

VILLAGE OF LAKE BLUFF  
JOINT PLAN COMMISSION & ZONING BOARD OF APPEALS  
SPECIAL MEETING

NOVEMBER 28, 2012

APPROVED MINUTES

1. Call to Order & Roll Call

Chair Kaltsas called the regular meeting of the Joint Plan Commission and Zoning Board of Appeals (PCZBA) of the Village of Lake Bluff to order on Wednesday, November 28, 2012, at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue).

The following members were present:

Members: Sam Badger  
Leslie Bishop  
Mary Collins  
Michael Goldsberry  
Kurt Haller  
Adam Moore  
Gary Peters  
Joan Kaltsas, Chair

Also Present: Drew Irvin, Village Administrator  
Peter Friedman, Village Attorney  
Gerald Nellessen, Building Codes Supervisor (BCS)  
George Russell, Village Engineer  
Jake Terlap, Public Works Superintendent  
Brandon J. Stanick, Assistant to the Village Administrator (A to VA)

2. Approval of the Minutes

At the request of Member Collins, the PCZBA tabled consideration of the September 19, 2012 Draft Meeting Minutes to its December 19, 2012 meeting.

3. Non-Agenda Items and Visitors

Chair Kaltsas stated the PCZBA allocates 15 minutes for those individuals who would like the opportunity to address the Board on any matter not listed on the agenda.

There were no requests to address the Board.

4. A Public Hearing to Consider: (1) Approval of Amendments to the Existing Stonebridge Planned Residential Development Authorized Pursuant to Ordinance #2006-28; (2) Approval of Variations from the Village of Lake Bluff Zoning Regulations Regarding: (i) Density, as set forth in Section 10-5J-3D of said Zoning Regulations; (ii) Building Heights, as set forth in Section 10-5J-3F of said Zoning Regulations, for the Height of the existing Manor House, Gate House, and Gate House Tower on the Property; (iii) Permitted Encroachments in the Thirty (30) Foot Perimeter Buffer Yard Required by Section 10-5J-3H of said Zoning Regulations; and (3) Such Other Zoning Relief as May be Needed to Further the Construction, Use and Enjoyment of the Stonebridge Development Pursuant to the Proposed Amended Planned Residential Development Plan

Chair Kaltsas reviewed the protocols for the meeting. She stated that at tonight's meeting the PCZBA will be conducting a public hearing concerning a preliminary development plan. The petitioner presented the information at the November 26<sup>th</sup> Village Board Meeting and it was referred to the PCZBA to conduct a public hearing in consideration of the proposed preliminary Stonebridge PRD.

Chair Kaltsas reviewed the petition and that PRD's have several intents and the developer wants to preserve the natural scenic qualities, provide harmonious and various architectural styles/building forms and permit a greater flexibility while facilitating the use of techniques of large area land development which may be advantageous to the Village. Chair Kaltsas stated there are certain standards and procedures a PRD has to meet such as ownership, minimum size, zoning, density, ground coverage, building height, parking, common open space and parks, drainage, traffic, water and sewage, street lights all has to be considered.

Chair Kaltsas set the order of the meeting and explained the public hearing process. Lastly, she advised that the purpose of tonight's meeting is to hear the petitioner's presentation.

Chair Kaltsas requested an update from Staff.

A to VA Stanick reported on October 30, 2012, the Village of Lake Bluff received a complete Preliminary Petition for a Planned Residential Development from The Roanoke Group for the 47.27 acre property commonly known as the Stonebridge Development situated along Green Bay Road. The material submitted is quite substantial for a preliminary review and includes:

- An existing survey of the site with legal description;
- Drawings showing the existing and proposed subdivision configurations;
- Sketches showing the proposed location of buildings, streets, parking areas, pedestrian walks, landscaping and other land uses, as well as artist's renderings of the proposed building types;
- Data for site conditions, lands characteristics, community facilities and utilities and other information related to land use;
- A construction sequence for development of the site;
- Ownership information; and
- An outline of proposed articles of incorporation and declaration of covenants and restrictions

A to VA Stanick reported a legal notice was published, in accordance with the requirements of the Lake Bluff Zoning Code, in the Lake County News Sun on November 12<sup>th</sup>. Additionally, the Village made the petition and related reports concerning the proposed development available online at *lakebluff.org*.

