

Village of Riverwoods  
Plan Commission Meeting  
December 2, 2004

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In Attendance:

Linda Dunn  
Joan Becker  
Kristine Ford  
Larry Kanar  
Ron Pankau  
David Ritter  
David Zehren  
William Kaplan  
Bruce Huvad  
Pat Glenn  
William Svatik

Minutes taken by Debbie Limer

The meeting was called to order at 7:30 PM.

IV. Approval of Minutes

Plan Commission Meeting – October 28, 2004

Commissioner Ford moved to approve the minutes as amended. Commissioner Kanar seconded the motion. Motion was carried by voice vote.

V. Visitors Wishing to Address the Plan Commission

None

VI. Current Matters

A. Continuation of Public Hearing

Commissioner Pankau moved to continue the Public Hearing regarding the 37 acres on Milwaukee Avenue until January 13<sup>th</sup> at 7:30 PM. Commissioner Zehren seconded. Motion was carried by voice vote.

B. Continuation of Public Hearing

Atty. Huvad told the commissioners he received a call from the owners of the 5 acres today. They are asking for a December 16<sup>th</sup> meeting. He wanted to go over the details to see if having the meeting made sense. Pat Glenn added he has a meeting with Lake County DOT on Monday. He questioned if the owners of the 5 acre parcel were any closer to a final plan. Atty. Huvad stated that he did not see the owners of the five acres being ready for a meeting on the 16<sup>th</sup>. He explained some of the background information. The estimates for the required street improvements are between \$4M and \$4.5M. The owners of the 5 acres are not happy about having to put so much into the improvements. They feel that all of the commercial residents in the surrounding area have contributed to the

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need for the street improvements. They added if they had done their development 15 years ago, there would not have been the need for the improvements back then. Atty. Huvard stated they are still justified to spend the money for the street improvements. The estimates for the TIF are still \$20M. The owners of the 37 acres should have to pay 37/42nds of the street improvements. The owners complained a bit at that.

Atty. Huvard told the commissioners the owners of the 5 acres have two signed leases. They are ready to go. They are willing to put BP Amoco in by itself. Doing just that, they would only need to do moderate street improvements on Deerfield Road. Amcore Bank wants Lake County to wait on the street improvements and let them start construction. Atty. Huvard stated there is no way Lake County is going to approve that. The only option at this point is for the BP to go in with the compensatory storage on the 5 acre site. If we had a meeting on December 16<sup>th</sup>, it would only be for BP. He added, as of yet, we do not have a site plan with only BP on it. Atty. Huvard explained that he felt January 13<sup>th</sup> would be an acceptable date. Everyone should be ready. Chair Dunn reported that we have changed dates for them a number of times. She did not want to meet twice in the same month. Commissioner Ritter moved to continue the Public Hearing regarding the Rezoning and Special Use for the Riverwood Inn Parcel of 5 acres until January 13<sup>th</sup> at 7:30 PM. Commissioner Kanar seconded. Motion was carried by voice vote.

Commissioner Ritter told the commissioners he went and looked at the BP Amoco station at the corner of Sanders and Dundee in Northbrook. He was dismayed by how unkept it was. He questioned if there is a provision that the station must be maintained. The paint under the canopy was peeling. He wanted to bring it to everyone's attention and make sure we bring it up to BP. Commissioner Kanar questioned if the station in Northbrook was franchise or company owned. Commissioner Ritter stated that is a question to ask. We need to have maintenance addressed in the contract. Chair Dunn suggested landscaping also. Atty. Huvard indicated that this is the entry to the Village. He added Chuck Stewart suggested we get an easement from them for the landscape buffers. The Village would maintain it and charge the costs back to BP. Commissioner Becker added that the plants on the landscape plan are not native plants. Atty. Huvard pointed out that the plan has not been approved by Chuck. Chuck is not happy with the list either. Commissioner Ford stated she did not want to see the Village of Riverwoods sign on the BP site. She wanted it to be farther down the street, closer to Brentwood.

Chair Dunn stated that Lake County wants to try to pass another referendum for road improvements in Lake County. The one that was defeated; they want to try again. If it passes, that will mean Lake County would have more money for the eventual widening of Deerfield Road. Pat Glenn told the commissioners that the Village will do the design for the street improvements that are necessary for the 42 acre development. We will set the

tone for a possible Deerfield Road widening that would be done by the County. There is only so much space available. We have control over the design within the Lake County parameters. Chair Dunn told the commissioners we need to take a lot of time and thought on this issue. Mayor Kaplan stated we already have. Pat added there is not a lot of room in the County Right of Way for bike paths and landscaping. We will have to take some of that land from the 5 acre parcel. Atty. Huvard explained that Trustee Graditor still likes the design of the BP at Wadsworth and Route 41 better than the one proposed here. It is much nicer to look at, but we have been told by BP they cannot do it. Mayor Kaplan stated the one in Wadsworth is a franchise. The proposed BP in Riverwoods would be company owned. Atty. Huvard stated the Plan Commission felt the darker brick was acceptable. Pat added that he emailed the photos of the BP in Wadsworth to BP today. He can email them to the Plan Commission member as well, so everyone can see what is being discussed. Atty. Huvard indicated that maybe we can take some of the features of the Wadsworth station and copy them. Commissioner Ritter asked about the cost. Commissioner Pankau questioned if we should be micro-managing this. He questioned how far we can take it. Atty. Huvard added we have not received a commitment from the owners of the 37 acres yet.

#### C. Affordable Housing

Atty. Huvard told the commissioners that Glencoe has created a task force for the Affordable Housing issue. They also are a non-home rule community. Atty. Huvard reported he was interested to see what they came up with. He explained that some members of the Glencoe Village Board were working for an Affordable Housing plan, some were not. Some of the residents in Glencoe did not want an Affordable Housing plan either. Atty. Huvard stated that the board members in Glencoe sent out a survey to other neighboring communities. None of them had a real plan. Glencoe did set up a draft plan. It allows for a suitable area to have a multiple family residential district. They would allow the area to have reduced building permit fees, water usage rates, and property taxes. Atty. Huvard reported that he has had a discussion with the Lake County Planning Department. They have been encouraged to help communities that need assistance with their Affordable Housing Plans. They agree that it is challenging. The Lake County Planning Department suggested that we should set a goal of 0%. They feel we would be complaint with a goal, even at 0%. Commissioner Becker asked about Kathy Ryg's idea of Village funds going toward Affordable Housing in other communities in lieu of having Affordable Housing in our community. Atty. Huvard explained that the legislation has to change in order to make that possible. Commissioner Ritter stated we are built out. If we acquire more land that is suitable for residential use, we will encourage compliance of the Affordable Housing legislation. William Svatik, Village Trustee, suggested a change to the October 28<sup>th</sup> minutes regarding Affordable Housing. Commissioner Becker moved to make the suggested change in the minutes. Commissioner Ritter seconded. Motion was carried by voice vote.

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Atty. Huvard stated he will come up with a plan for the commissioners to look at. We need to have it to submit before April 1, 2005. Russ Kraly is going to come up with a list of empty lots. Commissioner Ritter asked that the Affordable Housing Legislation be included with the Affordable Housing Plan, so they can be looked at together. Atty. Huvard told the commissioners that there are many who feel the legislation is unconstitutional. Until it is ruled that way, we need to have a plan to submit.

VII. Comments from the Chairperson

Chair Dunn reported there will be a Town Hall Meeting on December 7<sup>th</sup> at Discover at 7 PM. She encouraged the commissioners to attend and suggested they come early. Pat stated he will have hand outs, and Chuck Stewart has speakers to testify. Mayor Kaplan told everyone they should come in the main entrance, and they will be directed to the location of the meeting.

Atty. Huvard told the commissioners there will be a Truth in Taxation Hearing at the December 7<sup>th</sup> meeting. He has published the notice, but the required notice is very misleading. It always causes confusion. It talks about the Village of Riverwoods trying to increase taxes by 20%. That is not what is happening. We are trying to capture the increased assessed value at Discover. We are not increasing property taxes. We are working to get \$30K to \$40K from Discover each year from their increase in assessed evaluation. If we do not get the increased evaluation the first year, we lose out for the subsequent years. It is a one time chance. He indicated that he will have to explain this to the visitors at the meeting. It is not always an easy thing to do because people get very irate when they hear about a proposed increase in taxes.

Commissioner Kanar asked about the property on Lake Cook. He questioned what is happening. Mayor Kaplan stated most likely it will be an office building.

VIII. Old Business

IX. New Business

X. Adjournment

Commissioner Pankau moved to adjourn the meeting. Commissioner Becker seconded. The motion was carried by voice vote.

The meeting adjourned at 8:30PM.

Respectfully Submitted,

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December 2, 2004

Debbie Limer

Village of Riverwoods  
Plan Commission Meeting  
October 28, 2004

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In Attendance:

Linda Dunn  
Joan Becker  
Kristine Ford  
Larry Kanar  
Ron Pankau  
David Ritter  
David Zehren  
William Kaplan  
Bruce Huvad  
Pat Glenn  
Sherry Graditor

Absent:

David Ritter

Minutes taken by Debbie Limer

The meeting was called to order at 7:35 PM.

IV. Approval of Minutes

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Commissioner Kanar moved to approve the minutes. Commissioner Ford seconded the motion. Motion was carried by voice vote.

V. Visitors Wishing to Address the Plan Commission

None

VI. Current Matters

Commissioner Becker moved to change the agenda and have a short discussion of the 3 acre hotel site first. Commissioner Ford seconded. Motion was carried by voice vote.

D. Short Discussion of three acres on Lake Cook Road Hotel Site

Chair Dunn introduced Chuck Burns to the Plan Commissioners. Chuck Burns stated that he is one of the owners of the Country Inn and Suites as well as the adjoining lot. The land was purchased in January of 2001 for a hotel. The land is zoned for a hotel. He explained that the Village wanted a full service hotel. Since the economy took a down turn and 9/11, they have hit a brick wall in building the second hotel.

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Steve Horve told the commissioners that he is a developer and another owner of the site. The second site was bought in good faith. A franchise for a Holiday Inn was purchased. There were drawings and site plans. They worked on the financing right around 9/11. The market shrank, and all hotels went into a slump. The financing was lost. A second plan, a Holiday Inn Select, was approved. Again, the financing was a problem. Mr. Horve stated that they have spent \$500K on two sets of plans and franchise fees. They have tried to market the site, but did not get anywhere. There is no room for another franchise. They decided to pursue restaurants. A broker was able to get 50 different restaurants interested, but the lack of a traffic light is a problem. Mr. Horve explained that IDOT will not allow for another signal. They have turned the site over to a consultant. The consultant has looked at 30 different restaurants. In his opinion, without a traffic light a restaurant will never happen. They have been contacted by residential developers who would like to do condos on the site. They like the location and there is a lot of interest.

Mike Offit introduced himself to the Plan Commission. He stated he has been in real estate for 25 years. He has worked in office, residential, hotel, retail and restaurant real estate. His office is in Saunders Woods in Riverwoods. He told the commissioners he is a realist. He would like to open dialogue with the Plan Commission to find common ground and come up with a win/win situation. Mr. Horve owns 14 hotels. He has won awards for the Country Inn franchise. Everyone agrees this site will never be a hotel. It will probably never be a restaurant either. The restaurants are mainly on Milwaukee and Lake Cook Roads. They have taken this site to everybody. There will be no restaurant without a traffic light. Mr. Offit added there are 10 to 15 restaurants in the area market place. A high density use is not going to happen. He stated he knows Riverwoods is opposed to empty-nester housing. Chair Dunn explained that they are not opposed to empty-nester housing, but right now the Village zoning is single family housing; one acre or more.

