

Carol Weatherall

To: Village of Lake Bluff
Subject: RE: Stonebridge Opinion

From: Cathy Spencer [REDACTED]
Sent: Tuesday, August 19, 2014 4:12 PM
To: Village of Lake Bluff
Subject: Stonebridge Opinion

Dear Planning and Zoning Board,

First, the front woods conservation easement is a great asset to the community. All of the hard work to accomplish this and begin restoration is greatly appreciated!

Thank you for all the links to information in the Village Letter dated August 15. I read and studied most of them.

I am, however, against the proposed plan for development of Stonebridge. The back yard area homes are mashed together so closely they seem like cans of sardines. Member Collins had a great idea previously to have a 3D diagram made of the backyard. Visualizing what this area will really look like when built from looking the drawings is hard. There is so much concrete and structures that occupy such large percentages of the lots that it does not look like there may be room for much street scape with shade trees or yard space.

Because the vast number of houses is required to pay for the restoration/maintenance of the mansion and upkeep of it and the elaborate formal gardens that are proposed, I would be in favor of tearing the mansion it down and simplifying any formal garden plans.

I hope, however, that the tower on the carriage house might be able to be saved as well as historic pieces from the manor house.

Sincerely,

Cathy Spencer
[REDACTED]
[REDACTED]

Carol Weatherall

To: Village of Lake Bluff
Subject: RE: Stonebridge development comments

From: david szafarski [REDACTED]
Sent: Wednesday, August 20, 2014 8:12 AM
To: Village of Lake Bluff
Subject: Stonebridge development comments

Dear Planning & Zoning Board members,

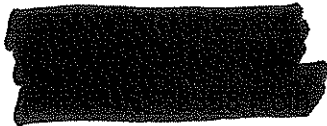
My name is David Szaflarski and I live at [REDACTED]. I am a lifelong resident of the community and grew up in Lake Bluff, in the Terrace subdivision on Mawman Avenue, east of Greenbay Road. For the past 15-18 years or so I have volunteered as the volunteer steward with the Lake County Forest Preserve District (LCFPD) for the 80 acre Lake Bluff Forest Preserve (recently re-named the Oriole Grove preserve by the LCFPD). Over these years I have run numerous restoration workdays in association with the Lake Forest High School as well as with Lake Bluff Open Lands Association (LBOLA). I am also a former board member of LBOLA. Just a footnote to say that the comments expressed here are my own and do not represent any opinions of the LCFPD. I would like to point out three(3) items of the proposed Stonebridge development as they relate to the adjoining Lake Bluff preserve that lies immediately to the west of Stonebridge.

1. The proposed path along the north side of the Stonebridge Development is proposed to be a paved bike path that will connect to the intersection of McClaren and W. Witchwood. I think it is important that the entrance from the Stonebridge development somehow restrict bike access into the Lake Bluff Forest preserve and the adjoining LBOLA managed 35 acre Skokie Reserve (located to the north of Stonebridge and behind JAWA). These are natural areas that should limit access for passive use only such as walkers.
2. I would like to propose that Outlot L be extended all the way to the western boundary of the development as a future path location (as noted as such on the drawing by the Litzinger property). It is also important to note that located on Lots 16 through Lot 20 and Outlot D (Detention Basin 3) what one would consider to be the existing Lake Bluff Forest Preserve macadam trail is actually on Stonebridge property, situated north of the southern property lines for those Stonebridge Lots. The property lines clearly marks it. I wonder how that area will function in the future if that is private property for preserve users? Additionally, directly to the south of those Stonebridge lots (Lots 16-20) lies an area in the Lake Bluff Forest preserve what is locally known as the "Birch Prairie". It is important to note that this area was noted in a grant funded 1998-1999 ecological assessment study as being the highest quality natural area in terms of plant species of the entire 80 plus acre Lake Bluff Preserve. I would hope this area and the existing paths and property boundaries are understood by all concerned parties as I am not sure how one would discourage forest preserve walkers from not using the existing macadam trail near the Stonebridge development as I am sure the old macadam trail will remain. Why not extend Outlot L to include this path on these lots as it seems to be ample area off the back of those lots?
3. My understanding is that Detention Basins #2 and #3 will flow overland into the Forest Preserve property. There currently are also smaller existing ponds where water collects outside of Basins #2 & #3 (to the west of the basins and near the property line with the preserve) that are all currently full of invasive plants (like phragmites). This area has received little if any maintenance since the time of the foreclosure of the original company 5 years ago. These areas, at least to the property line will need to

be maintained by a functioning home owners association and in perpetuity, eradicate invasive species as they establish themselves in these locations time and time again.