A to VA Stanick reported at the conclusion of this public hearing, the PCZBA will prepare its recommendations on the preliminary development plan and forward a copy to the Village Board of Trustees. Such recommendations shall recommend approval, modification or disapproval of the preliminary development plan and the reasons therefor. The planned residential development plan, subdivision plat, articles of incorporation, and declaration of covenants and restrictions shall be examined and evaluated by the PCZBA in terms of the statement of purpose, standards and requirements pursuant to the Zoning Code.

Chair Kaltsas administered the public hearing oath to those in attendance.

Mr. Craig Pierson (241 W. Blodgett Ave.), legal counsel for the petitioner, introduced the petition and stated the proposed project would further several important objectives of the Village's Comprehensive Plan and explained how the Stonebridge Development would benefit the entire Lake Bluff community and be compatible with the surrounding neighborhoods.

Mr. Pierson stated the Stonebridge property consists of approximately 47 acres situated within the E-1 Zoning District and was approved pursuant to Ordinance #2006-28. The ordinance was amended in 2011 (pursuant to Ordinance #2011-7) to eliminate the age restriction. The Roanoke Group is now proposing to amend Ordinance #2006-28 to provide for the development of the property in accordance with an amended set of development plans. As part of the application The Roanoke Group is seeking the following variations from the provisions of the Lake Bluff Zoning Regulations:

- variation for density to allow the construction of 108 single family homes and eight new condominium units built in the two existing historical structures located on the property; and
- variation for the maximum building height to accommodate the preservation of the existing Carriage house, Gate House and Gate House Tower on the property which was previously approved.

Mr. Pierson introduced Peter Kyte to present the project.

Mr. Kyte, developer and representative of The Roanoke Group, thanked the PCZBA for the opportunity to address the Board. He reviewed the petition and noted several highlights including: the restoration of the original Jens Jensen landscape plan, the rehabilitation of the Howard Van Doren Shaw designed Manor House and Gate House, a diverse housing product and a collaborative planning effort with residents.

Mr. Kyte advised that comments from Staff will be used to revise the submittal and changes will be presented to the PCZBA as the petition moves through the process. Mr. Kyte commented on their approach to the proposed housing concept and noted the importance for downsized floor plans, which will provide a maintenance free opportunity for seniors to remain residents in Lake Bluff. He advised there was a series of focus groups that reviewed the proposed floor plans and produced a site plan with the proposed 108 units. The additional units above what was previously approved will provide the revenue required to restore the Jens Jensen landscape and renovate the Howard Van Doren Shaw Estate at the front end of the project and not financially burden future homeowners.

Mr. Kyte introduced Bob Hidey, of Robert Hidey Architects, to review the proposed land use plan.

Mr. Hidey commented on the qualities of Lake Bluff and discussed the components of the proposed land use plan to include walkability and defined public spaces. Mr. Hidey reviewed the previously approved development plan and identified conditions that would remain unchanged and noted the decision to promote pedestrian circulation throughout the planned areas of the development.

Mr. Kyte introduced John Grosvenor, principal with Northeast Collaborative Architects, to discuss restoration of the Manor House and Coach House.

Mr. Grosvenor briefly discussed the firm's professional background and experience with similar projects and noted the majority of their work is in New England. Mr. Grosvenor stated the plans for this particular project is to disassemble the existing structure to check for any unforeseen conditions that may warrant special concerns and then reassemble the structure to its original design. He stated the proposed changes to the Manor and Carriage Houses include increasing the interior space of the Manor House to approximately 8,000 sq. ft. to allow more public space for larger gatherings and any changes would be completed in accordance with the U.S. Department of Interior Standards.

Mr. Hidey presented information and artistic renderings of the proposed housing units noting the three single family unit products: "Cottage" units (or Pocket Neighborhood), "Preserve" units, and the "Estate" units. Mr. Hidey explained the proposed interior spaces of the units and the housing criteria in respect to each housing type. Lastly, he stated for a project of this size to be successful it is important to have a range of different housing solutions that would meet different demographics demands.

Mr. Kyte introduced landscape architect Paul Hayden to discuss the proposed landscape plan.