Mr. Offit reported there are two options – residential or office. The greatest growth is in the senior population. Almost every community provides for senior housing. He told the board he had two residential presentations. His residential plans are something that the Village can be proud of. There is a community very similar to the first plan in Naperville. It is aesthetically pleasing. It provides for 57 units, three buildings with 19 units in each, underground parking, and brick and block construction. Mr. Offit pointed out it is very hard to downsize and stay in the community. The target is for 55 and up. They would be able to downsize with maintenance free home that provides security.

Mr. Offit stated the second plan has a lower density with 18 units, two rows of nine each. It is heavily landscaped with an access drive. School impact will need to be a consideration in both plans. Both developers are proposing 50 years of age and up. There is clearly a demand for this type of residential development. The eastbound egress is dangerous. A residential use will lower the traffic impact. This site will not work as a

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retail strip mall, and the restaurant use is out. Tax revenue has a higher potential in residential than in an office use. They would propose to change the FAR to .34 from .14. That will match the areas around the site and will maximize the value. Mr. Offit stated he is trying to create a dialogue for the best use.

Commissioner Ford pointed out the traffic is dangerous no matter the use. She questioned if there is any way to put in a traffic light. Pat Glenn, Village engineer, told the commissioners there is no way to generate enough traffic to warrant the light. Atty. Huvard stated they wanted to share a drive with Morgan Stanley, but that did not happen. It is a known constraint of the site. A hotel is not a peak traffic generator. Mr. Burns added the hotel traffic is not a problem. Mr. Offit explained traffic stacking is an issue with a restaurant use. He added they went to CCH. There is no way CCH will allow shared access at their light. Anyone going the east has the potential for a problem getting out onto Lake Cook Road.

Atty. Huvard stated the site is zoned office compatible, O & R1. The FAR with that is .14. The special uses include hotel and small parcel office. An example of small office parcel is the seven-acre Saunders Woods. There is a higher impervious surface ratio. The ISR for Saunders Woods is up from the normal. The parcel now being discussed is almost three acres. The office could be two stories with a higher FAR. Mr. Offit pointed out it is a three acre parcel in the middle of a corporate area. There is no residential. Atty. Huvard told the commissioners the FAR for Morgan Stanley is .33. Mr. Offit stated this is a unique parcel with inherent strengths. He told the commissioners he is requesting that they consider multi-family housing on the site. Atty. Huvard explained that the Board of Trustees would have to direct the Plan Commission to consider a text amendment to adjust the ratio of the FAR.

Commissioner Pankau stated this is the first time he has heard about residential. He is not sure how the residents would take that. It would be a tough sell. The residents want open space. He added he is concerned about the precedent. Others may try to break the zoning. He questioned where it would stop. Atty. Huvard reported he is not in favor of doing this as a variance. We would need to have testimony as to the conditions. It would need to be put into a text amendment. The preconditions could be the development must front Lake Cook or Saunders Roads. We do not want it to look arbitrary. It does not abut other residential developments. We are trying to complement the other use. Commissioner Pankau explained he is more comfortable with O & R1 rather than residential. Thorngate has changed the character of the Village. Now we are getting requests for things we do not necessarily want. We do not want to create more problems. Commissioner Zehren stated he wants to remain open-minded. We should consider other areas that could come up. Commissioner Ford reported that she agreed with Commissioner Pankau. Some of the other areas that could be affected are the Ravinia Green Country Club or the Herman

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property. Commissioner Kanar stated that Thorngate was a huge fight. This would be also. Mr. Offit told the commissioner this is what he wanted to hear. He wanted to get feedback.

Steve Horve explained that the Country Inn site is almost the same as the other site. The site would allow for 40K square feet of office space. There is already a cross parking easement in place. The hotel site is 63K square feet. The foot print would be almost the same. Chair Dunn asked about the height. The response was 24 feet high. Joseph Kayne asked about getting access to the property using Discover. Chair Dunn explained Discover is now a secure campus. Sherry Graditor, Village Trustee, stated they are now gated with a guard. Mr. Offit mentioned the CCH expansion and implored the commissioners to help with access on the site for the long-term benefits.

Mr. Kayne explained he was glad to hear the commissioners interested in the office use. Randy Podolsky stated he is a developer. They are interested in speaking with the owners about an office use. He was also glad the commissioners are amendable to increase the impervious surface ratio. It is impossible to do the office space without the same FAR as the surrounding areas. Chair Dunn suggested that they talk to Mayor Kaplan, Atty. Huvad, and the owners. Mr. Podolsky stated they are happy to work through the process. Mr. Kayne asked about the proposed CCH expansion. Atty. Huvad explained there has been no decision to go forward yet.

A. Continuation of Public Hearing – regarding the 37 acres on Milwaukee Avenue

Commissioner Ford moved to continue the Public Hearing. Commissioner Pankau seconded. Motion was carried by voice vote.

Atty. Huvad explained there is a long list of things for the developers to come back with. There is a long list of street improvements. They have not had enough time yet. They will not be ready before November 18<sup>th</sup>. Atty. Huvad suggested the Public Hearings be continued to November 18<sup>th</sup>. Chair Dunn stated we have been very accommodating to them. She wants to go back to the normal schedule. She suggested we go to December 2nd. That will give everyone extra time. She complemented the hard work Pat Glenn put into his letter that he had ready for tonight. He spent a lot of time on it, and things changed again.

Commissioner Kanar moved to continue the Public Hearing to December 2nd. Commissioner Becker seconded. Motion was carried by voice vote.

B. Continuation of Public Hearing – rezoning and special use for Riverwood Inn parcel of 5 acres

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Commissioner Zehren moved to continue the Public Hearing. Commissioner Pankau seconded. Motion was carried by voice vote.

- C. Affordable Housing
- E. Comprehensive Plan

Chair Dunn stated we received a letter from Kathy Ryg. She told everyone to read the letter about Affordable Housing. They are going to look at the situation. Chair Dunn explained we will continue the discussion as we hear the changes.

VII. Comments from the Chairperson

Chair Dunn told everyone there will be a Halloween Party at the Village Hall on the 31<sup>st</sup> from 5PM to 7PM.

VIII. Old Business

None

IX. New Business

Atty. Huvad explained we thought we were going to need a text amendment for an accessory building. He thought there was going to be a problem, but the problem was solved. It had to do with a very large garage.

Atty. Huvad stated that CCH has not decided what to do with regard to the proposed expansion. The Board of Trustees has authorized the Plan Commission to consider a text amendment. The next move belongs to CCH.

Chair Dunn told the commissioners there will be a December 7<sup>th</sup> Town Meeting at Discover. It will deal with the Woodland Protection Ordinance discussion. Sherry Graditor added there will be a full Board of Trustees Meeting after the Town Meeting. It will begin at 7PM. We will have to find out what gate we will be accessing through.

Chair Dunn stated we may have solved the problem at the hotel site with our discussion. Commissioner Pankau added it is good to be straight forward. Commissioner Kanar asked about the hotel site getting access with CCH. Atty. Huvad explained he did not think CCH would want the extra traffic. They may end up being a secure campus. Commissioner Kanar stated we have done this for others. The traffic situation is dangerous.

X. Adjournment

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Commissioner Kanar moved to adjourn the meeting. Commissioner Pankau seconded.  
Motion was carried by voice vote.

The meeting adjourned at 8:30PM.

Respectfully Submitted,

Debbie Limer

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September 2, 2004

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In Attendance:

Linda Dunn  
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David Ritter  
David Zehren  
William Kaplan  
Bruce Huvad  
Pat Glenn  
Russ Kraly

Absent:

Kristine Ford

Minutes taken by Debbie Limer

The meeting was called to order at 7:35 PM.

Commissioner Pankau moved to amend the agenda to include approval of the July 8, 2004 Plan Commission Meeting minutes. Commissioner Kanar seconded. Motion was carried by voice vote.

IV. Approval of Minutes

Plan Commission Meeting and Public Hearing – July 8, 2003

Commissioner Pankau moved to approve the minutes as amended. Commissioner Kanar seconded the motion. Motion was carried by voice vote.

Plan Commission Meeting – August 5, 2003

Commissioner Kanar moved to approve the minutes as amended. Commissioner Ritter seconded the motion. Motion was carried by voice vote.

V. Visitors Wishing to Address the Plan Commission

None

VI. Current Matters

Continuation of Public Hearing: Regarding the 37 acres on Milwaukee Avenue

Commissioner Ritter moved to continue the Public Hearing on the 37 acres to the next Plan Commission Meeting. Commissioner Pankau seconded. Motion was carried by voice vote.

Continuation of Public Hearing: Rezoning and Special Use for Riverwood Inn Parcel of 5 Acres

Atty. Huvard swore in all that were to present information to the Plan Commission. George Maurides introduced himself as the attorney representing the petitioners. He explained he wanted to address the site plan issues and point out the changes that have been made. The exteriors and materials will be presented by the architect in charge of each parcel. On August 20<sup>th</sup> they filed a new site plan and drawings. There was a meeting to go over the site plan with the Village. He reported that they got comments from the Village Engineer and the Village Attorney at that time. They have tried to be responsive and timely to those comments. Mr. Maurides stated they understand the concern about the frontage and FAR. Scott Wilson is here to comment on that. Scott Wilson told the Commissioners he has the preliminary engineering plan. Atty. Huvard wanted to make sure that everyone was looking at the same drawing. He stated the last revision date the Commissioners have was dated 8/23/04. Mr. Wilson commented the latest revision date is 9/2/04. He would take the Commissioners from the 8/23/04 drawing to the 9/2/04 drawing. The 8/23/04 drawing shows the compensatory storage on the 5 acres. The 9/2/04 drawing shows the proposed restaurant plan. For this plan the compensatory storage has been moved to the 37 acres. He explained the Village staff wanted to see a plan with the third lot built out. Atty. Huvard explained if we are going to make a judgment on a full build out, we want the Plan Commission to see that plan. Mr. Wilson stated he will submit the drawing into the record. The drawing was then passed out to the Commissioners.

Mr. Wilson stated he had three plans for the Commissioners to look at. The first plan has the detention on-site. The second plan has the detention off-site. The third plan is a landscape plan. He pointed out the changes. The East-West road is now completely off the property with an added 10-foot green area. It creates more green space between the developments. Mr. Wilson reported they added islands around Amcore to add additional green space there as well. Chair Dunn asked how far the car wash is from the lot line. Mr. Wilson reported twelve feet. It has not been moved. There is a 25-foot buffer between the ultimate right of way and the back curb. That change was made today. The 80-foot right of way will be owned by the developer. Atty. Huvard stated with the right of way as part of the site, it helps with the density and FAR. It is all on the 37 acres. He added the agreement on this issue must be finalized before the site plan can be approved. Mr. Maurides pointed out there are several points to be worked on. The first is the shared driveways. He questioned who is going to pay to construct those. It has to be looked into because if it is not dedicated to the Village, it will affect the TIF. Atty. Huvard explained we do not want to change the economics of this development.

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Mr. Maurides told the Commissioners they are ready to build as soon as the plan is approved. They want the ability to use the TIF funds for building. There are issues to work through with the developer of the 37 acres. They will need easements to go on the 37 acres. Mr. Maurides stated meetings to address these issues have already been set up. He explained he felt they were going to have to be a party to the TIF. That does impact their ability to go forward. Atty. Huvard reported the developer of the 37 acres plans to be ready at the October Plan Commission meeting. Mr. Maurides stated both groups are going to have to get their site plans approved, and then figure out how to build the development. Atty. Huvard explained the Village has no problem with the road on the 37 acres.

