

VILLAGE OF LAKE BLUFF

Memorandum

TO: Chair Kraus and Members of the Joint Plan Commission & Zoning Board of Appeals

FROM: Brandon Stanick, Assistant to the Village Administrator

CC: Drew Irvin, Village Administrator
George Russell, Village Engineer

DATE: August 15, 2014

SUBJECT: **Agenda Item #4** – Proposed Amendment to Stonebridge Planned Residential Development – Preliminary Development Plan Submittal

Applicant Information:	SB 2011, LLC. (Petitioner/Owner)
Requested Action:	August 17, 2014: <ul style="list-style-type: none">• open the public hearing concerning the Preliminary Development Plan;• receive a presentation from the Petitioner ;• discuss the preliminary submittal, including preliminary questions to the Petitioner from Board members;• if needed, request additional information be provided for the next meeting; and• continue the public hearing to September 17, 2014. September 17, 2014: <ul style="list-style-type: none">• allow the Petitioner time to present any new information/materials;• allow time for the public to comment and ask questions;• present any additional questions from Board members to the Petitioner and further discuss the preliminary submittal; and• forward a recommendation to the Village Board concerning the Stonebridge preliminary planned residential development plan.
Public Notice:	<i>Lake County News Sun</i> – August 4, 2014
Existing Zoning:	PRD Ord. #2006-28 as amended by Ord. #2011-7 (removed age restriction); and Estate Residence District (E-1).
Purpose of Petition:	Amend existing PRD Ordinance (Ord. #2006-28) to: construct 94 detached single-family residential units,

retain 2 existing detached single-family residences and 2 existing attached single-family residences, and restore and preserve the existing manor house as a community clubhouse in lieu of the previously approved 85 dwelling units (43 single family units, 28 attached units & 14 Manor House and Carriage House units).

Site Area:	47.28 acres
Existing Land Use:	Failed residential subdivision including vacant single family homes and historic Manor/Carriage Houses
Surrounding Land Use:	<ul style="list-style-type: none"> • North: single-family residential • East: single-family residential • South: single-family residential • West: forest preserve
Comprehensive Plan Land Use Objectives:	<ul style="list-style-type: none"> • Land Use Objectives: <ul style="list-style-type: none"> ○ Preserve the unique residential character of the area. ○ Encourage rehabilitation and control redevelopment in an orderly manner compatible with neighboring properties. ○ Designate a portion of Village owned property for park use in cooperation with the Lake Bluff Park District. • Development Areas: <ul style="list-style-type: none"> ○ Promote development and redevelopment that enhances neighboring properties and benefits Village residents and businesses. ○ Examine proposed changes in use, density and appearance relative to the compatibility impact, capacity and potential of each proposal.
Relevant Zoning History:	<ul style="list-style-type: none"> • Ord. #2002-10: Restating & amending Harrison Conference Center Special Use Permit; • Ord. #2006-28: Stonebridge PRD approval & revocation of Special Use Permit; and • Ord. #2011-07: Removal of age restriction.
Applicable Land Use Regulations:	<ul style="list-style-type: none"> • Estate Residence (E-1) Zoning District; • Ord. #2006-28: Stonebridge PRD approval & revocation of Special Use Permit; • PRD regulations; • Subdivision Regulations; and • Historic Preservation Regulations.

Background and Summary

On November 27, 2006 the Village Board of Trustees approved Village Ordinance #2006-28, which authorized the Stonebridge Planned Residential Development (Stonebridge PRD), located at 136 Green Bay Road, on the former site of the Harrison Conference Center. The Stonebridge PRD allowed for the construction of an 85-unit residential age-restricted development, including: 43 single-family detached homes, 28 attached duplex units, restoration and conversion of the historic Manor House with 9 residential units, restoration and conversion of the historic Carriage House with up to 5 residential units and creation of an approximate 10.34 acre conservation area on the easterly portion of the site along Green Bay Road. A dimensioned site plan of the Stonebridge PRD authorized in 2006 is attached, labeled as *Attachment A*. As indicated on the site plan all access to the site was served by Green Bay Road just south of the intersection of Green Bay Road and W. Hawthorne Court via Jensen Lane. An emergency (normally gated) access roadway was to be provided just west of the intersection of W. Hawthorne Court and Sunset Terrace.

Construction of the Stonebridge PRD commenced in early 2007 and over the next two years 95% of the proposed infrastructure was constructed. Two single-family detached model homes and two single-family attached model homes were also completed. In 2011 the previous developer requested the age-restriction on the property be removed; this was a condition on the sale of the property. On April 25, 2011, in response to this request, the Village Board approved Ord. #2011-07, which removed the age-restriction from the Stonebridge PRD. Shortly thereafter the property was sold to the current owner, SB 2011, LLC (Petitioner).