Mr. Hayden, landscape architect with Collaborative West, reviewed several exhibits and stated the intent of the proposed landscape plan is to replicate the original Jens Jensen landscape design.

Mr. Kyte introduced Marty Burke, a civil engineer consultant with Mackie Consultants, LLC. to review the projects engineering components.

Mr. Burke reviewed the proposed plans and noted the following changes:

- Removal of the pavement and underground utilities located at each existing cul-de-sac;
- The main watermain storm sewer system that follows the exterior Jens Jensen roadway will remain intact;
- The easterly basin will remain intact;
- The bridge clean-up approved under the previous design will be completed in accordance with existing restoration plans;
- There will be no changes to any of the natural drainage patterns on the property;
- Of the five existing stormwater management basins, the plan proposes relocating one basin near the Manor House and one basin each in the northwest and southwest corners of the property;
- Incorporate landscape features such as retaining walls;
- Utilize the three previously approved storm water discharge locations; and
- Maintain an overland flood route throughout the property to allow for natural drainage.

Mr. Burke stated the intent is to continue working with Staff regarding the proposed plan to ensure all the engineering guidelines are met for providing services to the overall community as well as to individual houses. He stated the intent is also to provide sanitary and sewer water connections to the Litzinger property as proposed in the prior development. Mr. Burke stated the perimeter

roadway is approximately 23 feet wide and the proposed plan has incorporated parking spaces along the parameter as well as additional parking spaces at the end of each Cottage driveway.

Responding to a question from Member Collins regarding drainage basins, Mr. Burke stated there will be three retention basins at the locations previously reviewed and each with normal water levels that may be observed by the Village and discussed the types of plants for each basin.

Mr. Kyte commented on the proposed 108 units and noted the intent is not to have a negative impact on the community. The proposed units will provide a larger tax base and generate addition revenue for the Village. Mr. Kyte stated he received a letter from School District #65 Superintendent Dr. Jean Sophie addressing the impact that the development would have on Lake Bluff School District #65. He also advised of the intent to move back the existing fence along W. Witchwood Lane approximately 18 feet and restore the roadway, which will increase the aesthetic appeal of the area. Mr. Kyte advised of their intent to honor the settlement agreement that Mr. Litzinger and the previous developer had agreed upon.

Mr. Kyte commented on the traffic study and expressed his agreement with the recommendation of the Village's consultant to install a left turn lane on Green Bay Road to facilitate traffic into the planned development. Mr. Kyte introduced Mr. Eric Russell, a principal with KLOA traffic engineers to discuss the traffic study.

Mr. Russell stated the traffic study was evaluated as if the development was built out entirely with conventional single family homes and condominiums and not as an age-targeted community. The study conducted during the morning and evening commuter peak hours on a typical weekday shows that the traffic generated by the development would constitute approximately six to seven percent of the total projected traffic volume on Green Bay Road. He reviewed the new proposed site plan and noted currently there is one primary access to the property located off Green Bay Road and a secondary emergency gated access drive located off W. Witchwood Lane on the north side of the property for emergency functions. Upon further evaluation it was determined there was no need for any changes in traffic controls; West Witchwood Lane and Hawthorne Court will continue to operate under stop sign control.

Mr. Russell stated based on the results of the study it could go either way and it is ultimately the Village's decision as there is a cost contribution associated with the project, but the developer is willing to work with the Village on the implementation of the left turn lane. He advised that their traffic study was reviewed by the Village's engineering consultant and they concurred with the traffic projections and the operational analysis within the study.

Chair Kaltsas called for comments from the public and reiterated that tonight's meeting was not to get definitive answers but lay everything out on the table.

Mr. Ron Wisniewski (200 McClaren Ln.) expressed concern for the increase in the density of the development. He stated the proposed project will completely change the back side of the adjacent neighborhood and then expressed his preference for leaving the plan at 85 units.

Ms. Susan McMurray (454 Simpson Ave.) expressed her concern for the proposed density and the impact on the local schools and traffic. In addition, she expressed her concern for the impact the development may have on the stormwater drainage in the adjacent neighborhood.