Mr. Maurides brought up the subject of the landscape plan. Mr. Wilson explained that they listened to Chuck Stewart. They were planning to have a lot of plantings on the curb. Chuck was concerned about snow plowing. Mr. Wilson added they are going to try to get a 2-3 foot berm along Deerfield Road. Chair Dunn asked about the total green space along Deerfield Road. Mr. Wilson stated it is 28 feet. He explained that Chuck wanted more bushes on Milwaukee Road and color along the ground. He also wanted large trees along the entrance with a diameter of 3 to 4 \_ inches. Mr. Wilson went over the information on the site data table on the latest site plan. He explained the FAR, total building area, and parking provided for all three sites. Mr. Maurides pointed out without the road in lot 3, lot 3 complies. Atty. Huvard asked about the triangular shaped buffer on Deerfield Road. Mr. Wilson stated it is 12 feet, 22 feet, and 44 feet on the triangular section of the corner. Pat Glenn reported he felt that buffer zone will end up smaller with the right of way for the turn on that corner. Mr. Wilson stated it may go down to 25 feet.

Commissioner Pankau stated that lot 2 is glaring with its high density. Atty. Huvard reported they would like approval for a build out as it is designed. Commissioner Pankau told the Commissioners it is over our allowable FAR. Mr. Maurides pointed out the developers of the 37 acres have a site FAR. The other uses they are suggesting are very low. The overall FAR of the site is low. Atty. Huvard stated we can set a FAR per lot. Commissioner Pankau asked if the restaurant could be made smaller. Mr. Maurides stated 6,300 square feet would be an acceptable FAR. They can go smaller.

Commissioner Becker read part of the Storm Water Management Plan. She asked for an explanation. Mr. Wilson stated they are going to adhere to the Lake County Storm Water Management and Village of Riverwoods Ordinance requirements. They are not going to release more storm water than they are allowed. Commissioner Becker asked if this development will affect the wetlands. Mr. Maurides explained they can get a permit to fill the wetlands. They can buy replacement wetlands from a wetland bank.

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Commissioner Becker asked what type of restaurant would want to be next to a service station. Christian Kalischefski of Kurtz Associates stated he would like to comment on the potential for negative impact of the service station. Everything is double walled. There is no negative impact. Commissioner Becker comments that she thought Riverwoods residents would like to see a family restaurant. Jim Tsevis of Northern Realty Group stated they have talked to Landries. They have several different restaurants that may be interested. They are looking at the 42 acres for an overall synergy. They are not concerned about having BP and the bank on each side of them. Atty. Huvad questioned if the windows would be looking west, and the kitchen would be on the east side. Mr. Tsevis stated "yes." Mr. Maurides explained that they understood why the Village did not want a drive through. Commissioner Ritter asked for a sense of how large the restaurant would be. Mr. Tsevis reported it would seat 140 to 150 people. The ideal would be between 6K and 8K square feet. Chair Dunn asked how large J. Alexanders is. Mr. Tsevis responded 10K square feet. Commissioner Ritter stated he is trying to envision the restaurant. It is a significant use without enough parking. If the plan is to share parking with the bank, there will be a lunch crowd and that could cause a big parking problem. Atty. Huvad added there will be cross parking with the 37 acres. There will need to be linkages. Commissioner Pankau pointed out everyone is saying the same thing. The restaurant is too big for the space. He suggested it be made smaller, so less parking is required and it meets the Village requirements. Mr. Maurides reported the restaurant can be designed smaller. The restaurant owners can come in if they have an issue with the size. Commissioner Pankau stated they should bring down the size of the restaurant and make everyone happy. Mr. Maurides added they will come back if that is a problem later.

Commissioner Ritter asked about the drive through on the bank. He wanted to know if it was possible to set them up on the north or south side. The site would look better. Ryan Stockton of Amcore Bank stated that was in the original plan, but there is not enough depth. Atty. Huvad added with that configuration the buffer on Deerfield was lost. Mr. Maurides explained everyone wanted the green space on Deerfield Road. Atty. Huvad suggested that they might want to change the set up to the bank with proposed restaurant. They may want to consider the two entrances facing each other. Mr. Stockton explained they would like their most prominent feature facing front. They will increase the islands if the parking is not needed. They want the green space also.

Atty. Huvad stated Pat Glenn's comment was that the traffic movement analysis needs to be done. Pat added the things to focus on are the broad issues like density, ISR, zoning, and architecture. The access will be determined by LCDOT. The locations of the access points are not yet nailed down. He pointed out a right in-right out is normally 40 feet wide. Mr. Maurides reported they still need to go to IDOT and LCDOT. The overall design of the access needs to be permitted. Work needs to be done with LCDOT on the BP site access. Atty. Huvad told the Commissioners currently we need a text

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amendment for the mixed use to allow for a service station. The development meets our standards for size. The lot sizes meet our standards for size. We think the lot coverage is okay. Mr. Wilson stated it is okay. Atty. Huvad indicated the impervious surface ratio exceeds our standards. We can add a text amendment that proposes changes in the impervious surface ratio. He suggested that the Plan Commission consider this as an overall development. Two of the uses are dense, but we need to look at the overall development. From the outside we want this to look as one development. Atty. Huvad pointed out we can negotiate with the developers of the 37 acres as part of the annexation agreement. We do not have that ability for this development. It is already part of the Village. The impervious surface ratio is over .6 on all of the lots. We have asked them to adhere to a .14 FAR. Atty. Huvad added none of the lots are even close to the maximum height allowed. We want the overall site development to overcome the issues. We are looking for a common landscape and light plan on both sites. Mr. Maurides commented that the developers of the 37 acres are not ready for that yet. Atty. Huvad went over the design standards.

Chair Dunn summarized that the road may shift on Deerfield Road depending on LCDOT. IDOT may change the access on Milwaukee Avenue. She added the Commissioners recommend the restaurant go down to 6,800 square feet. Commissioner Kanar stated each site works independently. Chair Dunn stated the cross parking agreement is a good idea. Mr. Maurides wanted to know if everyone is okay with the plan. Atty. Huvad commented that he thought so, but there are still things to work on. Mr. Maurides added if the restaurant goes down in size, they do not need the extra parking.

Mr. Stockton introduced Roger Eckdahl of the Larson & Darby Group, the architects for the Amcore bank building. He explained they have new elevations since the last meeting. There is also a material board. Windows on the south side have been added. The newer set of elevations is less institutional looking. Mr. Stockton added there are pictures of the Schaumburg facility in the packet that was handed out. The new elevations brought in this evening are modeled after the Schaumburg location. That facility is the same size as the one proposed for Riverwoods. The Schaumburg location also provides cross parking for a restaurant. Chair Dunn wanted to know if Russ Kraly took the same pictures. Mr. Stockton responded "yes" after looking at Russ's pictures. He pointed out on the plan the location of the proposed monument signs. He stated he wanted input from the Plan Commission, so that they could try to accommodate their comments. Mr. Eckdahl explained that the materials on both elevations are the same. He pointed out where the materials would be used for each elevation. Atty. Huvad asked the Plan Commission members which of the two elevations did they like better: the proposed design or the Schaumburg facility? The members responded "the Schaumburg facility." Mr. Eckdahl moved his comments only to that elevation. Atty. Huvad stated he like the base on the Schaumburg design better than the base on the design presented tonight. Commissioners

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Ritter and Kanar commented that they liked the Schaumburg signage better. Commissioner Kanar questioned if the signage on the building could be changed. Mr. Eckdahl stated they can change the relationships to make it look softer. Mr. Stockton reported he would like to let Mr. Eckdahl play with a few changes. Mr. Eckdahl explained there was a quick turn around time today with some of the changes. Commissioner Ritter pointed out there is no street signage on the Schaumburg facility. Mr. Stockton stated it is there; it is not visible from the pictures.

Atty. Huvard wanted to know if they are proposing that everyone has their own sign. Mr. Maurides explained that typically everyone wants their own small sign. Mr. Stockton stated they have talked about a common sign on the corner. Atty. Huvard pointed out that at some point the center may have a name or identity. He suggested that everyone think about that. We will need to talk to the developers of the 37 acres about overall signage because they are all related. Mr. Stockton stated that he like the idea of a common base structure for all of the signs. Mr. Maurides pointed out that they will follow the lead of the 37 acre site, but they do not know the standards the developer of the 37 acres has picked out. Atty. Huvard suggested hosting a meeting of the designers to try to work out some of those issues. He asked if there were any differences between the Schaumburg location and the elevations presented tonight. Mr. Maurides stated the roofing material is different. He questioned which one the Commissioners preferred. Commissioner Ritter asked how many other buildings like this one have been built. Mr. Stockton stated this would be the second. The two-story building is the hub design.

Commissioner Ritter pointed out that banks are becoming more architectural. He would like to see something different. He added he likes the new drawing better, but everything is the same. We do not want to look like everyone else. We want to be excited with the design. Mr. Maurides explained that they do not want to use a pointed roof design. It will cause visibility issues with the 37 acre development. Chair Dunn asked if can be designed with both roofs for a comparison. Commissioner Kanar stated we should make a decision. Mr. Kalischefski reported BP will have a shingled roof. Mr. Maurides summarized the opinions of the Commissioners. The Plan Commission wants the Schaumburg design with a shingled roof and without the curves of the Schaumburg drive though canopy. Commissioner Ritter stated that was correct unless they decided to look at other options. Mr. Maurides added the consensus of the people working on the designs is they would like to come back just one more time. Commissioner Kanar asked them to change the front of the building from the current elevation. Commissioner Pankau reiterated that the shingles should stay and the front should be modified as discussed. Commissioner Zehren stated the Schaumburg design is an improvement. He questioned if it has to be a rectangle. Mr. Eckdahl explained that is their standard footprint. It works more efficiently. Mr. Stockton stated they would keep working. Commissioner Becker asked about bigger trees. Dr. Marcus Hester of 1105 Milwaukee told the Commissioners he is worried about the

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traffic flow. He is suggesting a traffic light on Deerfield Road and a road that runs behind Colonial Court. He has talked to others about this already. Chair Dunn added that Dr. Hester may want to include the Village in his discussions. Sherry Graditor, Village Trustee, stated that she finds it offensive that the discussion of design is only being taken so far because of the proposed Menards in the development. That the design only needs to be taken to the level of Menards. We want a bank that will be a representation of Riverwoods, regardless of the other businesses in the development.

Chair Dunn asked the representatives of BP to make their presentation. Atty. Huvad asked the Commissioner what they wanted BP to concentrate on. Commissioner Ritter responded the changes. Christian Kalischefski of Kurtz Associates told the Commissioners the main change is the increase of landscape buffer. They have added five feet. They have been working with LCDOT and IDOT. He presented a sample board. He showed the Commissioners the residential roof versus the prototype. The shingle color is the same as the bank. He went through the other changes. Commissioner Ritter asked if the roof line over the pumps could be the same as the building. Mr. Kalischefski explained that will make it more visually cluttered. They want to keep the canopy light. Commissioner Ritter asked if the car wash will be the same style as the building. Mr. Kalischefski stated "yes." He showed the Commissioner a couple of styles. Commissioner Kanar asked if Amcore can match the color. Mr. Stockton stated they can try to. Atty. Huvad questioned the Commissioner as to which color scheme they like better. The Commissioners responded the darker colors. Chair Dunn asked how many pumps there will be. Lisa Weinstein of BP stated 10 fueling positions or 20 pumps. Mr. Kalischefski added that is the minimum of this prototype. They use the traffic patterns to figure usage. Commissioner Becker wanted to know if the two greens are the same on the two designs. Mr. Kalischefski stated they are the same. Chair Dunn wanted to know if there has to be green on the canopy. Mr. Kalischefski stated "yes." Chair Dunn asked about a darker canopy. Ms. Weinstein explained the color is part of their corporate identity. The canopy works into their marketing tag line. They are not very flexible with that. Chair Dunn commented that she likes the darker colors. She is not happy with the white canopy, but she can live with it. Atty. Huvad asked that they work out the landscape and signage for the whole package. Commissioner Becker asked what the right in-right out will be made of. Mr. Kalischefski stated that IDOT requires concrete.

