PRD)

10-5-J-1: PURPOSE

The proposed modifications to the PRD Ordinance are consistent with the purposes of Planned Residential Developments, as set forth in Section 10-5J-1, and as described below:

A. To preserve the natural scenic qualities of open spaces.

World renowned landscape architect Jens Jensen was commissioned to design the landscape plan for the property. Jens Jensen was one of America’s greatest landscape designers and conservationists. Using native plants and “fitting” designs, he introduced the influential Prairie Style of landscape architecture.

Over 12 acres of Jens Jensen designed open space remains undeveloped, albeit in serious decay as a result of years of neglect.

The Applicant proposes to restore this undeveloped landscape using the original Jens Jensen Landscape Plan. The Applicant has started a portion of this restoration effort on the land between Green Bay Road and the Manor House.

This removal of the invasive species will take an additional 1-2 years and the restoration experts managing this process believe that the original Jens Jensen prairie seed will re-sprout when the invasive species are removed.

Additional signature Jens Jensen design elements were uncovered while studying the original landscape plan: Player’s Green and Council Ring Garden (“Council Hill”). The Applicant proposes restoring those plans as a part of the development approach.

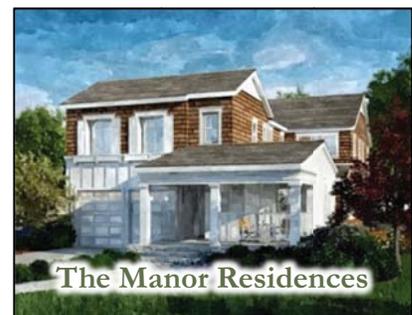
The Comprehensive Plan of 1997, the basis for the approval of the density variance necessary for approved Ordinance 2006-28 and the Applicant’s request “requires dedication of land for public access to the open space to the West” (LBOLA maintained with walking trails through woods). The Applicant has proposed a plan that is far superior to the previous developer for this connection that will be a great amenity to the community (which will also enhance the value of the homes on W. Witchwood Lane). There are also additional outlot(s) that have been proposed that will provide for future path connections in the event of additional development to the South.

Finally, ALL of the restored land will be a public amenity to the residents of Lake Bluff. Wide walking trails are proposed in the Applicant’s plan that will allow for everyone these restored gardens and trails. See the “*Stonebridge Key Design Principles and Features*” Exhibit for more details.



B. To provide a harmonious variety of architectural styles, building forms and building relationships within the development.

The Applicant has proposed three distinct housing styles in the development plan. The housing styles were designed to attract using modern planning principles in order to design a community. Subdivision design lends itself to one housing style repeated over and over. As a result those style of communities generally have the same make-up in terms of buyer profiles, whether it be a zoning classification that allows higher density and smaller homes that may attract the “Active-adult” buyer or larger homes that may attract a traditional family buyer. The Applicant believes that a community needs to have a variety of home designs to attract all types of buyers which will organically attract all ages of people in every stage of their lives.



The homes the Applicant has designed are in that nature and also specifically located based on the home style. As an example the Cottage Homes, smallest square footage, are located closest to the Estate, which the Applicant has proposed as an amenity. This will allow those living in smaller homes to easy access to the large amenities should they want to entertain larger groups or interact with others in the clubhouse. The Carriage Homes, middle square footage, are generally in the “second ring” as it relates to location to the Estate. The Applicant believes many of these buyers may have families and will want to use that space for events and potentially the pool and gym. The Manor Homes are located the farthest away from the Manor because these homes are on larger lots and are also the largest square footage. Although we hope everyone uses the Estate amenity this buyer will have a lot of space for guests etc... (See Exhibit 4.5 Schematic Drawings – Residential for more details).



C. To permit creative and imaginative design not always possible under conventional zoning regulations.

Conventional zoning regulations have a place in well-established developed communities. Subdivision control ordinances deal with narrow concerns, such as street, curb, and sidewalk standards and lot and block layout. These regulations are important to protect homeowners in these established communities to prevent one off builders or lot owners from building a structure that would damage the value of the rest of the neighborhood or subdivision.

However, standard subdivision zoning ordinances have serious limitations when it comes to land planning. Older conventional ordinances also contain uniform site development standards that tend to produce monotonous outcomes.

It would not be possible to offer the various housing styles proposed in this development and also planned in this site plan under conventional zoning. In addition the rigid bulk standards of conventional zoning would not allow for the smaller Cottage lots designed for that active adult buyer looking for a maintenance free home (See Exhibit 4.5 Schematic Drawings – Residential for more details).

*Incidentally, it does not appear that the underlying E-1 bulk standards would allow the Estate (Manor House) & Garage (Carriage House). The Floor Area (FA) calculation for the “lot” would be: $(47.23 \text{ acres} \times 43,560\text{SF} = 2,057,339; 5,400 + .01 \times (2,057,339 - 18,000)) = 25,793 \text{ SF}$ allowed. The existing Manor House and Carriage House far exceed that number and it is questionable what kind of bonus would be given for the detached garage. This would make sense because the E-1 designation was presumably applied to the property after it was built and occupied. Lake Bluff’s first zoning ordinance was put in to place in 1922 after the house has been lived in. *This may be one reason why a special use permit was always necessary for operation of this building.**





D. In general, to permit greater flexibility and facilitate the use of techniques of large area land development which will be most advantageous to the Village.

The underlying E-1 zoning, or any zoning classification for that matter, would not provide the flexibility necessary to properly develop this piece of property in a manner advantageous to the Village. Without the flexibility provided in the Planned Residential Ordinance it would not be possible to restore the Jens Jensen Landscape, rehabilitate the Howard Van Doren Shaw designed Estate as a private/public amenity, nor build three unique housing styles. It would not be advantageous to the Village to have a standard zoning classification that would lead to the elimination of the significant landmarks on this property. In order to preserve those amenities large area land development techniques must be applied. The exchange for the preservation of these outstanding amenities is the 98 units the Applicant proposes. In addition to the physical characteristics the community will also provide a significant fiscal stimulus to the Village (See Exhibit 5.4: KMA Fiscal Impact Study for more details).