Mr. Charlie Green (475 Sunset Terrace) expressed his opposition to the project and asked the PCZBA to deny the increase in density. Also, he expressed his concern regarding the developer's lack of compromise to complete the project with the existing 85 units as opposed to the proposed 108 units.

Mr. Jack Meierhoff (23 Warring Ct.) expressed his opinion the proposed project is good for the community and the density is something that can be worked out. He believes the density was driven by the fact the lower end units might be more affordable to more buyers.

Mr. Ed Richardson (405 Lincoln Ave.) expressed his appreciation for the historic perspective given by the development team. He shared his experiences with the growth that has taken place in the Village and noted that he and his wife support the proposed project.

Ms. Pam Hull (630 Spruce, Lake Forest) stated she owns a piece of property on Moffett Rd. in Lake Bluff and expressed her belief the character of the community may change if a large development was allowed. She expressed her concerns for the impact on parking, schools and police services. She expressed her opinion the overall plan is very elaborate and does not reflect the character of Lake Bluff or other North Shore communities and is not suitable for this type of climate. She expressed her concern that local businesses were not being used to build the project and expressed her opposition to the proposed density.

Mr. Ron Oesterlein (674 Mawman Ave.) shared his perspective as a landlord in the Central Business District (CBD) and stated he generally likes the proposed project and the positive impact it may have on the area. He noted many of the local business owners have expressed their support for the project and feel this could be a positive move that may bring additional people to the CBD. A part of the reason Lake Bluff is charming is the downtown and it is challenging for the retailers in the CBD due to a limited market from which to draw because of the downtown's close proximity to the Lake.

Mr. Dick Litzinger (1650 Green Bay Rd.) stated he has lived at his current address for 37 years and thanked the PCZBA for their efforts. Mr. Litzinger expressed his concern regarding the density of the project and stated the property was purchased at an extremely low price with infrastructure already intact. As this is the case, the developer's purchase price allows them a huge profit even with 85 units and not the proposed 108 unit plan. He asked the PCZBA not recommend approval of any additional houses because this is a great deal for the developers and they will not abandon the project if the density is reduced.

Mr. Perry Wallcott (115 Sunset Place) stated his concern for the roadways that do not have curb and gutter. He stated curb and gutter helps to control drainage, which needs addressed on the properties to the west because of the natural drainage onsite. Further, he stated the Village should require curb and gutters now so it's not installing these structures in the future.

Mr. Brad Anderson (511 E. Prospect Ave.) stated he has resided in Lake Bluff for approximately 50 years and expressed his feeling that Mr. Kyte has a good understanding of the property and its history. He noted he was part of a focus group put together by the developer to review the housing product. He expressed his belief the proposal reflects what current buyers are looking for and he believes the development will be successful and the surrounding neighborhoods would also

benefit from the success of Stonebridge. He stated the project will provide much needed new construction in a variety of housing styles, sizes and floor plans. He stated that today's real estate business shows that Lake Bluff does not have the housing stock that people are looking for to stay in the community and it is vitally important to the Lake Bluff community to not only allow residents to live here but retire here as well.

Mr. Larry McCotter (121 Rockland Rd.), President of the Lake Bluff Open Lands Association (LBOLA), thanked The Roanoke Group for clearing the conservation area in the east 12 acre woodland conservation area. Mr. McCotter expressed his concern for the increase in size of the playground area and the construction of a 22 space parking lot in the conservation area.

Mr. Scott Pomerich (260 Ravine Forest Dr.) stated he has lived in the community for approximately 13 years. He stated some of the challenges within Lake Bluff include taxes, limited diverse housing opportunities and lack of new housing opportunities available in east Lake Bluff. Mr. Pomerich expressed his satisfaction for the proposed project and stated the project will provide an opportunity for increased business in the downtown and an increased tax base, as well as an opportunity for housing with moderate accommodations.

In response to a question from the audience regarding payment of impact fees, Chair Kaltsas stated the subject of impact fees has not been determined at this time.

Chair Kaltsas allowed Mr. Kyte time to respond to the public comment. Mr. Kyte stated that a detailed response will be drafted addressing the concerns expressed tonight and he would be happy to meet with anyone to address any concerns.

Chair Kaltsas requested comments from the Members of the PCZBA.