Commissioner Ritter moved to continue the Public Hearing. Commissioner Becker seconded. Motion was carried by voice vote.

VII. Comments from the Chairperson  
None

VIII. Old Business

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None

IX. New Business

None

X. Adjournment

Commissioner Ritter moved to adjourn the meeting. Commissioner Kanar seconded.  
Motion was carried by voice vote.

Meeting adjourned at 10:05PM.

Respectfully Submitted,

Debbie Limer

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In Attendance:

Linda Dunn  
Joan Becker  
Kristine Ford  
Ron Pankau  
David Ritter  
David Zehren  
William Kaplan  
Bruce Huvad  
Pat Glenn  
Russ Kraly  
Chuck Stewart  
Bob Teska

Minutes taken by Debbie Limer

The meeting was called to order at 7:30 PM.

Commissioner Becker moved to change the agenda and move the Public Hearing up.  
Commissioner Ritter seconded. Motion was carried by voice vote.

VI. Current Matters

Public Hearing: Rezoning and Special Use for Riverwood Inn Parcel of 5 Acres

Atty. Huvad told the commissioners there will be the commencement of one hearing and continuation of the other Public Hearing tonight. The Public Hearing for the 37 acres was already started. The first presentation by the owners of the Riverwood Inn will start tonight. He read the published notice of the Public Hearing.

Larry Kanar arrived at 7:32PM.

Atty. Huvad swore in all that were to give testimony for the 37 acres and the 5 acres. He introduced George Maurides, representing the Riverwood Inn. Atty. Huvad stated we want a unified site plan that is coordinated. There should be communication between the two developers. The plan should have common, harmonious architecture with an internal circulation of vehicles. He explained he did not think the site plan was definitive yet. Mr. Maurides reported they are attempting to have three lots. The service station will be on the corner with the detention in the middle. They are currently working on getting the compensatory storage moved to the 37 acre parcel. The entranceway for both parcels will be a shared area on Milwaukee or access through the middle of the 5 acre parcel. Mr. Maurides stated he was not sure which access is to stay. The green space in the perimeter is very important. He added there are representatives from Amcore Bank, BP, and the

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owners here tonight. Atty. Huvad reported that the Village staff saw the design for the first time today. We have not had time for a detailed look. The design standards are a 40 foot parking front side set back, 40 foot parking set back, and 60 foot front set back. Atty. Huvad explained we want a good landscape buffer on Deerfield. We would like it to look like Federal Life.

Scott Wilson of Manhard Consulting stated there is 22 feet dedicated to the right of way. That leaves 12 feet for grass landscaping. As the road moves, there is a loss of green space. One-third of the road is on their property. Atty. Huvad reported he was hoping for more buffer on Deerfield Road. There was more in the earlier version. Mr. Wilson explained the issue is the amount of parking needed. There is to be a substantial bank facility. It requires 100 parking spaces. Atty. Huvad stated the FAR of our other office spaces is .14. He questioned what the FAR of this proposed project is. Mr. Wilson reported .21. Ryan Stockton of Amcore Bank explained the bank is proposed to have 2-stories with 6,700 square feet per level. It is to be a hub facility with 40 to 50 employees. Cross parking with a restaurant has been a problem for them in the past. They have designed facilities with 20 to 25 feet of landscaping, but that was when the road was off the site. He added more landscaping can be done on the south end of the site. Mr. Stockton stated they would like more buffer, but it is a trade off. Atty. Huvad asked them to look at the FAR and intensity. This is going to be an important hub, not a little branch. He questioned why the FAR is over .14. For the amount of land this is very intense use.

Mr. Maurides stated that if the middle road was eliminated it would help the FAR. The middle road is for the southern development. It is a loss of space for the 5 acre development. Atty. Huvad suggested asking the developers of the 37 acres about the road. He was uncertain about them wanting the road. He asked for comments from the developers. Peter Theodore told the commissioners he just came on board with this development. He did not feel it was necessary to have the road go all the way through. Chair Dunn stated it is a drawback because the road will be used as a cut through to avoid the intersection. Atty. Huvad added that he did not think Pat Glenn or Bob Teska felt the road was vital. Bob Teska, Village Planner, indicated we recommend the road be eliminated. Lisa Weinstein of BP stated the road serves at an entrance to the BP site. Mr. Maurides explained the access to BP will stay as it is. Mr. Wilson reported there will still be access into lot 1 or lot 2, but not all the way through. Atty. Huvad stated it is an internal issue with the owner. Mr. Maurides added the dedicated property should come out of the calculations. Atty. Huvad explained the Plan Commission will have to explore the issues. This is a very intense use. There are plan development regulations that will have to be addressed and discussed. He asked that the owners provide justification for the intensity.

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Commissioner Kanar asked who the right of way is dedicated to. Mr. Maurides stated the Village. Atty. Huvad suggested the right of way be dedicated to the owners, so that they can be responsible for maintaining it. Commissioner Kanar asked why the Village would want to own it. Atty. Huvad stated that is a good question. It could revert to private ownership. Commissioner Kanar added the change will help the FAR. Mr. Maurides explained he thought the middle roadway was also for Brentwood access. Commissioner Kanar stated that roadway would only be needed in an emergency. Atty. Huvad asked about the tanker vehicle access for BP. It has been estimated there would be one tanker a day at the service station. Christian Kalischefski of Kurtz Associates reported that safety is their number one issue in layout. That includes the safety of the tankers, cars, and pedestrians. A specific dimensional route is required for each service station. Refueling is done at off-hours as much as possible. Everything has to be approved by BP. Everything is very controlled on the site. Atty. Huvad asked if one tanker a day is an accurate statement. Ms. Weinstein stated it is a good estimate, but they are not sure of the volume yet. It could be a seasonal issue. Mr. Kalischefski explained there are two tanker sizes. The smaller is 10K gallons and carries premium gasoline. The larger is 20K gallons and carries regular grade. Atty. Huvad told the commissioners he was told it is very hard to strictly regulate the hours the tanker can come in. There are no regulations that BP would accept. Mr. Kalischefski stated BP is very safety conscious. Ms. Weinstein indicated they would not want to run out of gasoline and have to shut down.

Atty. Huvad explained the tanker will only use Deerfield Road for access. The truck will not run down Deerfield Road. Pat Glenn, Village Engineer, stated we are concerned about the turn onto Deerfield Road. Mr. Kalischefski reported the exhibit is a bit misleading and will be better next time. They will not allow a tanker to go down the opposite side of traffic or drive on a private property. He explained that this time the design was a bit rushed. Atty. Huvad stated he wanted to bring up architectural design at this time. There should be design continuity for all. We want the buildings to relate to each other. We are looking for an upscale service station with masonry. Mr. Kalischefski told the commissioners the philosophy of BP and "BP Connect" is to go for a different clientele. There will be a full time baker on the premises. The coffee will be of a gourmet Starbuck type. This will be the gateway to the community. They all understand that. They are looking for a more open landscape area. He explained the main area will house a Village sign. The BP signs will be on the sides at the far ends of the property. Mr. Kalischefski showed signs of the proposed design. He explained it will be a high-scale environment. There will be a clean design on the outside. Clutter will be eliminated. The roof will have residential-type shingles. The building will have a masonry base, and the overall design will use warmer colors.

Atty. Huvad asked if BP has consulted with the developers of the 37 acres. Mr. Kalischefski stated the three meetings they have had have all been with the Village staff.

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Atty. Huvard questioned if Mr. Kalischefski could speak on the overall development. Mr. Kalischefski stated no, but he has talked to the representative of the bank. Mr. Wilson explained they have not seen the design of the 37 acres for lighting and landscaping. They plan to follow the lead of the 37 acre development. Mr. Kalischefski went over the proposed signage and used drawing to illustrate them. Commissioner Ritter asked about the car wash. Mr. Kalischefski pointed out where the car wash will go on the plan. Commissioner Ritter asked if it was for one car at a time. Mr. Kalischefski explained it is a roll over car wash. The equipment goes over the car. It runs at one car every six minutes. He reported this is not a destination point; it is an accessory use. Atty. Huvard questioned if they would consider removing that from the plan. Mr. Kalischefski stated that would not remove it because it is used through out the day. Atty. Huvard wanted to know if the Plan Commission could remove it. Ms. Weinstein explained that BP would not allow it to be removed. There is considerable customer demand for a car wash. Commissioner Ritter asked how much it is used. Ms. Weinstein indicated it varies. January and February are the biggest usage months. Mr. Maurides stated they can get answers to that question. Mr. Kalischefski explained that the water is on a reclaim system. 75% of the water is reclaimed. This type of car wash uses 10 gallons of fresh water compared to 50 gallons for a person standing on his or her driveway doing the wash.

Atty. Huvard stated we are looking at the overall intensity of the site. We are trying to reduce the intensity. Visually, the car wash adds to the clutter. He questioned how much it adds to the site. Mr. Kalischefski explained it is a necessity for this business model. If it is too busy or not safe, the car wash is a detriment. Everything is carefully placed. The site is easy to negotiate. The FAR for the BP site is .07. Mr. Maurides pointed out that all of the Shell stations that he has worked on have a car wash. Car wash customers are not new users. BP will lose gas customers without the car wash. The use is not more intense with the car wash. Atty. Huvard commented on the visual clutter. Commissioner Becker asked if BP will be on well or city water. Atty. Huvard stated city water. Commissioner Becker wanted to make sure the site is safe for the gasoline storage. Mr. Kalischefski explained Chicago is the second strictest in storage requirements, second only to Los Angeles. The soil type is appropriate. Everything will be monitored. There is no leakage allowed. Commissioner Ritter asked how long the tanks last. Mr. Kalischefski stated the tanks have a 50 year guarantee. Commissioner Ford asked about the hours of operation. Mr. Kalischefski reported the service station hours will be 24/7. Commissioner Zehren explained that sometimes McDonalds have designed restaurants without the trademark arches. He questioned if they would be willing to design the BP without all of the trademark green. Mr. Kalischefski explained the green is for the site view. They have to keep the key elements. They have already made changes to the roof line. They need the image for the customer recognition. Atty. Huvard questioned if this type of service

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station has been built yet. Mr. Kalischefski stated there is one like the this in Glen Ellyn at Roosevelt and Lambert Roads.

Mr. Stockton addressed the Plan Commission in regard to the proposed bank site on the 5 acres. He explained the bank will be oriented from east to west. The entrance will be on the east side. It will be two stories with limestone, brick, and EIFS building material. The signage will be on the east and west side of the building and a monument sign. They are hoping for a smaller shared sign. Chair Dunn asked about the final height. Mr. Stockton stated it will be 33 feet high with the facade. He added they are developing a site like this in Schaumburg. It is a shared site. Mr. Stockton explained they find the need extra parking to serve both uses. If there is not enough parking, both uses are strangled. Chair Dunn asked about the FAR. Commissioner Kanar commented that it is .21. Mr. Stockton stated the retail banking uses will be on the first floor. The commercial uses will be housed on the second floor. He added there is a great deal of potential. Bob Teska explained there will be shared parking if the middle lot is developed. Mr. Stockton stated they have found that people will walk across the parking lot to access the site. They do try to use common shared parking. Mr. Maurides explained if the access road is eliminated, more space for parking will be available. Atty. Huvad reported if the compensatory storage is moved off site, they are proposing a restaurant. He suggested they come to the next Plan Commission meeting with a restaurant on the site plan. Bob Teska asked if the issue is "if" the compensatory storage will be moved or "when" it will be moved. Mr. Maurides stated "if." Bob Teska stated it was his understanding it is "when."