On November 28, 2012, the Joint Plan Commission and Zoning Board of Appeals (PCZBA) opened a public hearing to consider the preliminary PRD plan. During this time the Petitioner's zoning application requested approval to further amend the Stonebridge PRD to allow for:

- 1) a total of 108 dwelling units, which at the time, included restoration of the Carriage House and a total of 8 condominium units in both the Manor House and Carriage House;
- 2) a modification to the previously approved site layout of the residential area west of the Manor House and Carriage House, including creation of single family lots and the elimination of previously constructed private cul-de-sac streets that provided for a "cluster-type" housing design;
- 3) the retention, but a slight reduction, in the approximate 10.34 acre open space conservation area on the eastern portion of the site to allow for the construction of a four car garage on the east side of the Carriage House and to allow for the construction of a 22 space parking lot for the Manor House, Carriage House and proposed playground area within the easterly open space conservation area;
- 4) an increase in the size of the originally approved 2,500 sq. ft. playground area located within the easterly open space conservation area to a 10,000 sq. ft. playground area; and
- 5) a change to the originally approved landscape plan and provide for the restoration of certain historic landscape features; and
- 6) modifications of other miscellaneous elements of the original development plan.

Following the Petitioner's presentation the PCZBA provided a series of comments that have been addressed by the Petitioner (*refer to Attachment B, Exhibit 2.1, large 24x36 plan diagram*).

Proposed Planned Residential Development - Preliminary Development Plan

In August 2014, following Village Staff's review and comment, the Petitioner submitted a revised zoning application for approval of a Preliminary Development Plan that would ultimately amend the Stonebridge PRD Plan to allow the following:

- (i) a total of 98 single-family residential units, including: 94 detached single-family residences, 2 existing detached single-family residences and 2 existing attached single-family residences;
- (ii) restoration and preservation of the existing historic Manor House as a community clubhouse with limited public access (*refer to Exhibit 5.2 and 11x17" Attachment B.1*);
- (iii) demolition of the existing Carriage House;
- (iv) various landscape features, parks and bicycle and pedestrian trails (*refer to Attachment B, Exhibit 5.1 and Attachment B.1*);
- (v) on-street traffic circulation and access to home sites with a two-way loop road (Jensen Lane), 23 ft. wide (right-of-way of 66 ft.) as it currently exists, "Street A" that is 22 ft. with a taper to 20 ft. wide (right-of-way of 50 ft. with a taper to 22 ft.) serving the "Pocket Neighborhood", as well as "Street B" (also serving the Pocket Neighborhood) that is 20 ft. wide (right-of-way of 22 ft.), and minor street "Street C", 23 ft. wide (right-of-way of 50 ft.) serving Lots 40 to 53 (*refer to Attachment B, Exhibits 4.4 and 5.5*); and
- (vi) on-street parking spaces (not required) added at select locations along one side of Jensen Lane for residents and visitors, as well as the required minimum of two off-street parking spaces per unit is provided (*refer to Attachment B, Exhibits 4.4 and 5.5*); and
- (vii) a stormwater management plan with three detention basins (*refer to Attachment B, Exhibit 4.4*).

Planned Residential Development Application - Preliminary Plan

Consideration of a Planned Residential Development is a two-step process that includes separate public hearings and Village Board consideration for: (1) a preliminary development plan (which is before you on August 20th); and (2) a final development plan, which would come before you at a new public hearing if the preliminary development plan is approved by the Village Board.

Section 10-5J-4B of the Village's PRD regulations establishes the following six application requirements for a preliminary development plan. Please note that, even though the petitioner's materials include a great deal of detail in excess of what would normally be submitted at this stage, the requirements for consideration and approval of a preliminary development plan are much more general and conceptual than the requirements for final development plan approval. If the preliminary development plan is approved, the Board will ultimately consider the project at a much greater level of detail when considering the proposed final development plan.

A summary description of the Petitioner's submittal for preliminary development plan approval is provided following each **bolded** item required by the Zoning Code.

- 1. Survey. A survey including legal description of the site to include thereon flood plain, flood way, and flood fringe boundaries on the site, if any.**

The Petitioner has submitted a survey of the property (*refer to Attachment B, Exhibit 4.2*), which reflects the proposed development plan laid over the 2006 development layout. For a

more reader-friendly legal description please refer to *Attachment B, Exhibit 4.1*. Village Staff concurs with the Petitioner that there are no floodplain, floodway nor flood fringe boundaries to show on the survey.

- 2. Drawing: A scale drawing showing a subdivision layout based upon the existing zoning. In addition, there shall also be filed a drawing or sketch showing proposed location of buildings, streets, parking areas, pedestrian walks, landscaping and other land uses, and an artist's rendering of the proposed building types.**

The Petitioner has submitted a scaled drawing of a proposed site plan (*refer to Attachment B, Exhibit 4.4*) including proposed locations of buildings, streets, on-street and off-street parking areas, pedestrian and bicycle paths, conceptual renderings of landscape plans (*refer to Attachment B, Exhibit 5.1 and Attachment B.1*) and topographic features. Artist's renderings of schematic elevations and floor plans have also been provided (*refer to Attachment B, Exhibit 4.5*) for each of the three types of single-family detached units referred to as "Cottage", "Carriage" and "Manor" residences. The Cottage housing unit mix is located in a style of neighborhood commonly referred to as a "Pocket Neighborhood".