Member Peters expressed his concern for the amount of impervious surface and the impact the proposed increase in density may have on stormwater run-off. He also noted his concern with respect to the overall impact on property values throughout the Village and the northern portion of the City of Lake Forest as that has not been addressed in the presentation. Mr. Kyte stated the housing units range from \$500,000 to \$1.5 million which is approximately \$300 per sq. ft. and the neighboring areas are selling at approximately \$200 per sq. ft. so an appraiser would advise that this will increase the property values. He stated the amount of impervious surfaces have yet to be determined because site plans will most likely change given Staff's comments.

Chair Kaltsas reiterated that tonight's meeting is for the developer to present the preliminary plans to the PCZBA and expressed her apology to anyone in the audience that did not get a chance to speak. She noted the process is ongoing and will allow for anyone to speak on the issue during other public meetings.

Member Moore expressed concern for the proposed density and also requested clarification on the timing of the construction phasing. Member Moore asked why the need for a parking lot within the conservation area and if putting the parking lot underground had been considered. He inquired if engineering had determined any impacts to the site's existing conditions. Lastly, Member Moore stated he would be interested in seeing a Plan B for the project or a contingency plan that is closer to the original 85 units.

Member Haller commended the developer for the amount of time and effort spent over the last year getting to know the Village and what makes it unique. He stated much has been said about density and expressed interest in why people oppose the density. There is a letter from the School District supporting increased enrollment in the schools, the traffic engineer stated the traffic has been declining on Green Bay Road and adding this amount of traffic will not have a major impact. The businesses in the CBD could use the additional income from more patrons shopping in their stores and the Village needs the extra tax revenue. Member Haller stated this is a property that needs to be developed in a very special way. He expressed his favor regarding the proposed plan but noted his concern with the proposed parking lot and questioned the reason for its location. He added if the plans are to restore and utilize the Manor House to allow for public events the parking lot would not be sufficient.

Member Goldsberry asked what are the rules and expectations for the PCZBA in this process. He inquired if the proposed plan is the only plan the PCZBA has to consider. He requested clarification as to what the PCZBA can and can not do with the proposal.

Village Attorney Peter Friedman stated the previous approval that was granted for the property was a planned residential development with a development agreement. He advised the various plans and documents were reviewed previously by both the Plan Commission and the Zoning Board of Appeals when they were separate bodies. He also stated the previous approvals are the starting point for this proposal which now seeks an amendment for 108 units among other items. Village Attorney Friedman proceeded to describe the development review process in greater detail and noted the PCZBA has been asked to make a recommendation to the Village Board as to whether this preliminary plan should be approved, modified or denied.

Member Collins expressed her belief there are many good things about this proposal noting the restoration of the conservation area and the Manor House and Coach House. Member Collins stated a large home can be built in accordance with the Village's bulk ordinance and expressed her concern for the size of the units in relation to the lot size. She stated these homes are larger than what is allowed in East Lake Bluff. She questioned if the Village's daylight plane ordinance had been checked in relation to the proposed homes.

Member Collins expressed a concern for the proposed sizes of the right-of-ways throughout the development. Member Collins stated the center water features were removed and expressed her opinion the feature was one of the nicer aspects of the previous site design. The revised design which features a park in that location is now being presented as a turn around lane for emergency vehicles and stated she does not think that the open space between the two types of housing products is well designed because of the lack of pedestrian features on the site. She expressed her opinion that walkability has been addressed in some areas and ignored in others. She noted the landscape features discussed are not uniformly distributed throughout the site.

Member Collins expressed her preference to see 3D visuals that show the proposed streetscapes including the massing of the housing. Member Collins stated she hopes there is some flexibility regarding the housing types as some of the designs are not quite consistent with the Village's housing market. She stated the Cottage units were presented as being for empty nesters or retirees and expressed her opinion they are targeting other market demographics. She encouraged the developer to reconsider the proposed designs.

Member Bishop expressed concern for the layout of the Estate homes and noted there are porches but no sidewalks to create walkable neighborhoods. She asked how much control each homeowners association would have and if there would be problems getting each association to pay to preserve the Jens Jensen garden and play area. Member Bishop asked the developer to consider how the homeowners association would be set up and the long term availability of funding the improvements on the property.