Mr. Stockton asked for an explanation of how the road can be shifted to get the 25 foot buffer back. They would like to keep the perimeter green space. Commissioner Pankau explained that the Plan Commission did not want too many details tonight. We would like the developers to explore ways to reduce the FAR. There needs to be a better buffer on Deerfield. Eliminating the drive will help. As a Plan Commission member, he would like to see a 20 foot buffer. He likes the use, but things are getting congested. The Village has always fought the congestion. Chair Dunn asked BP to come back next time with a design for their darker style service station. She added we would like copies of the plan ahead of time. Commissioner Kanar asked if the bank sign is the corporate standard. Mr. Stockton replied this is the second one like this. He added the goal is to break ground in October. They have had their eyes on this sight for over a year. They are looking at others if this is site is not going to be developed fast enough. Commissioner Pankau moved to recess the Public Hearing for the 5 acre parcel and take a 5 minute break. Commissioner Becker seconded. Motion was carried by voice vote.

The Public Hearing recessed at 8:50PM.

The Public Hearing reconvened at 9:00PM.

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Chair Dunn told the representatives of BP and Amcore she would like to see samples of building and planting materials at the next meeting. Chuck Stewart stated planting concepts, not specific plants, would be fine. We are looking for amount of green space. If the road is eliminated or shifts 10 feet, there can be more buffer. We would like to keep some of the trees. Chair Dunn questioned if the design showing the trees on Deerfield Road has planned for the widening of Deerfield Road. Atty. Huvad stated it has.

Public Hearing: Regarding the 37 acres on Milwaukee Avenue

Richard Klawiter introduced the design team. They have coordinated with the Village staff, addressed the concerns and issues since the last meeting. They welcome the partnership and want to solve the problems. They are alleviating the site constraints and working hard. They understand that they need to use design features to attract clients. Mr. Klawiter introduced Peter Theodore. He has had 20 years of experience and has designed over one-thousand shopping centers. Mr. Klawiter stated they would like to move ahead quickly with their aggressive time frame. Peter Theodore told the Plan Commission that he was proud to be here. He has worked with Bob Teska before. He stated that there are natural and geometric features that pertain to the site. Brentwood access is also an issue. He explained that he brings compromise to the table. In the original plan the building were lined up on Milwaukee. In his plan there is more front door architecture. This services the retailers and the community. Each out lot is about one acre. They are rectangular in shape for parking. This reduces the square footage and provides diversity. In the original plan the circulation pattern was not clear and concise. There are now aisle ways and more clarity.

Mr. Theodore explained they are very conscious of Brentwood. The truck traffic has been taken away from Brentwood. They are working hard on a cohesive whole. The landscape plan includes over 2K trees and 5K shrubs. They are native in nature with perennial grasses and flowers. He reported they want something special behind Brentwood. Brentwood will have a look out with a pedestrian way using the detention as the focus. The proposed building behind Brentwood will have landscaping up against it and will serve as a sound barrier. Mr. Theodore reported this is a mixed-use development with a quality mix of proposed tenants. Pedestrian traffic will move through the site. There will be no reason for a car within the site. The issues that are left to address are Brentwood, access, outlots to Milwaukee, and the pedestrian way. Mr. Theodore stated this plan is leaps and bounds above the old plan. More changes are going to be made. He stated he would address any comments.

Commissioner Zehren questioned why the buildings were pushed back from the street. Mr. Theodore explained it makes things closer for the pedestrians. Bob Teska added we are trying to emulate Lincolnshire. The buildings there are closer to the road landscape.

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This is mixed plan that requires cohesiveness. Bob Teska pointed out the trucks will need direct access. He explained the principles of the driving patterns and the design of the buildings. He added that some of the buildings may be multi-tenant buildings. The south end of the development we would like to be park-like. Atty. Huvad stated we are concerned about the truck traffic. The retail cluster on the west end works without drive throughs. We want retailers of interest for the residents. He questioned if we can require Milwaukee access in and out for the trucks. Mr. Theodore explained they have provided for a truck turn around area. The truck traffic will be separate from the vehicular traffic. He pointed out the truck traffic route on the plan. He added that the retail outlots may be combined. They are trying to make the plan as sellable as possible. They do not want too many limitations. They want to keep the options open. The Plan Commission can always say no to a use.

Commissioner Ritter wanted to know if the detention will be dug. He questioned if it will be mostly wet or dry. Mr. Theodore stated it will be dug and there will not always be water in it. Soil analysis has to be done. They know there is a cap on the property. If it is dry, it will have indigenous flowers and grasses. Commissioner Ritter asked about the loading docks and noise. Mr. Theodore stated they can restrict the hours the loading dock is used. Commissioner Ritter questioned of the two plans which they are looking at. Mr. Theodore explained everyone needs to understand the logic in both plans. There are no design standards yet. Commissioner Ritter stated the quality of the plant material is very important. Atty. Huvad added we are requiring an irrigation system. He questioned if the landscape buffer on Milwaukee takes a possible widening into account. Ed Benes of Manhard Consulting explained that landscape goes into the right of way. If the road is widened, some of the landscaping will be lost. Commissioner Becker asked if Menards is the only option for the big box store. Mr. Theodore stated it could be home improvement, furniture, a larger-type grocery, or a mixed use. He pointed out all of the pedestrian walkways. Commissioner Becker asked about run off. Mr. Benes reported they have to use SMC standards. The detention will be toward the rear of the property. The storm sewers will run into the pond; the water will be very clean. Chair Dunn asked about snow. Mr. Theodore indicated it will be removed or put into the buffer areas. Commissioner Becker asked what type of fast food they are considering. Mr. Theodore stated Caribou or Starbucks is considered to be fast food. Commissioner Becker reminded them that the Shoppes of Riverwoods is very close by with a lot of fast food. Mr. Theodore stated they are getting close to the final plan. It is a work in progress.

Sharon Wheat of 1705 Saunders explained that one way to guarantee success is to make the center a gathering area. She suggested bringing in bands. It brings the community in. Atty. Huvad stated that one Village Trustee wants to see a one to two acre park on the property. Ms. Wheat explained it gives back the community, and then the business will come in. Kay Sweeney of 1835 Strenger wanted to know why an office area is not going

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in. It is such a large area. Atty. Huvard pointed out that we want to encourage retail. It generates more tax dollars. Ms. Sweeney stated Menards is not going to attract upscale retail development. The Shoppes of Riverwoods takes care of the smaller retail chains. Atty. Huvard explained the issue is the flexibility of retail. Ms. Sweeney told the commissioners the Shoppes of Riverwoods went in without the knowledge of the residents. There are rumors going around about this project. Atty. Huvard explained that the developer of the Shoppes of Riverwoods made up individual landscape plans for the residents in Meadowlake to lessen the impact of the strip mall. Chair Dunn added that many of those meetings were in the homes of the residents.

Atty. Huvard asked about an upscale restaurant on the site. Mr. Theodore reported that would be an acceptable option. Atty. Huvard asked if each lot will be a separately owned. Mr. Theodore explained they are looking at each lot as self-reliant. Mr. Klawiter reported they want to be flexible with owned or leased parcels. They want to get Village approval first. Atty. Huvard stated based on current zoning they will all be separate parcels. They may want to address that now because the conversations up until now have been unclear. Mr. Klawiter told the commissioners they are trying to incorporate all design issues and keep the flexibility. Chair Dunn asked why the retail is by Brentwood and the office space is on the other side. Mr. Theodore explained a larger retail use needs a larger parking field than can be accommodated for on the other side of the property. Commissioner Ford asked if they are going to work together with the developer of the 5 acres for orientation. Atty. Huvard stated they are working together. Commissioner Ritter asked if the site plan as shown has the detention for the 5 acres in the design. Mr. Theodore stated yes. Commissioner Ford indicated that would allow for possibility of three buildings on the 5 acres.

Mr. Theodore told the commissioners it would be nice to have the 5 acre site plan on with the 37 acre site plan for the next meeting. Mr. Klawiter stated they are going to need final approval. They are trying to get a range of uses. Aesthetics will come down the road. They understand there are risks for not being as detailed as possible. Commissioner Ford wanted to make sure the buildings will be cohesive. Mr. Theodore explained creating guidelines will lead to the character and materials. Atty. Huvard stated that will be continued to the next meeting. Atty. Huvard added there is a list of allowable uses for the district. We need to explore how far we want to go with uses and aesthetics. Chair Dunn explained the Plan Commission is asking the developer of the 5 acres to shift the road for extra foliage on Deerfield Road. Mr. Theodore stated that will affect their final plan. They want to know that they are on the right track. Chair Dunn reported that the Plan Commission would like the exhibits 10 days in advance of the meeting so we can look them over ahead of time. Commissioner Pankau stated the concepts are good. It is just going to need some fine tuning. Commissioner Ritter asked if there anything in the high class shopping centers that are not in this one. Mr. Theodore stated yes. Commissioner

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Ritter reported he would like to see those things. Mr. Klawiter explained this is not a lifestyle center. They are trying to get the best use. Atty. Huvad asked why the big box is the most likely use. He questioned if that is what is happening in the market. Mr. Klawiter stated the preliminary discussions have been with those types of companies. Josh Silverglade of The Equitable Group added there is a limited list of users who want to be there. That pushes the site development. Commissioner Ritter asked if Mr. Silverglade thought the development would be successful. Mr. Silverglade responded yes. Mr. Klawiter stated the large sales tax revenue will be good for all parties involved.

Commissioner Pankau moved to continue the Public Hearing regarding the 37 acre development. Commissioner Ford seconded. The motion was carried by voice vote.

The Public Hearing on the 37 acre parcel adjourned at 10:15PM.

Commissioner Pankau moved to continue the Public Hearing regarding the 5 acre development. Commissioner Ford seconded. The motion was carried by voice vote.

The Public Hearing on the 5 acre parcel adjourned at 10:15PM.

IV. Approval of Minutes

Plan Commission Meeting – July 8, 2004

Commissioner Ritter moved to approve the July 8<sup>th</sup> minutes at the September 2<sup>nd</sup> Plan Commission meeting. Motion was carried by voice vote.

V. Visitors Wishing to Address the Plan Commission

None

VII. Comments from the Chairperson

Chair Dunn told the commissioners they have a letter from Jack McArdle about the proposed Woodland Overlay District. There is also a letter from his neighbor. The commissioners have been given a newspaper article and Atty. Huvad's memo. Mayor Kaplan added all of the mentioned information is also on the web site. Chair Dunn stated that Commissioner Kanar attended the Board of Trustees meeting about the proposed Woodland Overlay District. The meeting was packed.

Atty. Huvad apologized to the commissioners for the unusual track that we are now on with regard to the TIF development. We have been working on this for a long time. We ended up seeing the plan for the first time tonight.

Village of Riverwoods  
Plan Commission Meeting  
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VIII. Old Business

None

IX. New Business

None

X. Adjournment

Commissioner Pankau moved to adjourn the meeting. Commissioner Ford seconded.  
Motion was carried by voice vote.

The meeting adjourned at 10:25PM.

Respectfully Submitted,

Debbie Limer

Village of Riverwoods  
Plan Commission Meeting  
July 8, 2004

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In Attendance:

Linda Dunn  
Joan Becker  
Kristine Ford  
Larry Kanar  
Ron Pankau  
David Zehren  
William Kaplan  
Bruce Huvad  
Pat Glenn  
Russ Kraly

Absent:

David Ritter

Minutes taken by Debbie Limer

The meeting was called to order at 7:30 PM.

Commissioner Pankau moved to change the order of the agenda. Current Matters will be heard first. Commissioner Kanar seconded. Motion was carried by voice vote.