- 3. Community Characteristics: Data regarding site conditions, land characteristics, community facilities and utilities, existing covenants and easements, and generally information about land uses within one-half (1/2) mile of the site.**

The Petitioner has submitted an a Tentative Plat of Resubdivision reflecting the existing plat of subdivision and site topography showing existing conditions (*refer to Attachment B, Exhibits 4.2 and 4.4*), as well as photographs of current site conditions and surrounding areas (*refer to Attachment B, Exhibits 3.0, 5.2 and 5.3*). A brief history of the site is available as part of *Attachment B, Exhibit 2.0*. Comparative density information between the proposed Stonebridge Development and the West Terrace neighborhood is provided and found in *Attachment B, Exhibit 3.0*.

- 4. Construction Sequence: Proposed construction sequence for buildings, parking spaces and landscaped areas, and the number of each type of building and bedroom mix in each phase.**

The Petitioner has submitted a preliminary Construction Phasing Diagram (*refer to Attachment B, Exhibit 4.6*) that divides the development into the following four phases:

1. Jens Jensen Woods Restoration;
2. Demolition of Existing Improvements (existing infrastructure);
3. Historic Restoration (exterior and interior rehab of Manor House); and
4. Site Development and Home Construction.

- 5. Ownership Information: The names and addresses of all present and proposed owners as defined in Section 10-5J-3A, this Article of all land within the project.**

The Petitioner's application (*refer to Attachment B, Exhibit 1.0*) states that SB 2011, LLC is the current owner and applicant. SB 2011, LLC is owned by The Roanoke Group, LLC (22 E.

Scranton Ave. Lake Bluff) and AdBac, LLC. Additionally, the Petitioner has submitted evidence of Title (*refer to Attachment B, Exhibit 4.3*)

- 6. Maintenance of Common Open Space: An outline of proposed articles of incorporation and bylaws for a property owners and renters association and of a proposed declaration of covenants and restrictions which may be part of the plan. The land owner or his successor shall maintain control of and responsibility for the common open space.**

The Petitioner's submittal provides an overview of the governance structure for the Stonebridge project, which includes summaries of regulations for the: homeowners association, historic Manor House, Cottage Neighborhood, Carriage Neighborhood and Manor Neighborhood (*refer to Attachment B, Exhibit 4.7*).

Additional Information

In addition, the Petitioner has submitted a conceptual plan for the restoration of the Manor House (*refer to Attachment B, Exhibit 5.2 and Attachment B.1*) a memorandum dated June 19, 2014 from KLOA, Inc. (Petitioner's consultant) regarding traffic circulation and parking (*refer to Attachment B, Exhibit 5.5*), a traffic study conducted by KLOA (*refer to Attachment B, Exhibit 5.6*), a fiscal impact study performed by KMA, Inc. (Petitioner's consultant) dated July 2, 2014 (*refer to Attachment B, Exhibit 5.4*) and stakeholder testimony (*refer to Attachment B, Exhibit 5.7*). Staff anticipates a review (will be provided as *Attachment D*) of the submitted traffic study will be provided by the Village's consultant, Baxter & Woodman, Inc., for the September 17th PCZBA meeting. Also, provided as *Attachment E*, is a review of the submitted fiscal impact analysis by the Village's consultant, SB Friedman and Company.

The Petitioner has also addressed the standards for departures that will be sought from the Planned Residential Development regulations (*refer to Attachment B, Exhibit 3.0*). Please note, however, that these departures are not part of the consideration of the preliminary development plan and would be reviewed and considered during the final development plan stage. Staff will provide a more detailed analysis of the requested departures from the PRD regulations required for the project as the petition moves through the review process to the final development plan stage.

Recommendation

Following the public hearing, as discussed previously with the PCZBA, it is recommended the PCZBA ask questions of the Petitioner, discuss the preliminary development plan and continue the public hearing to consider the preliminary development plan at its scheduled meeting on September 17, 2014. On that date, the public comment period concerning the preliminary development plan will commence.

Attachments

- A. Stonebridge Development Dimensioned Site Plan as Authorized Pursuant to Ordinance #2006-28;
- B. Stonebridge Zoning Application Amending the Existing PRD and Related Exhibits (large book);
- B.1. Stonebridge Key Design Principles and Features (11x17" booke);
- C. Stonebridge PRD Amendment Process Flow Chart (dependent on advisory board actions);

- D. *Baxter & Woodman, Inc. Traffic Study Review (will be provided at the September 17th PCZBA meeting);*
- E. A Memorandum Dated August 13, 2014 from SB Friedman and Company Regarding the Stonebridge Development Fiscal Impact Analysis;
- F. Section 10-5J of the Zoning Code Outlining the PRD Regulations;
- G. Procedures for Public Hearing on Preliminary Stonebridge PRD Plan;
- H. November 28, 2012 PCZBA Meeting Minutes; and
- I. Comprehensive Plan Land Use and Development Areas Objectives/Policies.

If you should have any questions concerning the information provided in this memorandum please feel free to contact me at 847-283-6889.