Member Badger inquired of the phasing of the project with the early restoration of the Manor House. Member Badger expressed his concern for the Pocket Neighborhood area and noted he is not familiar with anything similar on the North Shore and asked if the developer had examples they could visit. He expressed concern for the widths of the roadways and inquired if these would be public or private. Member Badger expressed his concern for the roadway connections in the Pocket Neighborhood area. He questioned how many residents would actually enjoy using the public space in the Manor House.

Chair Kaltsas expressed her belief the restoration of the Manor House and Carriage House, the Jens Jensen garden and the woodland area will be what sets this development apart from any other suburban housing development. She expressed her belief the traffic congestion may not be as bad as feared.

Chair Kaltsas stated she currently resides north of the Tanglely Oaks subdivision and has passes the only road leading in and out of the subdivision, which is comprised of approximately 178 units, the road is seldom clogged and expressed her opinion that the proposed left turn lane off Green Bay Road into the development is necessary in order to preserve safety.

Chair Kaltsas stated she likes the diversity of the housing stock and assumes there will be a variety of building materials used. She expressed favor for the network of walking paths throughout the property. Chair Kaltsas stated she can live with the density and expressed her belief the proposed 108 units will be diminished in favor of other land use needs. The PCZBA knows that bulk and density is intensified with new construction and it is not until landscaping, trees and foliage mature before it is realized the density is not as pronounced.

Chair Kaltsas expressed concern with the proposed 35 foot buffer yards around the Estates units and stated this will need to be maintained open space. She also expressed concern for the roadway configuration and the close proximity of the garages in the Pocket Neighborhood. She questioned the fences noting her concern for setbacks, utility easements, substandard public right-of-ways, private property lines in close proximity to public right-of-ways. Chair Kaltsas stated she needs a better understanding of ground coverage and impervious surface coverage, and while engineering is not yet on the table, some sense of drainage capability and pond adequacy all in the interest of determining whether the land will support the number of housing units that are proposed. She also stated flooding issues need to be addressed thoroughly as well.

Chair Kaltsas asked for additional information on changes to the pond, forest management plan and revised play area plan. She stated she does not want to replicate the Sanctuary plans and expressed her concerns regarding short driveways, small roadways, property lines extending to the curb and minimal green space. She stated she needs better knowledge of the construction build out plans and recommended a tree survey of at least the area along W. Witchwood Lane and areas where the developer perceives trees may be removed. Lastly, Chair Kaltsas expressed her

appreciation to the audience and encouraged them to attend future public hearings addressing the development.

Chair Kaltsas asked for a motion to extend the public hearing to the December 19, 2012 meeting. Member Goldsberry moved to continue the public hearing regarding this matter to a subsequent date. Member Collins seconded the motion and the motion passed on a unanimous voice vote.

5. **Continuation of a Public Hearing to Consider Amending the Text of the Zoning Regulations Concerning the Regulations of Solar Panels Within the Village of Lake Bluff**

Following a brief intermission, Chair Kaltsas requested a motion to extend the public hearing regarding this matter to a subsequent date. Member Moore moved to extend the public hearing. Member Haller seconded the motion and the motion passed on a unanimous voice vote.

A to VA Stanick advised the Chevrolet Exchange plans to return with amendments to its special use permit.

Chair Kaltsas stated she has recused herself as Chair of the Waukegan Road Corridor Study Subcommittee because a member of her family is involved with the development of the former Sheppard property. She also noted her intent to recuse herself during the PCZBA meetings when the board discusses possible changes to the L-2 Zoning District. She announced that Member Haller will assume the position of Chair and will lead the discussions on the L-2 amendments.

In response to question from the PCZBA regarding the development, Village Administrator Drew Irvin advised it is currently under contract by Oxford Development and it is the intent of the developer to court a "big box" retail tenant.

Chair Kaltsas stated the next PCZBA meeting is scheduled for December 19, 2012.

6. **Adjournment**

As there was no further business before the PCZBA, Member Goldsberry moved to adjourn the meeting. Member Moore seconded the motion. The motion was approved on a unanimous voice vote. The meeting adjourned at 10:17 p.m.

Respectfully submitted,



Brandon J. Stanick  
Assistant to the Village Administrator