VI. Current Matters

Chair Dunn stated we would start with the Weiss Subdivision. John Talbot told the commissioners he was here for the approval of the final plat for the Weiss Subdivision. Lake County has approved the plat of subdivision. He explained he believes all of the engineering issues have been resolved. Pat Glenn stated the plat has been revised. The latest plat has a date of 7/8/04. He explained he has submitted a review letter. The first two items have been resolved with the new plat. The wetland areas are designated on the plat, and there is a deed restriction. All of those issues came out favorably. Atty. Huvad told the commissioners Weiss is working on the dedication for the private street, but we are in good shape. The final plat can go to the Board of Trustees for approval. Pat stated there are a few outstanding issues from his 7/7/04 letter, but they are not a big deal. Commissioner Zehren asked if the wetlands are in the setback. Pat indicated that they are and also in the roadway easement. Chair Dunn stated the 14 points in the letter are all engineering issues. Pat reported some of the points had to do with fees for building permits. There are 12 outstanding points in the letter. Commissioner Pankau moved to accept the final plat of subdivision for the Weiss Subdivision subject to the conditions in Pat Glenn's 7/8/04 letter. Commissioner Ford seconded. Motion was carried by voice vote. Atty. Huvad explained the items in the letter will have to be addressed before the final plat goes to the Board of Trustees.

Village of Riverwoods  
Plan Commission Meeting  
July 8, 2004

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Commissioner Becker moved to go into the Public Hearing regarding the 37 acres on Milwaukee Ave. Commissioner Zehren seconded. Motion was carried by voice vote. The Plan Commission Meeting went into the Public Hearing at 7:40PM

The Plan Commissioner Meeting returned to regular session at 9:15 PM.

IV. Approval of Minutes

Plan Commission Meeting – June 3, 2004

Commissioner Becker moved to approve the minutes as amended. Commissioner Ford seconded the motion. Motion was carried by voice vote.

V. Visitors Wishing to Address the Plan Commission

None

VII. Comments from the Chairperson

Chair Dunn told the commissioners that Mayor Kaplan talked about the gypsy moths at the last Board of Trustees meeting. The State is not spraying Lake and McHenry counties. Sherry Graditor stated the State feels we are already infested. The area is under quarantine. She added that she has never seen so many larvae before. Mayor Kaplan reported that Chuck Stewart is checking our options. Sherry Graditor reported the State has written the County off as a lost cause at this point. She explained a little about gypsy moths. The caterpillars are three to four inches long. They are black with red spots. She reiterated she has never seen this many before. She reported that Chuck Stewart has said that the moths will not kill an Oak tree, if it is not already compromised. The tree can withstand a bad year or two. The tree will come back with thicker, smaller leaves that the gypsy moths do not eat. The gypsy moths like Oak trees. She added that the white female moths cannot fly. The best way to get rid of them is to remove the larvae sacs off of the tree. She stated she does not like the idea of using the spray that the tree companies have because it will kill butterflies and bees along with the moths. The moths blow from tree to tree. Sherry Graditor explained to the commissioners that it would be nice if the State would use the inhibitor in Lake County.

Chair Dunn mentioned the letter to the editor of the Deerfield Review that Mayor Kaplan wrote. It thanked everyone for their help with the near flood.

Chair Dunn brought up the subject of the pedestrian path study that the Board of Trustees has approved. Mayor Kaplan explained it is a preliminary engineering study. Chair Dunn told the commissioners the Board of Trustees has approved spending up to \$20K for the study. Sherry Graditor reported it is for a multi-purpose pedestrian path. The path will not be eight feet wide, so it does not qualify to be called a bike path.

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Plan Commission Meeting  
July 8, 2004

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Commissioner Ford stated that the trees at Deerfield and Saunders on the bike path have not been properly trimmed back. Sherry Graditor explained that the section being discussed would be on Riverwoods Road.

Chair Dunn brought up the subject of Affordable Housing. The deadline has been moved to April 2005. Mayor Kaplan stated that may be the new deadline. Issues are still being discussed. Commissioner Zehren stated there was discussion about using some of the 37 acres for Affordable Housing. Commissioner Ford reported she has an article on Bannockburn and Home Rule. There seems to be a tie in to Affordable Housing. The article lists the pros and cons and how it affects the Affordable Housing legislation. Mayor Kaplan stated there will be no housing in the 37 acre site.

VIII. Old Business

None

IX. New Business

None

X. Adjournment

Commissioner Kanar moved to adjourn the meeting. Commissioner Zehren seconded. Motion was carried by voice vote.

The meeting adjourned at 9:25PM.

Respectfully Submitted,

Debbie Limer

Village of Riverwoods  
Plan Commission Meeting  
June 3, 2004

1

In Attendance:

Linda Dunn  
Joan Becker  
Kristine Ford  
Larry Kanar  
Ron Pankau  
David Ritter  
David Zehren  
William Kaplan  
Sherry Graditor  
Bruce Huvad  
Russ Kraly  
Chuck Stewart

Absent:

David Ritter

Minutes taken by Debbie Limer

The meeting was called to order at 7:35 PM.

IV. Approval of Minutes

Plan Commission Meeting – May 6, 2003

Commissioner Kanar moved to approve the minutes as amended. Commissioner Pankau seconded the motion. Motion was carried by voice vote.

V. Visitors Wishing to Address the Plan Commission

Visitors were to be addressed during the Public Hearing.

VI. Current Matters

Commissioner Ford moved to go into the Public Hearing concerning the proposed text amendment to the Zoning Ordinance pertaining to the Woodland Overlay District. Commissioner Pankau seconded. Motion was carried by voice vote.

The meeting went into the Public Hearing at 7:40PM.

The meeting returned to regular session at 9:10PM.

Atty. Huvad told the commissioners it is their decision whether or not to continue deliberating the proposed text amendment. Commissioner Pankau questioned if the definition of understory should be addressed in the Tree Ordinance or in the Woodland

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Protection District. Atty. Huvard stated tree. Chair Dunn reported that the oak woodlands are changing over to maples. Chuck explained that is because the maples are shade growing. We are trying to manage the succession. The transition goes from Oak Hickory to Maple Basswood. It is not an issue that needs to be addressed now. Chair Dunn asked the commissioners if they are ready to move forward. Commissioner Kanar moved to send the proposed text amendment to the Board of Trustees for consideration. Commissioner Ford seconded.

Commissioner Becker stated she had a question about 9-6-8B. She did not want a resident to be able to “reforest” with little patchy areas of woodland. Atty. Huvard suggested the change to read; “The reforested area must be contiguous to an existing woodland area.” Commissioner Becker added she wanted that change made. Commissioner Kanar amended his motion to include the change. Commissioner Ford seconded.

Chair Dunn asked Chuck if the aerial photos will be done periodically. They were done in 2000 and 2002. Chuck responded he will talk to Pat Glenn. We do want them updated periodically, but it is a valid consideration to explore which season to do them in. Atty. Huvard told the commissioners it would have to be re-approved to expand the boundaries in the future. Commissioner Zehren questioned if the only lots that are close to exceeding the lot coverage restrictions are the ones with a significant amount of grass. Chuck stated the homes with horse corrals may exceed the lot restrictions. Commissioner Zehren questioned what would happen if a home like that wanted to put on an addition. He wanted to know if they would have to restore some of the woodland. Chuck responded we would have to look at the specifics of the design. We would make them stay at the current percentage. They would not be allowed to increase their non-conformity. Russ stated after looking at the map Oakhurst should not be included. Atty. Huvard reported the map would be corrected and the text amendment passed onto the Board of Trustees will reflect the change. Motion was carried by voice vote.

Chair Dunn brought up the subject of the Comprehensive Plan. She told the commissioners the Woodland Overlay District will help with the Comprehensive Plan. We will need to keep working on it in July and August.

Atty. Huvard brought up the subject of Affordable Housing. He stated legislation has been passed to extend the deadline to April of 2005. A list of communities that will not pass the Affordable Housing Act will be published by the end of the year. Riverwoods will be on that list. There is no official list yet. William Svatik stated that most people are not aware of the consequences of not passing the Affordable Housing Act. Atty. Huvard reported that our representatives have been talking with us. We have no land. Our zoning would be overridden. We will never find a good sight for the higher density housing that would be required. We are waiting to see what happens. Atty. Huvard explained that we

Village of Riverwoods  
Plan Commission Meeting  
June 3, 2004

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are suggesting that we contribute to a fund to help in other nearby communities. A subsidy on a second mortgage has been suggested to help the situation. It would not work here. This could be a serious problem down the road because we do not want to challenge our zoning.

VII. Comments from the Chairperson

Chair Dunn reminded everyone that Family Day is June 13<sup>th</sup>.

VIII. Old Business

None

IX. New Business

None

X. Adjournment

Commissioner Pankau moved to adjourn the meeting. Commissioner Ford seconded. Motion was carried by voice vote.

The meeting adjourned at 9:30PM.

Respectfully Submitted,

Debbie Limer

Village of Riverwoods  
Plan Commission Meeting  
April 1, 2004

1

In Attendance:

Linda Dunn  
Joan Becker  
Kristine Ford  
Larry Kanar  
Ron Pankau  
David Ritter  
Bruce Huvad  
Pat Glenn

Absent:

David Zehren

Minutes taken by Debbie Limer

The meeting was called to order at 7:35 PM.

IV. Approval of Minutes

Plan Commission Meeting – February 5, 2004

Commissioner Ritter moved to approve the minutes as amended. Commissioner Ford seconded the motion. Motion was carried by voice vote.

Plan Commission Meeting – March 4, 2004

Commissioner Pankau moved to approve the minutes as amended. Commissioner Kanar seconded the motion. Motion was carried by voice vote.

V. Visitors Wishing to Address the Plan Commission

None

VI. Current Matters

Chair Dunn brought up the subject of the Weiss Subdivision. She stated they are not ready for the final subdivision plat. There are many issues. Pat Glenn has submitted a memo with 67 points that they need to address. Pat explained that the last time we discussed the Weiss Subdivision it was preliminary. There are a lot of little things that need to be worked out.

Chair Dunn told the commissioners the Arbor Day Proclamation has been signed by Mayor Kaplan We have been named a Tree City by the Arbor Day Foundation. She cited the article in the Deerfield Review. Atty. Huvad stated our tree planting ordinance is good. We have won praise from the DNR on our Buckthorn and Garlic Mustard removal program. He wanted to make everyone aware.

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April 1, 2004

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Atty. Huvard gave a brief overview of the Comprehensive Plan issues to be discussed for the visitors present. He stated that Chuck Stewart wants to insure we are able to preserve the woodland environment. We were only addressing some of the components in the woodland area. Replacing trees does not necessarily save the woodlands. It was Chuck's idea to set up an overlay woodland district. There would be a buffer to help sustain the woodlands. We are looking at definitions, lot coverage, and percentages for lot coverage. He explained that we do not want to affect the lot usage too dramatically. Right now we are looking into no more than 60% lot coverage of a building envelope. At the last meeting we looked at that percentage on a 2-acre lot. Tonight we are going to look at one-acres. We want to make sure it will be fair to the residents with smaller lots. Pat told the commissioners he has brought a handout with one-acre lots. The first page is a section of Hiawatha Woods, the second is Indian Trail, and the third is Julie Lane. They are some of the more obscure zoning areas. The shaded area on the handout is 60% of the red lines. Chair Dunn commented that when looking at the gray areas there are still plenty of woods on the map. Pat explained that we need to include the driveway and lawn into the gray area. Commissioner Ritter asked about the vacant land. Atty. Huvard responded those are tear downs. Atty. Huvard told the commissioners the gray area is about 12K square feet. That allows for a good modern house with amenities. Pat added it does not allow for a large house that has lawn that goes to the street. Commissioner Ford commented that several of the houses shown have already built out more than the 60% we are proposing. Atty. Huvard stated 60% may be too low for the one-acre sites. Commissioner Ritter questioned the commissioners if the object of this plan is to preserve, why does it matter how many acres the site is.