Implementation of the Purposes

As acknowledged in Section 10-5J-1, the Purpose of a Planned Residential Development, discussed above, cannot be accomplished under conventional zoning regulations. It is for this reason that the PCZBA is authorized under Section 10-5J-4(C) (2) (b) to recommend departures from the requirements of the Zoning Ordinance.



10-5-J-2: PERMITTED USES:

Uses permitted in a planned residential development may include, and shall be limited to, single-family dwellings and multiple-family dwellings and lawful accessory structures incidental thereto, buildings primarily devoted to religious worship, private elementary or high schools without dormitory accommodations, and buildings, structures or other facilities for common recreational use, provided such structures shall be in compliance with the standards and regulations set forth in this article and in compliance with all other applicable ordinances and acts of the village and the statutes and regulations of other governmental units having jurisdiction. Other uses which shall have been permitted in the zoning district or districts in which the proposed development is located prior to approval of the planned residential development pursuant to this article shall be superseded and not permitted in the development area, after such approval. (Ord. 87-38, 12-14-1987)



10-5-J-3: STANDARDS:

With two exceptions noted below, the Applicant’s proposal meets the standards for Planned Residential Developments set forth in Section 10-5J-3.

A. Ownership: The site must be under common ownership prior to final approval of a planned residential development. Applications for a planned residential development must be filed by and executed by all parties in interest as landowners, owners, beneficiaries, trustees, mortgagees or otherwise. Until approval of a final plat for a planned residential development, applications therefor must be amended to reflect all changes in ownership. The names of all beneficial owners, shareholders and the like must be disclosed in all instances where such party has more than a five percent (5%) interest in an entity that is an applicant for the planned residential development.

The Property is currently owned by SB 2011, LLC, which has executed this application for amendment to the PRD Ordinance. SB 2011, LLC is owned by The Roanoke Group, LLC and AdBac Holdings, LLC.

B. Minimum Size: The site must be not less than six (6) acres; provided, however, that the board of trustees may approve a site of less than six (6) acres if, after public hearings, the board shall find that a planned residential development on such site is in the public interest and that one or more of the following conditions exist:

1. Because of unusual physical features of the property itself or of the neighborhood in which it is located, a deviation from the regulations otherwise applicable is necessary or appropriate in order to conserve a physical or topographic feature of importance to the village.
2. The property of its neighborhood has a historic character or economic importance to the community that will be protected by use of a planned residential development.
3. The property is adjacent to or across the street from property which has been developed or redeveloped under a planned residential development, and a planned residential development will contribute to the maintenance of the amenities and values of the neighboring property.

The Property consists of 47.28 acres, which is well above the required minimum of six (6) acres.



C. Zoning: The site must be zoned consistent with the proposed development and must not require any rezoning for consideration of the application; provided, however, that the village board of trustees may permit or direct the consideration of any planned residential development by the PCZBA in conjunction with any request for rezoning by the petitioner.

The Property is, and was when the PRD Ordinance was approved, zoned in the E-1 Estate Residence District. The approved plan was granted a departure from the underlying zoning requirements. The Applicant does not propose to rezone the Property.

D. Density:

1. **The cumulative total number of dwelling units within the development, for all phases of construction, shall not exceed the maximum number of dwelling units determined at the applicable rate as set forth in the following table (included in the Village Municipal Code) for the zoning district classifications which were in effect for the various parts of the subject area immediately prior to the filing of the plan:**

2. **If the proposed development is located in more than one zoning district, the rate of dwelling units shall be calculated separately for the area in each district without rounding off, and then totaled. Remaining fractional units, if any, shall be rounded off to the nearest whole number of units, with one-half (1/2) or more raised to the next higher whole number and less than one-half (1/2) units reduced to the next lower whole number. No more than four (4) dwelling units shall be under one roof or otherwise attached. [N/A]**

The Village followed the guidance of the Comprehensive Plan when it adopted the existing PRD Ordinance, approving a unit count between the maximum number of allowable units under E-2 and R-2 zoning. Consistent with the Village’s prior approval, we are requesting the Village approve a variation to increase the unit count by 13 units.

The approved plan meets the purposes (10-5J-1), permitted uses (10-5J-2) and standards (10-5J-3) outlined in the PRD Ordinance. A variance of 10-5J-3(D) was granted allowing for 85 dwelling units. In part the variance was granted because of the language in the 1997 Comprehensive Plan:

Policies – Land Use Area 5

LU5-3. When a change in use is proposed, consider redevelopment of the Harrison Conference Center and the private estate to the south in a manner that serves as a **compatible transition between the R-2 area to the north, and the E-2 area to the south.** Require the dedication of land for public access to the open space to the west.

Policies – Development Areas

AD2-4. Harrison House Conference Center and parcel south. When a change in use is proposed consider redevelopment of the Harrison Conference Center, and the private estate to the south, **in a manner that serves as a compatible transition between the R-2 (12,000 sq.**



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ft.) area to the north and the E-2 (43,560 sq. ft.) area the south and require the dedication of land for public access to the open space to the west.

The PRD ordinance was approved for 85 dwelling units which is a transition between the 137 units that would be allowed if the Property were zoned R-2 and the 47 units that would be allowed if the Property were zoned E-2. The Applicant’s proposed 98 units are less than the Applicant’s November 2012 submittal and still within the guidelines set forth by the Comprehensive plan as demonstrated in Table 1: Recommended Comprehensive Plan Density.