Thank you for your consideration in this matter.

David Szaflarski



Village of Lake Bluff

From: [REDACTED]
Sent: Thursday, August 21, 2014 7:34 AM
To: Village of Lake Bluff
Subject: Life After the Priory and Stonebridge

To Whom It May Concern on the PCZBA,

Although a prior commitment held me from attending last night's public hearing, I wanted to share my views with you.

My name is Rick Surkamer, and I am a resident of Lake Bluff at [REDACTED]. Although we have only been in our wonderful home for a little over a year, I have found this 5th return to the Village as our best yet.

My personal total residence spans over 30 years and 5 decades. Homes have been on W Washington, Rockland Ave, Gatehouse at Tangle Oaks, Ravine Forest, and here on East Witchwood. I am also an alum of LB Elementary system k -8. I have two siblings as well, who have chosen to raise their families here, along with many friends.

Our roots and experiences are deep in Lake Bluff.

The Village has always set the example for effective and thoughtful home development. Supporting the entrepreneur's who desire to do it right. Many many examples exist. It would seem that as the old home to my early hockey playing on the pond has sat for far to long and gone through many false starts. It is time to move forward with thoughtful development and allow our Village to continue to set the example and thrive as a special place. Stonebridge by all measures available to me has demonstrated those traits we look for in a new development.

However, my trust is in your hands, as those who choose to keep our fire of excellence and sound development alive and well.

Thank You,

Rick Surkamer
[REDACTED]

SEP 15 2014

September 15, 2014

Dear 'Chairman Kraus and Plan Commission Zoning Board of Appeals members,

An old article from the Lake Forest- Lake Bluff Patch, March 17, 2011 Alaina Buzas has as its headline, "Lake Bluff Zoning Board Approves Dropping Age Restriction for Stonebridge Development: SunCal emphasizes they will not ask for any more density"

Here is section of the article states:

In addition, SunCal senior vice president of real estate development, Stan Brown, indicated early in his comments to the board that SunCal has no intention of coming back to the ZBA and asking for more density.

"I can state categorically we will not ask for more density," Brown said, adding SunCal will likely come back to the board with changes in the floor plans of the proposed housing.

Also, I have been studying old minutes from 2011 Zoning and Plan Commission and Village Board of Trustee. They are full of various promises that are not kept. I fear that our community is sliding down a slippery slope, and grasping at straws trying to now turn the manor house in to a community clubhouse. The drastic increase in density from 71 backyard units to 98 is claimed in order to save the manor house.

This plan seems unrealistic and should be stopped. Please hold the developers to their word of no more density. The manor house should come down as soon as possible. Otherwise, I fear the saga of the mansion may drag on for years to come, and end in it's coming down after all the unwanted increase in density.

See excerpts from old minutes on next two pages and the newspaper article link is below:

<http://patch.com/illinois/lakeforest/lake-bluff-zoning-board-approves-dropping-age-restric75d1a3f0d3#.VA5wiGNTaso>

Sincerely,

Cathy Spencer



Some excerpts from the Zoning Board of Appeals Approved Minutes 3-16-2011 are below:

Page 3 Village Administrator Irvin further reported on February 22, 2011, the Village received a zoning application from Stonebridge....Specifically, Stonebridge seeks "to remove the legal designation of the project as "Age Restricted" while retaining the other development characteristics which focus the Planned Residential Development ("PRD") toward [an] older demographic market."

Page 15 Mr. Peter Friedman asked if it was SunCal's intent to remove both the 55 and 18 age provisions. He suggested the ages be replaced with something else to ensure the older demographic is advertised. Mr. Brown confirmed that it is not the intent to replace the ages, but just to reword to reflect the removal of the age restriction. The age target marketing is a function of design with the layouts and use of different building materials."