The subject of horses was brought up. Commissioner Becker stated she assumed that lawn turf uses more water than horses. Commissioner Pankau explained that he rotates the pastures his horses use to help maintain the health of the land. Atty. Huvard pointed out the horse pastures if left alone would revert back to woodland. Commissioner Kanar asked Commissioner Pankau how large his lot is. Commissioner Pankau stated half of his lot, 1.5 acres, is set up as horse pastures. Commissioner Becker questioned how many lots are left with horses. She assumed not many. Pat stated that horses have a low impact on the land. Atty. Huvard suggested that maybe we could set up funds to reestablish the woodlands after we are done with the Garlic Mustard and Buckthorn. Commissioner Becker told the commissioners Jennifer Brennen will here to teach residents how to garden with deer. The date will be June 16<sup>th</sup> at 7PM at the Village Hall. She added we could do a presentation on reforestation next. Atty. Huvard stated the largest house in the Village is just under 10K feet. The 60% lot coverage still works even with the extras on that house. Commissioner Ford reported that we have to make accommodations for horse use. If there is no horse use, the land should be required to be reverted back to woodland. Pat explained the restriction should be on turf grass. A horse pasture is not turf. Atty.

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Huvarad suggested not allowing the disruption of woodland outside of the gray area on the map. Commissioner Pankau stated we would have to grandfather in horse use. Pat added he would be concerned about chopping down trees to accommodate a horse use. Village Trustee Sherry Graditor explained there is a two-acre minimum to have horses. Chair Dunn stated the two-acre lots were okay with the 60% lot restriction even with horses.

Commissioner Ford referred to the handout and stated it is obvious which houses are new. They are close to maximizing the 60% proposed lot coverage restriction. Atty. Huvarad pointed out that a large percentage of area could still be turned to lawn. More could be converted than is there now. He added if we include driveways in the area that amount would be a bit less. Commissioner Kanar stated we want to limit turf. Commissioner Becker wanted to know our rationale behind that. Atty. Huvarad explained if we limit lawn turf, residents will probably not build a lot of accessory buildings. Commissioner Ritter stated he liked the box approach. It is uniform to all. We should not legislate the use, just the area. Commissioner Becker wanted to know what will happen with the zoning where the majority is not in compliance. Atty. Huvarad stated that is why we are looking at this. We do not want to do something where the majority is non-conforming. Commissioner Kanar pointed out on some of the homes we just need to shift the gray area. Atty. Huvarad added we want to keep lawn out of the set backs. Commissioner Kanar stated we also want to keep lawn out of the side and back yards. He questioned if the 60% relates to 30% of the total lot. He stated it is more difficult to analyze the building envelope. Atty. Huvarad explained we can figure out a way to make an equivalent. Pat added enforcement will be another issue. Atty. Huvarad stated a foundation survey will help.

Chair Dunn questioned if anyone could take us to court. She wanted to know if this is too restrictive. Commissioner Ritter stated it is for the "public good." Commissioner Ford wanted to know if market value would be an issue. Commissioner Pankau stated anything can be argued. Atty. Huvarad explained that the R4 zoning already has lot coverage restrictions. Commissioner Kanar pointed out our proposed lot coverage restrictions are not inconsistent with what is already there. Commissioner Ford suggested that we move forward and quickly. Commissioner Becker wanted to know if we need to address height restrictions. Commissioner Kanar stated we already have a limit of 35 feet. Commissioner Ritter added we need to move ahead. Only huge houses are being built. Atty. Huvarad wanted to know if we would be ready for a hearing at the next meeting. Commissioners Pankau and Ritter responded "yes." Commissioner Kanar questioned if we could apply this to the entire Village. He asked because of Thorngate. Chair Dunn stated that Thorngate has its own restrictions. Atty. Huvarad explained we can start now and expand the district later. Commissioner Ritter told the commissioners it is easier to protect what we have now. Commissioner Becker wanted to know if a resident could be hampered if he or she goes back to woodland and is then stuck. Commissioner Pankau

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stated that did not bother him. Pat added the district will be determined by geographical area.

Commissioner Pankau explained this could be a legacy we leave. There will be a lot more teardowns. We are at a critical juncture. In two or three years it will be too late. Chair Dunn suggested we get going and have a public hearing. Ralph Weber of 920 Hoffman Lane added this is an important issue. Commissioner Ritter wanted to know if we have any prairie areas and how that applies to this proposal. Atty. Huvad stated we really do not have prairies. Mr. Weber questioned what is the right number for the lot coverage restrictions – 50%, 60%, or 70%. Atty. Huvad explained we want to be consistent with what is there already; we need to consider the balance. Chair Dunn told the commissioners she wants Chuck Stewart at the Public Hearing. Atty. Huvad explained he has tried to take everything and everybody into account. Mr. Weber asked if it is worthwhile to talk to realtors. He felt it would increase the property values.

Commissioner Ritter stated the map with the overlay of the woodland area should be available at the Public Hearing. Atty. Huvad added that the commissioners may want to see the draft ordinance before the Public Hearing. We want people to be informed. This will have a large impact. After we review the draft, we can publicize the ordinance and the Public Hearing. Chair Dunn stated that Clean Up Day, the RRA functions, and Village signs are good way to the word out. Atty. Huvad added some communities have task forces. Commissioner Pankau explained we want to make people aware. Commissioner Ritter wanted to know if the village maintains an email list. Trustee Graditor suggested posting the information on the web site. Chair Dunn stated the Public Hearing would be the first week in June. Commissioner Ritter told the commissioners we have to explain why this important. Atty. Huvad added after further discussion we may want to send out a questionnaire. It may be a good way for more input. He also suggested getting the word out to the builders. Commissioner Pankau stated we do not want to surprise anyone. Commissioner Ford reported we should get the information to the Homeowners Associations in the woodland area. Chair Dunn stated we would have discussion on May 6<sup>th</sup>. The Public Hearing will be June 2<sup>nd</sup>.

Chair Dunn reported we are still studying the Affordable Housing. Hopefully the Legislator will give us some more time. The Lake County Housing was hoping to put together a draft. It has not been done yet. After we get the format we can come up with something. We are hoping Lake County Housing will set up some sort of program where we can help to fund organizations and villages that can help with affordable housing. That was the concept discussed.

VII. Comments from the Chairperson

None

Village of Riverwoods  
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April 1, 2004

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VIII. Old Business

None

IX. New Business

None

X. Adjournment

Commissioner Ritter moved to adjourn the meeting. Commissioner Pankau seconded.  
Motion was carried by voice vote. The meeting adjourned at 9:05PM

Respectfully Submitted,      Debbie Limer

Village of Riverwoods  
Plan Commission Meeting  
March 4, 2004

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In Attendance:

Linda Dunn  
Joan Becker  
Kristine Ford  
Larry Kanar  
Ron Pankau  
William Kaplan  
Bruce Huvad  
Pat Glenn  
Russ Kraly

Absent:

David Ritter  
David Zehren

Minutes taken by Debbie Limer

The meeting was called to order at 7:35 PM.

IV. Approval of Minutes

Plan Commission Meeting – February 5, 2004

Chair Dunn told the commissioners they had just received the minutes from the February 5<sup>th</sup> meeting. Commissioner Becker moved wait on approval of the minutes for the next meeting. Commissioner Pankau seconded the motion. Motion was carried by voice vote.

V. Visitors Wishing to Address the Plan Commission

None

VI. Current Matters

Atty. Huvad introduced Chuck Stewart to the commissioners. Chuck Stewart gave the background for tonight's discussion to save the woodlands. He explained Atty. Huvad would discuss the legal issues, and Pat Glenn has a few exhibits to better explain the issues. Chuck told the commissioners he has been working in the Village since 1976. He has seen changes in the woodlands. We established sample plots about six years ago to check for changes. The Site Development Ordinance has evolved with that. We have specifically set up the Tree Preservation Ordinance. Chuck stated we have worked very hard on the Tree Ordinance. There are two tiers of protection with this ordinance. Any tree with a diameter of over twelve inches is a protected tree. A desirable tree, such as Oak or Elm, with a diameter of greater than six inches is also considered a protected tree. Chuck explained that when development occurs there is usually a net loss even with some replanting. That is why we came up with the Tree Ordinance. There is a fee generated if

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there is a loss of diameter of trees on the property. The fee goes into a fund. The fund is being used as a 50/50 matching program for tree planting, and buckthorn and garlic mustard removal. It has been successful. Chuck explained there was the realization that we did not think the replacement of trees with trees six inches in diameter was enough. We had to address the removal of the trees more than the replacing of the removed trees.

Chuck brought up the subject of impervious surface. We needed to come up with a reasonable portion of the lot for development. At the same time we need to protect the woodlands. We looked at set backs. If we went with just set backs, we lose the continuity of the woodlands. Chuck stated that Pat Glenn has put together a map to illustrate a starting point. It will help to define the woodlands in our community. The map had boundaries delineating woodland areas. Chuck explained this is the area to focus on as a management core area. We need to try to strike a balance between development and preservation. Atty. Huvard pointed out a current problem. Replanting a tree in the middle of a lawn does nothing to help preserve the woodlands. Chuck explained there are three components to the woodland plants: canopy plants, understory, and ground plants. Soil type and hydrology also factor into the health of the woodlands. When the woodlands are opened up and grass is put in the temperature of the soil can rise 30 degrees. That creates unwanted changes. Chuck told the commissioners we do not want to worry about saving an isolated tree. We want to save the area of the woodlands. He added maintaining turf and woodland work as opposites.

Atty. Huvard stated in order to save the woodland areas we need to maintain all the layers. Right now we are not addressing the ground level. He suggested limitations of lot coverage. A two-acre site would have a lot restriction of 25% or less. A one-acre lot would have a lot restriction of 30% or less. He reported that is still a very large area to build on. He suggested a restriction of less than 5% lawn. He questioned how that would be measured. Atty. Huvard added these were issued brought up at the last staff meeting. The first thought was to use set backs as a guide. The map that Pat brought in highlights 60% of the building envelope. A resident would still be able to build a large house with plenty of extras with this limitation. He explained that residents have done a better job than the map shows. The shaded area on the map is much larger than any area a homeowner has developed on his or her property. Mayor Kaplan stated the problem is the one-acre zoned lots. Atty. Huvard told the commissioners the size of the homes is not an issue. Chair Dunn added she thought the 60% was too high.

Atty. Huvard told the commissioners that we may be able to encourage our residents to do more to save the woodlands. They can set up conservancy easements and buffer zones. He went over some of the hand outs he had given to the commissioners. He highlighted the some of the different ways residents can save on their property taxes. The conservation right can change how that part of the property is valued for tax purposes. A

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certified public benefit can also change a resident's tax rate. The application process is done through the DNR. Chair Dunn asked if doing this would affect the Village's borrowing power because the conservancy areas would be taxed at a lower rate. Atty. Huvad stated he did not believe that would be an issue. There is a way to set up a perpetual dedication with the IRS. The value of the property before versus after represents the charitable gift. That gift is used as a deduction. He added he has not researched the whole process yet. It is a one-time event. Filing through the DNR is an annual change in the property value. Atty. Huvad explained with a conservation right the resident is not required to make the area public. William Svatik asked how mortgage companies look at that. Commissioner Kanar stated there is a reduced appraised value. Atty. Huvad explained the improvement portion is the majority of the tax. He did not think this would pose a problem for the Village. Commissioner Ford asked if we need to go this far. She questioned what kind of revenue comes back to us. Atty. Huvad stated this is all voluntary. Residents have the right to do this now. He added a resident would have to be very sure of what area he or she wants to change over. Some communities are publicizing conservation.