Table 1: Recommended Comprehensive Plan Density

Zoning District	Dwelling Units Per 100 Acres	Dwelling Units Per 47.28 Acres	Units Per Acre
R-2	289 units	136.6 units	2.89 units per acre
PRD - Stonebridge	207 units	98.0 units	2.07 units per acre
E-2	100 units	47.3 units	1.00 units per acre

The proposed plan’s compatible transition between the R-2 zoned neighborhood to the North (known as the West Terrace) and the E-2 zoned estate housing to the South is also illustrated in Figure 2: Neighborhood Density Comparison.

Figure 2: Neighborhood Density Comparison

West Terrace Neighborhood

Location: Directly North of Stonebridge
 Total Units: 207 units
 Total Area: 72.2 acres
 Zoning: R-2
Density: 2.88 units per acre
 Open Space: 0 acres

Proposed Development (Stonebridge)

Location: South of the West Terrace
 Total Units: 98 units
 Total Area: 47.28 acres
 Zoning: PRD
Density: 2.07 units per acre
 Open Space: 12+ acres (>25% of site)





E. **Ground Coverage:** The total ground area occupied by buildings and structures shall not exceed thirty percent (30%). If the village board shall determine, upon a showing by the landowner that a greater percentage of ground coverage will not have an undue adverse impact on existing public facilities or on the reasonable enjoyment of neighboring property, and that an increase in the ground coverage is appropriate because of unique physical characteristics of the site, the board may permit an increase of the total ground coverage from said thirty percent (30%) to a total ground coverage of thirty three percent (33%).

Total ground coverage of the Applicant's proposal is 11.65%, which is well within the 30% coverage limit (see Table 2: Ground Coverage) That section 10-5J-3(E) allows 30% ground coverage is further support for the density requested in this Application as it indicates that the Village contemplated more density on the Property than is being proposed.

Table 2: Ground Coverage

	Max Allowable per PRD Ordinance (as applied to Property)	PRD - Stonebridge
Site Area (AC)	47.28 AC	47.28 AC
Site Area (SF)*	2,059,369 SF	2,059,369 SF
Coverage Ratio	30%	11.65%
Proposed Coverage	617,811 SF	240,014 SF

* 1 acre is equal to 43,560 SF



F. Building Height: The maximum height of buildings shall be thirty four feet (34') and shall not exceed two and one-half (2-1/2) stories.

The Manor House currently exceeds this height limitation. Section 7 of the PRD Ordinance approved a variation from this standard in order to permit rehabilitation of the historic structures at their existing heights. The Applicant intends to rehabilitate the manor house at its existing height and, accordingly, requests that this variation be maintained in the modified PRD Ordinance.

The Applicant is not seeking a departure from this standard for the single family residences. The residences will meet the height requirements set forth in Section 10-5-4.

G. Parking: Two (2) off street automobile parking spaces, at least one of which is enclosed, shall be provided for each dwelling unit, and all other parking requirements for residential uses provided in other sections of this title shall be met.

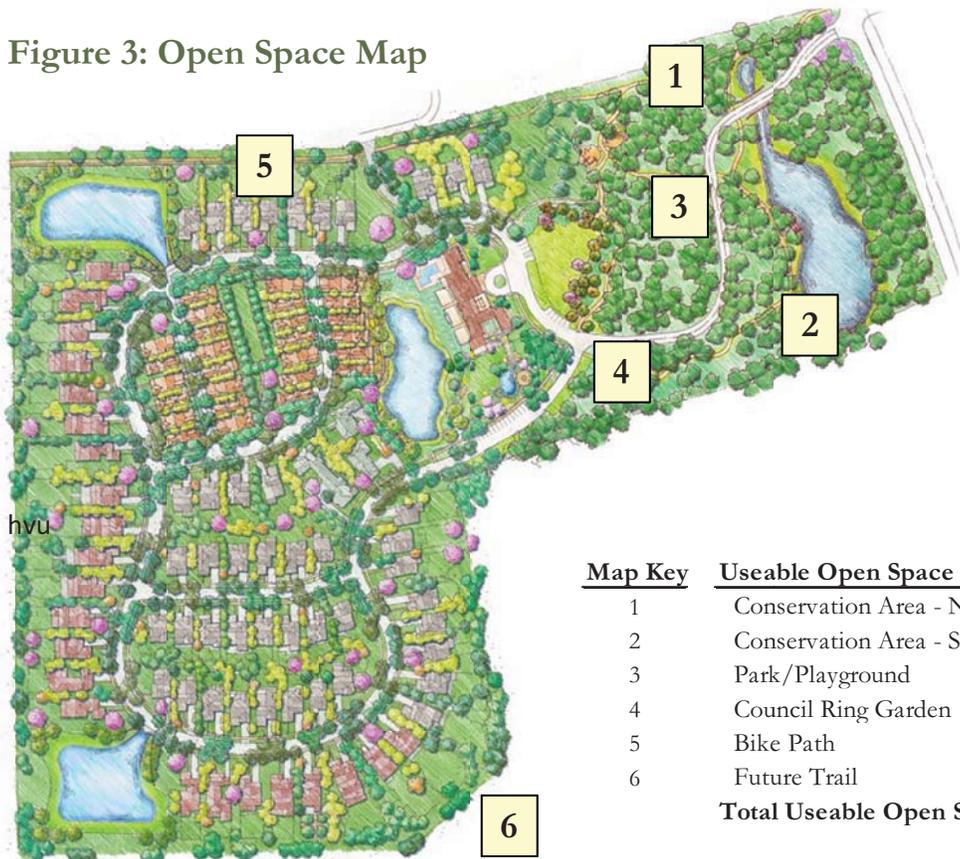
The Village Municipal Code calls for 2 spaces per unit, or 196 spaces for the Applicant's proposed 98 units. The Applicant's proposal includes 363 parking spaces, which is more than 85% greater than the required amount. For further information see the third-party parking and circulation memo (Exhibit 5.5: KLOA Parking and Circulation Memo.) by the traffic and transportation planning and engineering firm Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.)



