



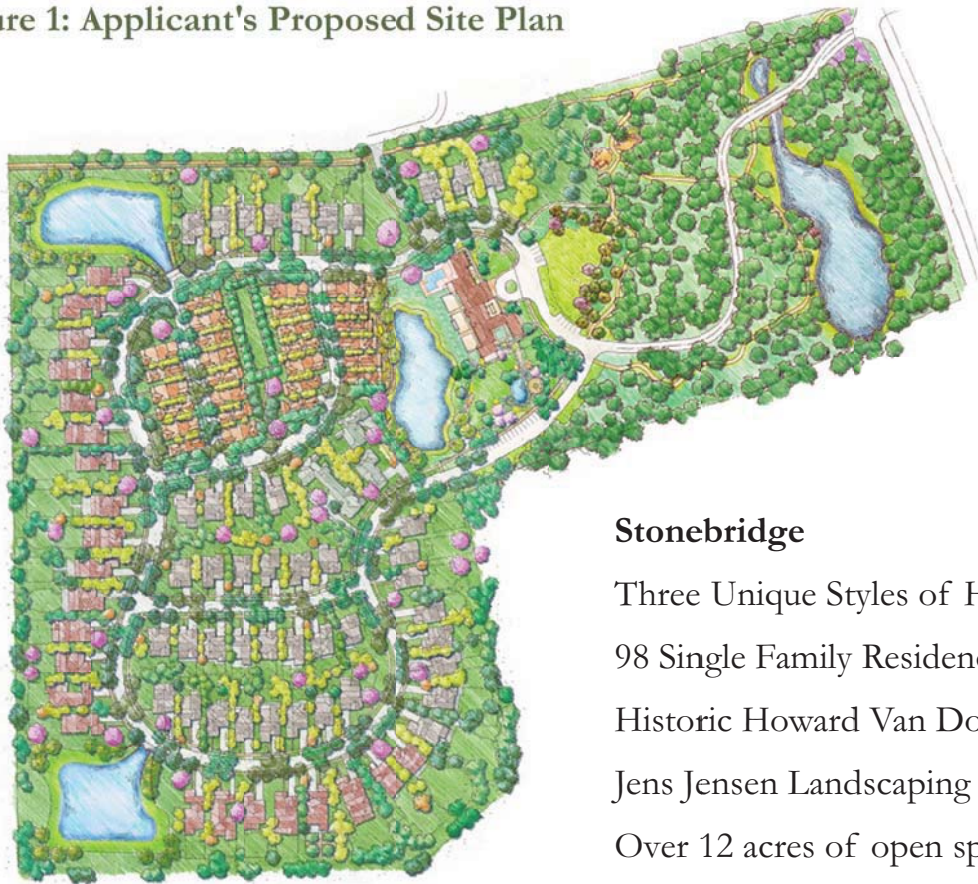
## 2.0 NARRATIVE DESCRIPTION OF REQUEST

### Proposed Site Plan

SB 2011, LLC (the "Applicant") is the owner of the 47.277-acre parcel, commonly known as Stonebridge of Lake Bluff, that is the subject of this Application (the "Property"). The Property is currently subject to Ordinance No. 2006-28 (as amended by Ordinance No. 2011-7), which approved development of the Property as a planned residential development pursuant to Chapter 5, Article J of the Zoning Ordinance (the "PRD Ordinance").

The Applicant seeks an amendment to Ordinance No. 2006-28, inclusive of the approved departure from Section 10-5J-3 (D) allowing 85 dwelling units. In order to amend PRD Ordinance No. 2006-28 the Applicant seeks preliminary approval of the proposed development plan outlined in this application and pictured below:

**Figure 1: Applicant's Proposed Site Plan**



### Stonebridge

Three Unique Styles of Homes

98 Single Family Residences

Historic Howard Van Doren Shaw Manor House

Jens Jensen Landscaping

Over 12 acres of open space

The proposed development is designed in accordance with modern planning principles detailed in Article J. Planned Residential Development. The proposed plan adheres to the purposes and standards outlined in Section 10-5J-1 and 10-5J-3. In addition the proposed has been updated based on comments received from the PCZBA hearing in November 2012 (See Exhibit 2.1).



## Site History

The historic structures and landscape features on the Property date back to 1916 when the Manor House and Coach House were constructed and the Jensen-designed landscaping was installed. The Property continued in use as a private residence until 1942 when it was sold to the Servite Order of the Catholic Church, which used the Property as a monastery until the late 1960s. In 1969, the Property was sold to Harrison Conference Centers, Inc. From the 1970s until 2005, the Property was used as a full-time conference center and hotel known.





### Prior Developer History

The Property was acquired in 2005 by Stonebridge Lake Bluff, LLC (the "Prior Developer"), who proposed redeveloping the Property as a planned residential development. In 2006, the Village adopted the PRD Ordinance, approving development of the Property with an age-restricted 85-unit residential development.

In 2007, the Prior Developer commenced site development of the Property, including the demolition of the hotel addition, installation of streets, sewer and water improvements, detention ponds and other infrastructure improvements, construction of a duplex model structure (two model units) and two single family spec homes, and partial construction of an additional duplex model structure. In 2010, the Prior Developer began experiencing financial distress and the Property fell into foreclosure. In 2011, based on the Prior Developer's application, the Village approved an amendment to the PRD Ordinance that deleted the age restriction. The Property was subsequently conveyed to the Applicant in April 2011.





## 2.1 Proposed Plan Exhibit