Page 6 Mr Rintz recited the standards for variations. One of the points he made was "The number of units and bedrooms will not change from that approved in Ordinanacne 2006-28

Page 14 Mr Brown stated that the target demographics are still being explored as SunCal reviews its conceptual drawings. He stated that SunCal doesn't envision a community filled with younger children as the product will be developed targeting those that have achieved something in life. Bedrooms on the first floor is an attractive component for the targeted demographic of double income partners with no children and double income parents with possible teenagers. He noted the community will address a wide range of different groups.

Page 14 Member Goldsberry "Additionally, he asked if there is any consideration being given to changing the density. Mr. Brown stated that SunCal does not intend to request changes to the current density approved pursuant to the current ordinance. He noted the existing density is important to the project.

Page 14 Mr. Rintz stated the overall density is approximately one unit per .5 acres and noted the units are concentrated in one area. He stated that the higher density was a tradeoff between Stonebridge Lake Bluff and the Village for the age restriction, incorporation and preservation of the Manor House and the Gate House and the preservation of the forest along Green Bay Road.

The exerpts below are from Plan Commission Minutes March 17, 2011:

Page 8. Member Badger asked Mr. Brown to confirm the contemplated price range for the units in the development. Mr. Brown advised that they are anticipating a \$600,000 to 800,000 price range and that this was based on the evaluation of the marketplace. He advised that SunCal's units maybe a bit smaller in total square footage than what was proposed in the current project.

Page 8 Member Moore asked Mr. Brown to comment on the features which will make the project "age targeted" Mr. Brown advised that they intend for the project to attract mature

buyers but they also think the project may attract some younger buyers, although he feels the price point will be high enough to limit the overall number of younger buyers. He noted that the features of the subdivision itself, such as smaller lots, lack of fenced in backyards, clustering of homes and "master-down", are the specific features which make it age targeted.

Page 10 Member Badger asked SunCal to confirm their intentions regarding the proposed density of the project. Mr. Brown confirmed that they will not be asking for any increase in density.

Member Elliot advised he hopes SunCal will follow through and do what they say they are going to do and he thought the charge of the Plan Commission to examine the proposed change from "age restricted" versus "age targeted" was clear.

Page 12 Member Bishop advised that from her perspective, if she had young children she would be looking for properties with yards and not parcels like Stonebridge. Therefore she does believe that not many younger families will be attracted to a development like Stonebridge.

The following are excerpts from the Board of Trustees Regular Meeting April 11, 2011

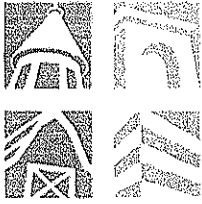
Page 6 paragraph 2 President Letchinger reported....On February 22, 2011, the Village received an application from Stonebridge seeking to removed the legal designation of the project as "Age Restricted," in accordance with the request of the potential purchaser SunCal Companies, while retaining the other development characteristics which focus the PRD toward an older demographic market.

Page 8 Trustee Barkhausen expressed his understanding that the AGE TARGETED [my capitols] development would be similar to Armour Woods and asked how the developers determined that 50% of the purchasers would be under the age of 55. Mr Brown stated that although the AGE TARGETED [my capitols] features are a preference of an older demographic, he envisions younger buyers, between 40 and 50 that have accomplished something in likfe, purchasing the homes. Trustee Barkhausen expressedhis understanding that future buyers would not want the current age restriction associated with the development.

Page 8 Mr Brown stated that the duplex, single family, and condo units would sell between \$600,000 and \$800,000. The cost for the condominiums within the historic structures would be on the lower end of the price range.

Page 8 Trustee Josephitis asked if SunCal anticipates any other changes to the approved development. Br. Brown stated SunCAL anticipates submitting new floor plans and participating in the review process for any changes to the units.

Page 9 Trustee O'Hara inquired of any challengers SunCal anticipates in the future.Mr. Brown stated that renovation cost, structural issues and preservation may present a challenge.