H. **Common Open Space and Parks:** A reasonable amount of land shall be reserved for use as common open space or dedicated for public use as parks. Common open space may contain structures for recreational use. In addition thereto, there shall be provided a yard at least thirty feet (30') in depth along and within the entire perimeter of the planned residential development as additional common open space to remain open and unoccupied. There shall be provisions for the ownership and maintenance of common open space such as reasonably will ensure its continuity and conservation, including provisions for payment of taxes and other maintenance expenses.

The proposed development includes the preservation of over 12 acres of open space (see Figure 3: Open Space Map) for public use, including a proposed playground, walking trails and a bike path. The maintenance costs for this public open space will be funded by the residents of the development (see Exhibit 4.7: Maintenance of Common Space – Governance Structure for the governance structure that outlines the HOA’s involvement). Pedestrian access along Witchwood Lane (the street that borders the Property’s northwest corner) will be improved, linking with landscaping and the addition of a bike path that links the Robery McClory Bike Path to the Skokie River Prairie Reserve. An opportunity for an additional link to adjacent forest preserve land to the west is also included. Perimeter setbacks of at least 30 feet are provided. In addition, the amount of open space within the community will increase as a result of the elimination of one of the detention ponds approved by the PRD Ordinance. In total, the proposed development preserves over 25% of the site for open space.

Figure 3: Open Space Map



<u>Map Key</u>	<u>Useable Open Space</u>	<u>Outlot</u>	<u>Size</u>
1	Conservation Area - North	B	5.59 Ac
2	Conservation Area - South	A	4.56 Ac
3	Park/Playground	M	0.26 Ac
4	Council Ring Garden	I	0.66 Ac
5	Bike Path	J&K	0.75 Ac
6	Future Trail	L	0.66 Ac
Total Useable Open Space			12.47 Ac



I. **Drainage: Adequate drainage facilities for surface waters and stormwaters shall be provided.**

Applicant has submitted preliminary engineering plans which are currently under review by Village Staff.

J. **Traffic: Public roads adequate to serve the residents and meeting the minimum standards of all applicable ordinances of the village shall be provided.**

Applicant has submitted preliminary engineering plans which are currently under review by Village Staff.

K. **Water and Sewers: Public water and sewer facilities shall be provided.**

Applicant has submitted preliminary engineering plans which are currently under review by Village Staff.

L. **Streetlights: Streetlights as approved by the village board shall be provided.**

Applicant has submitted preliminary engineering plans which are currently under review by Village Staff.



STANDARDS FOR VARIATIONS AND SPECIAL USE PERMITS

The Applicant is seeking an amendment to Ordinance 2006-28 in order to obtain a departure from Section 10-5J-3 (D). The adopted Ordinance 2006-28 included a variance from Section 10-5-J (D) necessary to allow the development of 85 units. The applicant has submitted a request for preliminary approval that would also require a departure from Section 10-5J-3 (D) that would allow for construction of 13 additional units for a total of 98.

STANDARDS FOR VARIATIONS

1. Practical Difficulty or Hardship: Describe the practical difficulty or particular hardship that would result from the strict application of the Zoning Ordinance.

The additional units requested, 13, are necessary to offset the extraordinary costs associated with the restoration, preservation and construction of the Howard Van Doren Shaw Estate, Jens Jensen Landscaping, and additional open space amenities.

The future residents of this community will be responsible for the maintenance costs of these public amenities and additional units are necessary to off-set this burden.

The approved development plan doesn't require the historic rehabilitation and eastern woods landscape restoration until the final phases of the project. The previous developer left the historic estates with no working utilities. It is not feasible to sell homes with the Manor House in its current condition. The Manor House is restorable but it has to be done in the initial phase of development increasing the burden on the Applicant. The Carriage House is not economically feasible under any scenario. The additional units do not off-set the burden of the costs associated with the restoration and maintenance of these public amenities. The departure would simply allow the project to move forward.



2. **Unique Physical Condition:** Describe the unique characteristics of the lot or structures on the subject property which are exceptional, such as: a) existing unique structures or uses, b) irregular lot shape, size, or location, c) exceptional topographical features, or d) other extraordinary physical conditions.

As noted above, the unique conditions of the Property are the historic Howard Van Doren Shaw buildings, Jens Jensen landscape features, and the obsolete improvements from the previous failed development. The requested departures are necessary in order for the restoration, preservation and maintenance of the historic Manor House and landscape features to be economically feasible. The size of the Property and the historic features make the Property truly one of a kind in Lake Bluff. In addition, the presence of obsolete roads and utilities present unique deleterious physical conditions, the cost of which can be offset with the additional units.

a) Existing Unique Structures

Current Condition



Current Condition – Manor House

Proposed Condition



Proposed Condition – Manor House

The costs to rehabilitate the Manor House to its proposed condition and in a manner that creates a manageable situation for the future home owners **are over \$10.25 million dollars.**



Current Condition – Carriage House



Historic Condition – Carriage House

The costs to rehabilitate the Carriage House closer to its former condition **are over \$4.1 million dollars.**



b) Irregular Lot Shape



The existing lot design and land plan utilizes a Cul-de-Sac layout that presents a number of challenges in today's residential market. There are no private yards, no basements in most of the units, the land plan is not pedestrian friendly, and the site plan is a very inefficient use of land creating a condition where the impervious coverage is very high due to the cul-de-sac design.

The Applicant's proposed land plan is more efficient in terms of the amount of impervious coverage, the pedestrian-friendly nature of the site, the ability to provide basements, and the ability to provide the privacy today's single family residential buyer desires.

c) Topographical Features



The existing conditions on the site contain landscaping features, species, and areas that were originally designed by one of America's most famous landscape designers Jens Jensen. In total there are over 12 acres of open space that was originally designed by Jens Jensen. Unfortunately, much of this was in disrepair and could not be seen through the overgrowth when the Applicant acquired the Property. The costs to rehabilitate the landscaping are significant, but thankfully can be accomplished. The Applicant has already begun some of this restoration process and the proposed plan includes more restoration and will prominently feature Jens Jensen's original design philosophy.



d) Extraordinary Physical Conditions

In addition to the hardship resulting from the preservation of the Manor House and Jensen Garden, the developable area of the Property presents challenges of its own due to the partial construction of roads and underground utilities. About one-third of the existing roads and three-fourths of the existing underground utilities are obsolete. There are existing detention ponds, bridges, residential structures, pavement, and underground utilities that are obsolete and must be removed for any development to occur on the site. These conditions result in added costs that are not associated with greenfield sites and represent an exceptional unique physical condition.

Existing Pavement Improvements



Existing Underground Improvements



Existing Obsolete Structure



Existing Obsolete Detention Ponds





3. Special Privilege: Describe how the request will not simply provide the applicant with a special privilege that other property owners do not enjoy. The request must be for relief from the regulations due to hardship, and not simply to reduce inconvenience or to provide for financial gain.

Regardless of zoning classification (E-1, PRD as approved with 85 dwelling units or PRD as proposed with 98 dwelling units), Stonebridge is a unique property unlike any in Chicago. There is a 1918, historically significant, Howard Van Doren Shaw designed Estate that is enormous in size (over 20,000 square feet), with no working utilities and severely damaged. Even if the building was in better condition there doesn't seem to be a demand in this market for homes of this size.

As it relates to the development plan (approved and proposed) the restoration of this Estate is required. In the proposed plan the Estate would be restored as an amenity for both homeowner use and public events with no dwelling units.

In addition, the development plan (approved and proposed) requires the preservation of a significant amount of open space (over 12 acres) that will provide public walking paths, parks and gardens for all the residents of Lake Bluff.

PRDs generally allow higher density in exchange for permanently preserved common open space elsewhere on the site. In the case of this PRD (approved or proposed) no density allowances have been made to help offset the costs for all of the public amenities. Further, there will be a burden on the future homeowners in this development to maintain all of these public amenities that other property owners will enjoy but not pay for.

Rather than a "special privilege", development of the Property imposes "special burdens" due to the conditions above. The requested departures, an additional 13 units, are necessary to overcome these special burdens. The density variation is not requested in order to provide the Applicant with more money; rather, it is requested to make feasible and possible the preservation of the historic features, the provisions of publicly accessible open space, and the redevelopment of a failed development site that has been left in an unfinished and obsolete state for years. In addition the additional 13 units will help offset the maintenance costs for the homeowners which will maintain these public amenities at no cost to other residents in addition to the tax revenue that they will provide to the Village of Lake Bluff.



4. Code Purposes: Describe how the request does not violate the intentions of the regulations. The applicant must show that the request does not adversely impact surrounding properties or the general welfare.

The Applicant's proposal is consistent with the directive of the Comprehensive Land Use Plan that the Property act as a transition between the nearby E-2 and R-2 areas. The proposed density is less than the density of the development located to the north.

The approved plan meets the purposes (10-5J-1), permitted uses (10-5J-2) and standards (10-5J-3) outlined in the PRD Ordinance. A variance of 10-5J-3(D) was granted allowing for 85 dwelling units. In part the variance was granted because of the language in the 1997 Comprehensive Plan:

Policies – Land Use Area 5

LU5-3. When a change in use is proposed, consider redevelopment of the Harrison Conference Center and the private estate to the south in a manner that serves as a **compatible transition between the R-2 area to the north, and the E-2 area to the south.** Require the dedication of land for public access to the open space to the west.

Policies – Development Areas

AD2-4. Harrison House Conference Center and parcel south. When a change in use is proposed consider redevelopment of the Harrison Conference Center, and the private estate to the south, **in a manner that serves as a compatible transition between the R-2 (12,000 sq. ft.) area to the north and the E-2 (43,560 sq. ft.) area the south** and require the dedication of land for public access to the open space to the west.

The proposed plan also serves as a compatible transition outlined in the comprehensive plan (see Table 3: R2 to E2 Transition).

Table 3: R2 to E2 Transition

Zoning District	Dwelling Units Per 100 Acres	Dwelling Units Per 47.28 Acres	Units Per Acre
R-2	289 units	136.6 units	2.89 units per acre
PRD - Stonebridge	207 units	98.0 units	2.07 units per acre
E-2	100 units	47.3 units	1.00 units per acre

In addition the proposed plan meets the purposes (10-5J-1), permitted uses (10-5J-2) and standards (10-5J-3) outlined in the PRD Ordinance.

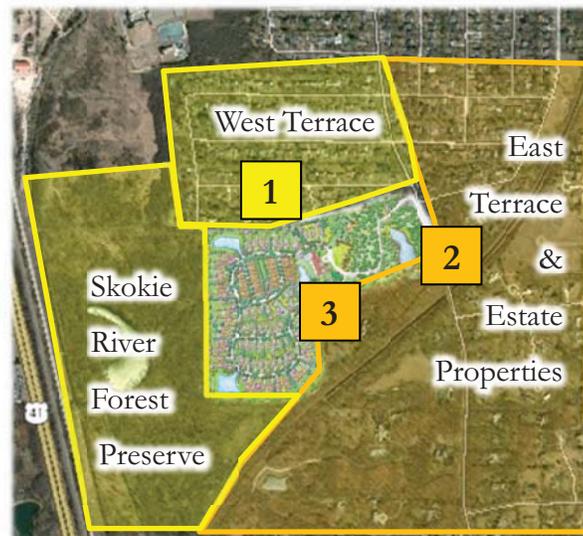


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More importantly the proposed plan would allow for development in this current economic environment and as a result the surrounding property owners would not have to live next to a failed development.