**LANDMARKS
ILLINOIS**

September 16, 2014

SEP 16 2014

Mr. Steve Kraus, Chairman
Lake Bluff Plan Commission
Village of Lake Bluff
40 E. Center Ave.
Lake Bluff, IL 60044

EXECUTIVE COMMITTEE

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- William W. Tippens
Vice Chairman
- Bonnie McDonald
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- Lisa Fiorenza
Treasurer
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- Mark Henning
General Counsel

RE: Stonebridge (Kelley) Estate, Lake Bluff

Dear Chairman Kraus and Members of the Plan Commission:

Earlier in the summer we met Peter Kyte, the developer of Stonebridge, to review his proposed plans for redeveloping the former Stonebridge (Kelley) Estate. He presented to us his concept for retaining the estate's historic manor house, designed by renowned architect Howard Van Doren Shaw, and its landscape by the important landscape architect Jens Jensen.

- Susan Baldwin Burian
- Jean A. Follett, Ph.D.
- Shelley Gorson
- Graham C. Grady
- Philip Hamp
- Paul B. O'Kelly
- Colleen Reitan
- Anne-Marie St. Germaine
- Jack Tribbia
- Anne B. Voshel

We were pleased to see that Mr. Kyte plans a full restoration of both the manor house and the landscape and intends to make these historic places available to the public to utilize and enjoy. This will be a wonderful historic asset and amenity for all Lake Bluff citizens.

BOARD OF DIRECTORS

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- Martin C. Tangora*
- John J. Tully

Mr. Kyte acknowledges that to make the development economically feasible and restore the Jens Jensen landscape and the Shaw-designed manor house, it is necessary to remove the coach house. We recognize that the coach house has been considerably altered and if there is agreement from the Historic Preservation Commission we would not oppose this plan, especially in light of the meticulous renovation that is planned for the Jensen landscape and the manor house. We also understand that as part of a revised redevelopment agreement, Mr. Kyte is willing to undertake the renovation of the landscape and manor house in the first phase of the project, which gives added assurance that it is a priority.

Also of importance is that the proposed project is in complete conformance with the Village of Lake Bluff's comprehensive plan. This, with the additional effort to save and restore the manor house and historic landscape, we hope will give the Commission additional reason to approve the plan.

Thank you for your consideration.

Sincerely,

Bonnie McDonald
President

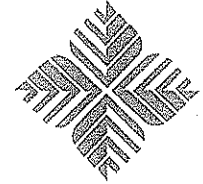
* Life Director

CHAIRMAN EMERITUS

Richard Miller

cc: Janet Nelson, Chair, Historic Preservation Commission
Drew Irvin, Village Administrator

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Chicago, IL 60602
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LAKE COUNTY FOREST PRESERVES
www.LCFPD.org

Preservation, Restoration, Education and Recreation

September 16, 2014

Joint Plan Commission & Zoning Board of Appeals
VILLAGE OF LAKE BLUFF
40 E. Center Avenue
Lake Bluff, Illinois 60044

SEP 16 2014

Re: STONEBRIDGE OF LAKE BLUFF
Planned Residential Development

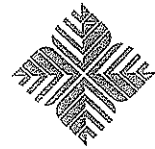
Dear Plan Commission Members:

The Lake County Forest Preserve District (District) is in joint ownership with the Illinois Department of Natural Resources of a parcel of land known as Oriole Grove Forest Preserve located at the southwest corner of the intersection of MacLaren Lane and W. Witchwood Lane. Oriole Grove Forest Preserve shares two property boundaries with the proposed Stonebridge of Lake Bluff planned residential development.

The District recently received a copy of the Preliminary Engineering Plan for the Stonebridge development prepared by Mackie Consultants, LLC dated August 1, 2014. While the District has not received a formal notice of a public hearing or an invitation to provide comments, we wish to provide a few initial comments regarding the proposed development shown on those plans.