The Applicant's proposal provides for the adaptive reuse of a historic structure in a manner that would restore the exterior appearance to its original Howard Van Doren Shaw design and for the restoration and preservation of historic Jens Jensen landscape features. The proposed development will positively impact the surrounding properties and the community of Lake Bluff as a whole (see Figure 4: Positive Impact on Surrounding Properties). Finally, the proposal is consistent with each of the Purposes of a Planned Residential Development, which are listed in Section 10-5J-1 of the Zoning Ordinance and discussed in Section 3 of this Application.

Figure 4: Positive Impact on Surrounding Properties



1. **Stonebridge Bike Path:** Creates a beautiful landscaped buffer between the West Terrace Residents and the development, as well as provide a new pedestrian and bike friendly link to the Forest Preserve.
2. **Green Bay Rd & Jensen Woods:** Creates a revitalized street scene and a one of a kind open space that will positively impact all the surrounding properties both visually, functionally, and economically.
3. **Reactivated Site:** The site has been vacant since the Harrison Conference Center left in 2005. The Applicant's proposed development will reactivate the site and the influx of new residents and new homes will add to the social and economic fabric of the community.



Witchwood Lane (Current)



Witchwood Lane (Proposed) – Positive Impact on West Terrace Neighborhood





Stonebridge Entrance (Current)



Stonebridge Entrance (Proposed) – Positively impacts all surrounding neighbors





Manor House (Pre-Applicant Ownership)

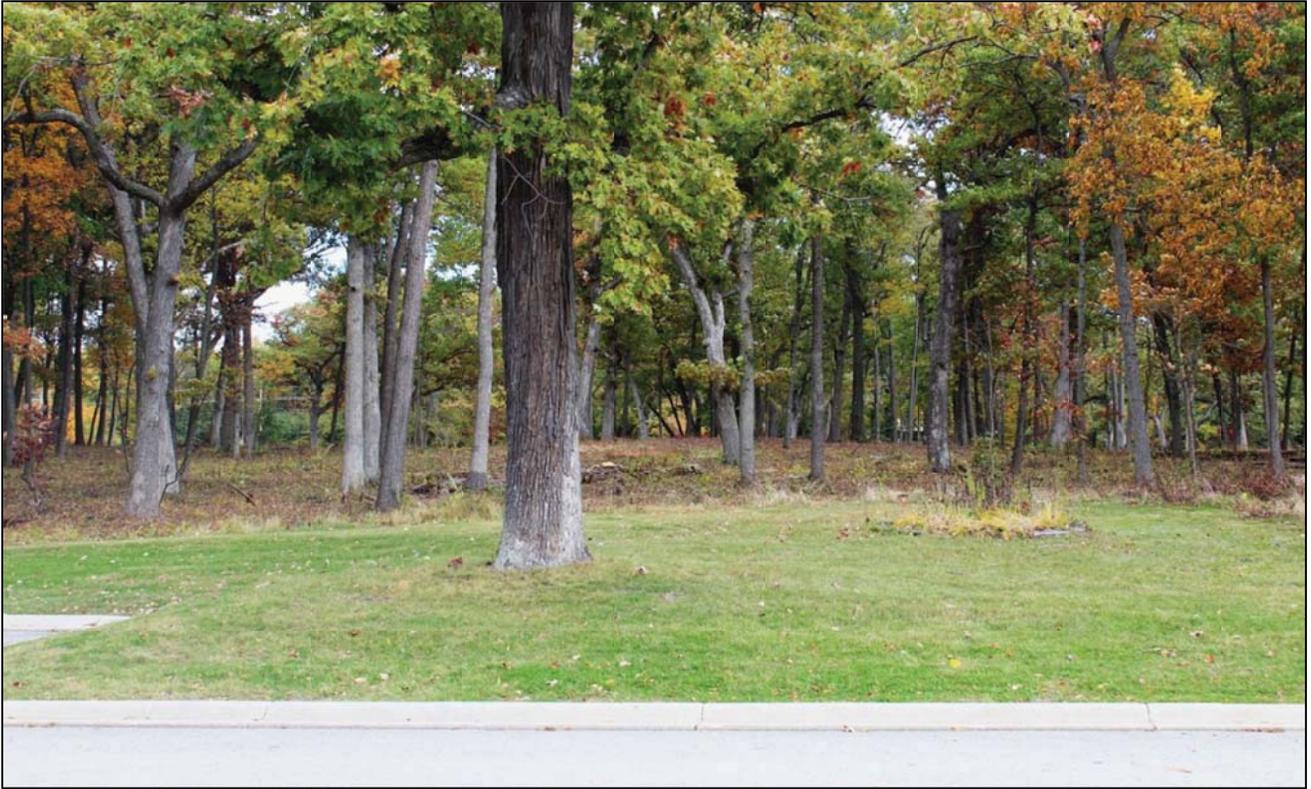


Manor House (Proposed) – Positively Impacts Lake Bluff through event space and historic restoration.





Jens Jensen Player's Green (Current)



Jens Jensen Player's Green (Proposed) – Player's Green and Jens Jensen Woods give West Lake Bluff over 12 acres of Open Space





5. **Public Health and Safety:** Describe how the request will not: a) adversely impact the supply of light and air to adjacent properties; b) increase traffic congestion; c) increase the hazard of fire; d) endanger public safety; e) diminish the value of property within the surrounding area; or f) impair the public health, safety, comfort, morals, and welfare of the people.

The Applicant's proposed modification to the PRD Ordinance will not adversely impact public health and safety. The proposed development retains the general layout that was approved under the PRD Ordinance. In addition, the following should be noted:

Describe how the request will not: a) adversely impact the supply of light and air to adjacent properties;

a) There will be no impact on light and air to adjacent properties. Large setbacks from the perimeter of the development are provided. These setbacks are being increased from what was previously approved under the PRD Ordinance. At the suggestion of the PCZBA, a modification to the November 2012 proposal moves the smaller Cottage units away from the north boundary adjacent to the West Terrace neighborhood and replaces them with the larger Carriage units, which are on larger lots. The proposed plan creates improved conditions for all the surrounding neighbors.



North of Site: Additional Setback was created between the residents that live on Witchwood Lane adjacent to the site and the current property line fence. In addition, all the residents in the West Terrace will have access to the over 12 acres of open space, trails, and bike path (that fronts Witchwood Lane).

East of Site: The residents to the East will have access to the over 12 acres of open space, trails, and bike paths. In addition, restoration work has already begun on the Jens Jensen Pond and landscaping along Green Bay that has and will continue to improve the visual appearance of the property.

South of Site: The residents to the South will have access to the over 12 acres of open space, trails, and bike paths. In addition, the resident that is directly adjacent to the site on the south will see an improvement in setbacks between the proposed plan's new residences and the older approved plan; that had cul-de-sac housing that created conditions with homes close to 30 feet away from the neighbor's property. The proposed plan will have homes setback from the neighbor to the South of 100 feet and more.



Describe how the request will not: b) increase traffic congestion;

b) The development will not increase traffic congestion. All traffic will enter and exit the site from Green Bay Road. Only 5-8% of the traffic on Green Bay Road will be attributable to the Stonebridge community (See Exhibit 5.6: KLOA Traffic Study). **The proposed amended 98-unit plan only increased peak hour traffic volume by 1%-2% when compared to the current PRD Ordinance.** Thus, the traffic impact from the development on Green Bay Road will be minimal. As a result of area roadway improvements, traffic counts on Green Bay Road have decreased since the PRD Ordinance was originally approved. An emergency vehicle access point is provided at Witchwood; there will be no non-emergency access at Witchwood. Additionally, a left-turn lane will be added on Green Bay Road in front of the Property's entrance to further alleviate impact on East-West traffic on Green Bay Road.

Describe how the request will not: c) increase the hazard of fire;

c) The proposed development will not increase the hazard of fire. All construction will comply with all fire and building codes. Streets and cul-de-sacs have been designed and constructed to permit access for all emergency vehicles, per the approved PRD Ordinance. Completion of the development will prevent unauthorized use of the unoccupied Property. All new residential homes will include sprinklers and emergency access to all homes has been improved (see Exhibit 5.5: KLOA Parking and Circulation Memo).

Describe how the request will not: d) endanger public safety;

d) The proposed development will not endanger public safety. The Property is partially improved with infrastructure improvements and model homes, and is currently unoccupied. The proposed amendment to the PRD Ordinance will allow the planned residential development to be completed and occupied in accordance with the high standards of the Lake Bluff community. For the last two years the Applicant has retained local security firm, Howe Security, to patrol the site nightly to improve public safety.

Describe how the request will not: e) diminish the value of property within the surrounding area;

e) The proposed development will not diminish the value of property within the surrounding area. The proposed development is consistent with the contemplated use of the Property under the Comprehensive Land Use Plan, and will provide for the long-term preservation of the historic Howard Van Doren Shaw Manor House and Jens Jensen gardens. The development has been designed to minimize impact on neighboring residential areas by restricting traffic to Green Bay Road and providing generous perimeter setbacks and landscaping for surrounding streets like Witchwood Lane in the West Terrace neighborhood to the North of the property (See Figure 5: Witchwood Lane Enhancements)



Figure 5: Witchwood Lane Enhancements



Completing the development as proposed will enhance nearby property values by activating the Property as a residential community, where it is now an incomplete and unoccupied development. The completion of this development will have a positive impact on the values of both existing residences in the area and those other developments in the Village which are still being marketed to the public. The proposed development will provide a stable and productive residential use of the Property, while preserving the historic Manor House and landscape features.

The development of the Property with new homes will have a positive impact on home values in the area. The higher selling prices of the homes in the development will support and should increase values in the surrounding area. The development will provide public amenities which will positively impact area home values, including pathways, walkable features and the restored Jens Jensen landscaping. The development will also include a new playground and park so residents of West Terrace do not have to cross Green Bay Road to reach a playground. The positive impact on home values is reflected in the following letter from John Burns Real Estate Consulting, a national real estate market analysis firm with a strong presence in Chicagoland, written specifically about Stonebridge's positive impact on the neighboring West Terrace Community (see Figure 6: JBREC West Terrace Letter).

May 30, 2014

Mr. Peter Kyte
THE ROANOKE GROUP
22 E. Scranton Ave.
Lake Bluff, IL

Via e-mail: pkyte@theroanokegroup.com

Subject: Stonebridge impact on nearby neighborhood home values

Dear Peter:

Per your request, we have reviewed our recommended pricing for all three product types in Stonebridge to recent sales activity in the West Terrace and East Terrace neighborhoods in Lake Bluff. The West Terrace neighborhood is located immediately north of and adjacent to Stonebridge.