The District has four main concerns regarding the proposed development as follows:

1. It appears as though existing Detention Basin numbers 2 and 3 will be enlarged with outlet pipes discharging directly toward Forest Preserve property. There is concern pertaining to the potential impacts that may result from increased stormwater drainage directed onto District property. Please provide additional information as to how the flow from the two outlet pipes will be managed to prevent erosion and other impacts to District property.
2. The proposed development will have 21 new residential lots that will share a border with District property. In order to preserve and protect native habitat and to prevent unauthorized use of District land, it is the District's preference that all access to District property originate from public property or a public right-of-way only. To prevent individual private access and encroachment onto District property, we are requesting that the plans be revised to include a perimeter fence along the entire border where the District and the proposed development share a property line. A 3-rail cedar split rail fence is an acceptable fencing method to identify/distinguish property boundaries.
3. There are two locations on the plans that refer to a future path. The first is on the east side of Outlot D (adjacent Lot #16) and the second is along Outlot L (to be dedicated to the Village for future path). Both of these references indicate that a path may be directed toward District property. The District does not have any prior knowledge of plans for connecting paths from the proposed development or from the Village of Lake Bluff. Please be aware that any planned access to District property would need to be reviewed and approved by the Lake County Forest Preserve Board of Commissioners prior to acceptance.



4. There is concern regarding the process for approval of this proposed development and whether there will be an additional opportunity to review and comment on possible revisions to the plans. Consequently, the District requests the opportunity to further review and comment on the final engineering plans prior to Village approval.

The District appreciates your incorporation of our concerns into the public record as you further review this proposed development. If you have any questions regarding the District's comments, please contact Randy Seebach, Director of Planning Conservation and Development via telephone at (847) 968-3262 or email at rseebach@lcfpd.org.

Sincerely,

Alex Ty Kovach
Executive Director

cc: Ann B. Maine, President, *Lake County Forest Preserve Board*
Sandra Hart, Commissioner District 13, *Lake County Forest Preserve Board*
Randy Seebach, Director of Planning, Conservation and Development, *District*

Village of Lake Bluff

From: david szaflarski [REDACTED]
Sent: Tuesday, September 16, 2014 12:50 PM
To: Village of Lake Bluff
Subject: Additional Stonebridge development comments

SEP 16 2014

Dear Planning & Zoning Board members,

As noted in a prior email I sent to the village in August 20th, concerning the proposed development, my name is David Szaflarski and I live at [REDACTED]. I am a lifelong resident of the community and grew up in Lake Bluff, in the Terrace subdivision on Mawman Avenue, east of Greenbay Road. For the past 15-18 years or so I have volunteered as the volunteer steward with the Lake County Forest Preserve District (LCFPD) for the 80 acre Lake Bluff Forest Preserve (recently re-named the Oriole Grove preserve by the LCFPD) as well as having served on the Lake Bluff Open Lands Association (LBOLA) board. I have followed this development for most of its history. As a citizen I submit the following additional comments regarding the proposed Stonebridge development.

1. I would like to first state that I am very appreciative of the dedicated open space that has been preserved in the east of the Stonebridge development as a conservation easement. I am concerned however with what was agreed to in the past with the Stonebridge developers and what is proposed now from the present Petitioner as it seems a very significant increase in density. I suggest that the village review past meeting minutes for seeing the entire picture as I recall the prior developer (SunCal??) stating that there would not be a increase in density if the age restriction was dropped. The density seems excessive and I suggest that other alternatives be evaluated in reducing its magnitude as it appears to be severe.
2. I do not feel that the developer has given much thought into how the development will affect the Oriole Grove forest preserve. I am quite concerned with the proposed Stonebridge lots that border the Oriole Grove forest preserve. These lots have the potential for those new owners to make their own trails from their property into the preserve and degrade the preserve by creating numerous intruding paths into the preserve. I suggest that the development be required to erect fencing along the entire perimeter of all of the lots that border the Oriole Grove forest preserve to avoid such a scenario. When the village owned and LBOLA managed Skokie Preserve was created, a significant buffer was created from the adjoining Maclaren Road residents lots. There is no buffer proposed. Rather the lots go directly up to the Oriole Grove preserve. So the potential exists for this to happen. And I think erecting a fence will avoid this scenario from occurring.
3. I am concerned with the detention pond outfalls into the Oriole Grove preserve. With the increase in housing density, and the potential for heavy rains, very damaging storm water drainage from big rain events may likely occur. I hope that at a minimum this is given more scrutiny and made sure it is indeed adequate to not only handle the amounts but to also allow the water to safely and gently dissipate into the Oriole Grove preserve. While the prior developer was building the existing roads and building pads, I can tell you that on one occasion I observed excessive discolored, silty stormwater cascading down the one main east-west trail in the preserve (located essentially due west of the southwest corner of the Stonebridge development. This will only increase in the future with that amount of hard surfaces and the housing density proposed.
4. I would hope that the Village, the current Developer, and the Lake County Forest Preserve District work closely together to determine the best course of action for determining the public access into Oriole Grove as well as the other items I have raised in this email.

In closing, the Oriole Grove preserve is considered an asset not only to this development but to our entire community. I would hope that it is taken into the necessary planning and consideration, as it is after all a forest preserve. One that Jens Jensen would go out of his way to take into his consideration when he designed his plans.

Thank you for your consideration in this matter.

David Szaflarski



Village of Lake Bluff

From: [REDACTED]
Sent: Thursday, September 18, 2014 4:33 PM
To: Village of Lake Bluff
Subject: Stonebridge and our schools etc

SEP 19 2014

I just wanted to clarify a piece of erroneous information in the notes from last night's meeting.

"Mr. Kyte reviewed the letter received from School District #65 Superintendent Dr. Jean Sophie addressing how the development would impact Lake Bluff School District #65 and noted the existing enrollment would not be affected by the development, and the Manor House could be used for school events".

Either Mr. Kyte was misquoted or he misspoke. Building new homes which don't have an age restriction almost certainly means more children in our schools. Building 100 homes would most likely mean adding twice as many new students as building 50 similar homes. Larger and more expensive homes are less likely to be purchased by young couples and are less likely to add new students to our schools. Building ~100 new homes at Stonebridge will add children to our schools and positively does impact enrollment.

Understand that declining enrollment in District 65 is a good thing for our schools, our students, our facility needs and our taxpayers. I will concede that declining enrollment might be a problem for the frozen yogurt shop but I'm willing to make that trade.

The single best Stonebridge outcome for District 65 would be significant additional tax revenues and zero new children. An age restricted development would have generated more income to Dist 65 without new students and the added costs. But the age restriction at Stonebridge was lifted, so the next best outcome for Dist 65 would be more revenue with the fewest number of new students. More homes at Stonebridge will almost certainly mean more students. While it is true that declining enrollment might mean extra capacity in our buildings it does not mean adding more students is a financial positive to District 65 – it is not. More students will almost always mean higher costs.

Yep, a rehabbed Manor house "could be used for school events" but at what cost and is there a need? District 65 owns two gymnasiums as well as a beautiful \$1 million+ stage and music addition at LBMS. There is additional public meeting space at our LB Library, Village Hall, Public Safety Building, Vliet Center, Park District, Knollwood Fire Station and Shields Township Building. I've attended meetings with area volunteer groups at each of those locations with no cost to use the space. Gorton community Center has struggled mightily to make ends meet over the years and contains multiple meeting spaces which sit empty most days of the week. I do not believe District 65 has much need to rent additional space. Do you notice that when the question was posed last night about who would cover the costs of using the Manor home that the reply given carefully danced around an actual answer.

It is a shame that previous statements and the recent letter by Dr. Sophie are now seemingly being misquoted and used as part of the developers pitch book. That is wrong on more than one level.

I do understand that the impact on Dist 65 is only one consideration for the Village and I am not against the careful development of the Stonebridge property. However, it seems Lake Bluff has been giving away the farm piece by piece. I feel like we caved on the age restriction and it looks like we are caving on the number of units

which will be approved. Of course the developer wants no age restriction and more units because they then stand a better chance of making more money.

So just to be clear, yes a local restaurant might see some small increase in traffic if the Village allows a developer to build ~100 new homes at Stonebridge versus 70, but at what cost to the rest of the Village and our schools and our traffic and the Stonebridge neighbors? The developer stands to make a handsome profit and I don't think we need to continually sweeten their pot at the expense of our community.

We certainly don't need to use inaccurate information when deliberating such an important issue.

Respectfully,
David Forlow