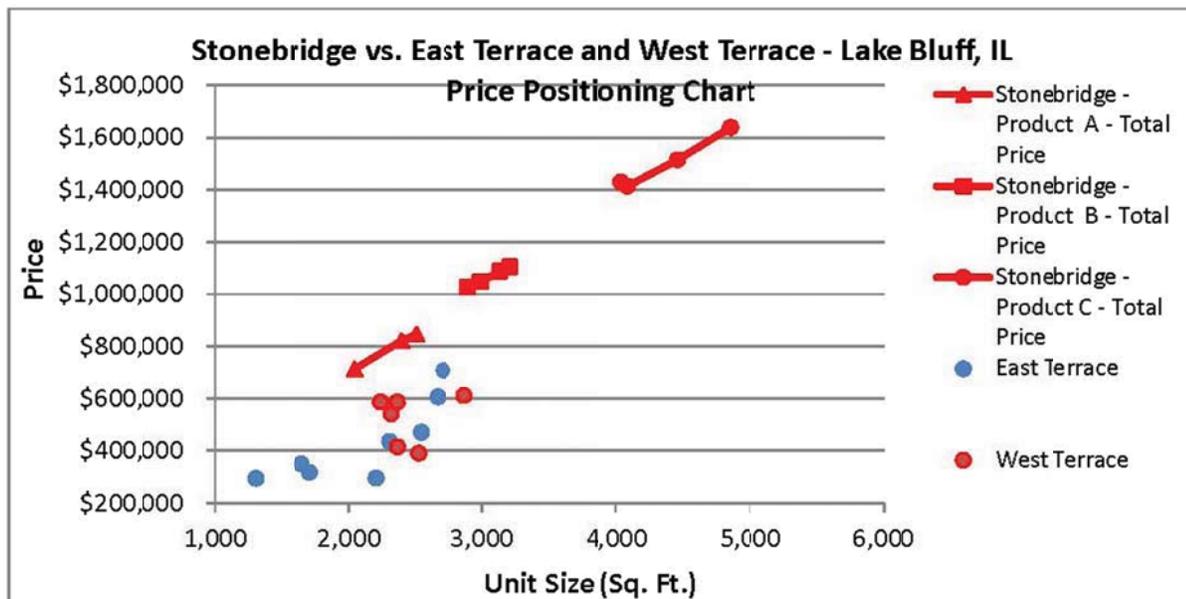
It is our experience that when new construction is situated adjacent to an existing neighborhood that is at least 20 years old, and the new construction is priced higher than the existing neighborhood, that the home values in the existing neighborhood will increase at a faster pace than neighborhoods that are not near the new construction, in most cases.

In the case of Stonebridge, the recommended prices range from \$713,700 to over \$1,500,000, for an average price of \$1,147,620, which is significantly higher than the recent sales in the West Terrace neighborhood, which range from approximately \$300,000 to \$708,000, for an average price of \$469,723. In this case, we believe that home values in West Terrace and East Terrace will increase at a significantly faster pace than the rest of the Lake Bluff market due to its proximity to Stonebridge.

In addition, those existing units in West Terrace directly backing up to Stonebridge will achieve even faster price appreciation as Stonebridge is completed as their rear yard "view" will change from that of a dormant subdivision to that of an existing community with \$1,000,000+ completed homes.

To visually see how Stonebridge relates to West Terrace and East Terrace, we have included a Price/Square Foot Position Chart. This chart places the unit size on the horizontal axis and the prices on the vertical axis. The red dots represent sales at West Terrace while the blue dots represent sales at East Terrace in the past 12 months and the

red symbols represent the proposed floorplans and our recommended prices for the Stonebridge units.



As the chart above shows, the Stonebridge units will be priced significantly higher than the recent sales at West Terrace and East Terrace. The Stonebridge pricing will help elevate the pricing in neighboring West Terrace.

In addition, the proposed development of the +/- 10-acre Jensen Woods park will create value, not only for the Stonebridge community but for the nearby neighborhoods as well. Also, the proposed restoration and landscaping to Witchwood Lane will be a significant improvement to that street, which separates the West Terrace neighborhood from Stonebridge.

It should be noted, that every situation is different and, while it appears pretty clearly that Stonebridge will have a positive impact on West Terrace and East Terrace home values, it is impossible to tell exactly what the impact will be.

Peter, please let me know if you need any further information from JBREC.

Sincerely,

Lance Ramella, Senior Vice President
John Burns Real Estate Consulting

Figure 6: JBREC West Terrace Letter



Describe how the request will not: f) impair the public health, safety, comfort, morals, and welfare of the people.

The proposed development will not impair the public health, safety, comfort, morals, and welfare of the people. In addition to the public amenities listed above, the development will broaden the Village's tax base, thereby reducing the overall tax burden on Village residents as evidenced by the fiscal impact study performed by Kane McKenna and Associates, a prominent economic development and municipal financing consulting firm (see Exhibit 5.4: KMA Fiscal Impact Study). Key excerpts from the study are as follows:

Table 4: KMA Fiscal Impact Study Summary

Stabilized Demographic Impact				
	District 65	District 115	Park District	Village
No. of Additional Elementary School Age Children	52	17	n/a	n/a
No. of Additional Residents	n/a	n/a	287	287
Annual Property Tax Revenues (Stabilized Year 2020)				
	District 65	District 115	Park District	Village
Annual Base EAV Property Tax Revenues (2014-2033)	66,213	35,254	11,942	20,308
Stabilized (2020) Incremental Property Tax Revenues	848,682	451,867	153,062	260,301
Annual Incremental Fiscal Impact (Stabilized Year 2020)				
	District 65	District 115	Park District	Village
Stabilized Annual Revenues (Property Tax & Other Income)	864,262	457,832	229,901	357,221
Stabilized Annual Operating Expenses	(514,872)	(222,934)	(82,432)	(128,780)
Stabilized (2020) Annual Fiscal Impact	349,390	234,898	147,469	228,441
Cumulative Annual Fiscal Impact & Base EAV Prop. Tax Revenues (2014-2033)				
	District 65	District 115	Park District	Village
Cumulative Base EAV Property Tax Revenues (2014-2033)	1,324,255	705,077	238,833	406,164
Cumulative Fiscal Impact (2014-2033)	4,844,057	3,376,260	2,250,828	3,373,806
Cumulative Fiscal Impact and Base EAV Prop. Tax Revenues (2013-2033)	6,168,312	4,081,337	2,489,661	3,779,970

As can be seen in Table 4: KMA Fiscal Impact Study Summary the proposed development provides fiscal benefit to districts like the Park (\$2,489,661 of cumulative combined net fiscal impact), the School District 65 (\$6,168,312 of cumulative combined net fiscal impact), and to the Village (\$3,779,970 of cumulative net fiscal impact) The fiscal benefit along with the added benefits of providing more school children to schools that need them and more residents to the Village will allow all of these districts to provide services that will enhance the Public health, welfare, and safety.