Chair Dunn told the commissioners she is curious to see what happens with the restrictions on the one-acre sites. Pat stated he would create some maps using some of the one-acre areas in the Village. He added this can apply to other areas. Mayor Kaplan stated he thought it would be a problem with the one-acre lots. Chair Dunn suggested the Woodland area. Pat suggested Hiawatha. Commissioner Ford stated the map is a good start. It is very helpful. She suggested that 60% may be too high. Commissioner Pankau pointed out that on the map they were looking at several of the lots are bigger than two acres. Commissioner Kanar questioned if we could set up a sliding scale depending on the lot size. Atty. Huvad stated we could calibrate to the size of the lot. Commissioner Becker wanted to know what we are protecting the land for. She wanted to know if was trees, air, or animals. Chuck explained we are focused on plants, but the soil, hydrology, animals, and trees all work together. The key is that soil, water and vegetation all go together. Juneberry has a different elevation from one side of the street to the other. There is different vegetation at each side of the street. Chuck stated we want to perpetuate quality woodlands for the long term. Commissioner Becker asked about the impact of construction. With the other issues we have made a good start. Chuck explained that the seasonal water table fluctuates eleven-feet. A study we did showed us that maintaining hydrology is important. The vegetation has adapted. Atty. Huvad stated we need to have enough critical mass to maintain the woodland.

Chuck told the commissioners that 93.5% of the woodlands in Illinois are privately owned. That makes education and legal restrictions very important. Education is the key. Chair Dunn asked how the addition of sewer systems versus septic systems has helped the situation. Chuck stated he believes the sewers have helped. He explained that he feels

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buckthorn grows where there has been a site disturbance. A septic system would be considered a site disturbance. Septic systems also add ecological issues. Chuck told the commissioners deer in the woodland are also an issue. There are several issues. The deer have adapted well to their habitat being compressed. They are now more impact in the herbacious plant area. The lots that have deer fences have a greater variety of plants. He added we have planted more trees at the Village Hall. He is hoping the lower branched trees will help, so the deer do not damage new trees. The issue is more difficult in the woodland areas. Chair Dunn pointed out there are a lot of deer fences in the Village. Chuck added that leads to more compression. Commissioner Kanar wanted to know if we have better woodlands in the areas that have deer fences. Chuck explained that he felt the invasive plants are 60% of the problem. He would rank deer and development as the same making up the rest of the equation. Commissioner Kanar stated deer do not like buckthorn. We are now taking out all of the buckthorn. We are going to end up with more deer. Chuck suggested that we deal with the other components first.

Commissioner Becker asked about the impact of road salt and lawn chemicals on the woodlands. Chuck stated airborne road salt has been found as far as    of a mile off the road. Irrigated soils can tolerate the salt. Woodlands are able to absorb the salt. We have the possibility for a bigger problem with fertilizers. It affects the hydrology of the soil. Turf and tree do not go together. Chair Dunn told Chuck the RRA would love for him to do a lecture. He has been very informative. A visitor told the commissioners that Chuck will be address the seniors group. Everyone is welcome. It will be on how to maintain your trees. Chuck stated it will be April 15<sup>th</sup> at 10AM. Mr. Svatik suggested the presentation be videotaped. Chair Dunn thanked Pat for his information and maps. She reported she would like to see the same information with one-acre lots. Pat stated he would do it for the next meeting.

Commissioner Ford asked if we should be looking at contiguous pieces of woodland on the map. Chuck suggested looking at relationships between the lots. Commissioner Ford asked if we can be specific with the location of the buildible areas. Atty. Huvard stated we have to have a trade off as to how much can be built. The thought was to address the lawn space. We have to preserve the ground. We are not sure how to do it yet. We have to establish the preferences for turf. The woodland appearance should be preserved.

Commissioner Becker brought up a lecture that the Our Wild Ones is sponsoring. She gave the commissioners an email about it. She stated we should put together programs that encourage education. She suggested Chuck Stewart and others. It is our duty. Commissioner Ford asked how restrictive we can be. Chair Dunn stated we can make recommendations to the board. Chuck told the commissioners to look at Glenview's environmental ordinance. Chair Dunn asked him to get her a copy of the ordinance. Atty. Huvard explained that how far we can go is an interesting question. We have a lot of

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restrictions. We need to decide how to step further. We need to see if our suggestions are valid within the zoning. He added he thought it was okay. Commissioner Ford stated we need to have some rules in place; education is only a part. Commissioner Becker told the commissioners she is in favor of adding rules. Chuck stated there was a big issue with The Grove in Glenview. There are environmental areas with restrictions around it.

Commissioner Pankau explained we will not see any affect to our changes for 30 years. He wished we had started this 20 years ago. He added he will be glad to see the education as well as the removal of the buckthorn and garlic mustard. Commissioner Kanar stated he took out all of the buckthorn on his property, and this was the worst year he has had in deer damage. Commissioner Becker wanted to know what is wrong with the evergreens in Lake County. She added a lot of them have died. Chuck reported it must be physiological; sustained temperatures must have been a problem or drainage. A visitor asked about on-going education possibly through the RRA. Mr. Svatik questioned the idea of legislating the changes versus resident acceptance. We are liable to affect property values. Another visitor told the commissioners he has seen a lot of changes in the woodlands. The deer are eating native plants; the garlic mustard keeps coming back. He questioned how we are going to deal with everything together. It will have a negative affect. Mr. Svatik stated he has seen the deer problem. Lake County will keep the deer from destroying the woods. The deer population is not over what is acceptable or destructive. The deer are not the problem. A visitor suggested addressing one issue at a time. We took out the buckthorn, and everything has opened up. Ms. Graditor pointed out that our exciting programs have been recognized. We have been approached by other Villages. Atty. Huvad stated we have been told the problem is 60% invasive plants. We are looking at other problems. We are not publicizing how hard we work on site development. He added he is curious if deer fences are making the problem worse. Chair Dunn questioned if we should look at the yards of residents that have had deer fences for a long time. Sue Auerbach has had one for a long time. Commissioner Ford asked what we can do. We can make recommendations. Atty. Huvad stated the goal is the preservation of the woodlands. We can make recommendations and regulate the problem.

Chair Dunn brought up the subject of Affordable Housing. Atty. Huvad told the commissioners the deadline date is likely to be pushed back. Legislation has been brought forth to push the date back 6 months. He added we can come up with a plan if we have to do so. Commissioner Becker asked if anyone is interested in the hotel property. Mayor Kaplan stated yes. Atty. Huvad added he thinks the owners are talking to a restaurant. He also wanted to let the commissioners know that CCH is planning an expansion. It would be for their use and to spin off some office space to maximize the value of their land. He just wanted to let people know.

VII. Comments from the Chairperson

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None

VIII. Old Business

None

IX. New Business

None

X. Adjournment

Commissioner Kanar moved to adjourn the meeting. Commissioner Ford seconded.  
Motion was carried by voice vote.

The meeting adjourned at 9:20PM

Respectfully Submitted,

Debbie Limer

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In Attendance:

Linda Dunn  
Joan Becker  
Kristine Ford  
Larry Kanar  
Ron Pankau  
David Zehren  
William Kaplan  
Bruce Huvad  
Pat Glenn

Absent:

David Ritter

Minutes taken by Debbie Limer

The meeting was called to order at 7:35 PM.

IV. Approval of Minutes

Plan Commission Public Hearing – January 8, 2003

Commissioner Becker stated that “Honor Fermentino” should be “Honore Frumentino.” Commissioner Kanar stated “not” on page 2, eight line down, should be “no.” Chair Dunn pointed out several changes. On page one, fourth line down, “Special Use” should be added after “this.” The word “has,” in the sixth line down, should be changed to “had.” In the first line of the second paragraph “we want” should be changed to “the Village would like to see.” Chair Dunn reported some changes to page two. The second to last sentence from the first paragraph should be removed. The next change was to the eighth line of the second paragraph. The second half of the sentence should read, “but it may not be that type (Bavarian with outdoor entertainment) of restaurant.” The word “German,” in the second line of the last paragraph, should be changed to “beer garden concept.” Commissioner Kanar moved to approve the minutes as amended. Commissioner Ford seconded the motion. Motion was carried by voice vote.

Plan Commission Meeting – January 8, 2003

Chair Dunn pointed out several changes. The first was a typographical error on page three. It appears in the fifth sentence and is the word “could.” The second change is the ninth line up from the bottom of the page. The word “and” should be removed and “any building or” should be added. The last two changes are on page four. “Semi-rule” should be changed to “semi-rural” in the ninth line from the bottom of the second paragraph. In the second line of the third paragraph “Meadowlake” should be changed to

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“Thornmeadow.” Commissioner Becker moved to approve the minutes as amended. Commissioner Kanar seconded the motion. Motion was carried by voice vote.

V. Visitors Wishing to Address the Plan Commission

None

VI. Current Matters

The approval of the Final Plat for the Weiss Subdivision was tabled until the April Meeting.

Atty. Huvard brought up the subject of the Comprehensive Plan. The Community First materials are not terribly helpful. The information does publicize better land and landscape decisions. That is helpful. It is an intake effort for standards. Naperville is trying to avoid teardown problems. He explained that Chuck Stewart and Russ Kraly are close to the concept for saving our woodland areas. It is set to include lot coverage of not more than 30% on 1-acre lots and not more than 25% on bigger lots. There is to be no more than 5% lawn turf in our woodland areas. Atty. Huvard pointed out 25% lot coverage is still a huge area for a 2-acre lot. We want to keep as much as possible native. He added Chuck feels we need to be more restrictive. We need to focus on saving the woodlands, not worrying about the size of the houses. Commissioner Pankau stated he has a lot of open space on his property because he has horses. He questioned how the new restrictions would affect his property. Commissioner Ford told the commissioners some of the properties would need to be grandfathered from this change. Atty. Huvard stated the issue of horses can be mediated. We still need to talk about the issues and work them out. Commissioner Ford added Chuck Stewart can provide guidance, but we cannot go back and force residents to make changes.

Atty. Huvard stated the map from the Comprehensive Plan has four categories. There are three planning units. Things have changed since the map was set up. The Village has different areas with different characteristics. He referred the commissioners to the memo and material he handed out dated February 5, 2004. On the second page he lists the Planning Topics for the Comprehensive Plan. There is a history of the Village which should help to market the Village. Atty. Huvard told the commissioners putting this together he learned there are lot coverage restrictions in Meadowlake and Country Club Estates. He questioned if the Plan Commissioners agreed with his wording of Topic two – major street corridors and multi-use paths. He questioned what the next step is. He wanted to know if the commissioners wanted to try to maintain our corridors as rural 2-lanes. He stated he wanted some community input. Commissioner Pankau wanted to know if it mattered what we say. Chair Dunn told the commissioners we should try to get

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as many people to our March 4<sup>th</sup> meeting because Ann Maine, from the Lake County Board, will be here. We can bring some of these issues up.

Atty. Huvad reported we are opening up a conflict with the possible widening of Deerfield Road. Chair Dunn added she hoped there would be no streetlights added at that time. Atty. Huvad stated we might have a harder time trying to get a bike path along Deerfield Road after it is widened. He reported he felt it was going to be an issue with residents along Deerfield Road. The two additions to Deerfield Road will change the character of the area. Chair Dunn stated this is the time to discuss it. Commissioner Ford added it is an emotional issue. She stated she did not suggest fighting the widening. We should raise awareness for public opinion. We can show the avenues we can take with possible solutions. Mayor Kaplan pointed out the widening may not happen for 20 years, but it will happen. People are going to get fired up. Atty. Huvad stated this is not a good time for polarity within the Village if we are trying to work with the County. We need to move slowly. Commissioner Ford reported the widening of Deerfield Road will not be done in this Comprehensive Plan, since it needs to be updated every five years. We can talk about it as we are closer to the approach. Mayor Kaplan stated IDOT would do it now, if they had the money. Atty. Huvad told the commissioners we should all think about the approach. Commissioner Zehren reported it is safe to assume the residents do not want the widening. Commissioner Ford stated she suspected most hate the idea. Chair Dunn pointed out the residents of Meadowlake want the widening. Commissioner Ford told Atty. Huvad she liked the way he approached the issue in the Comprehensive Plan.

Atty. Huvad stated we have not thought too much about how to do the widening sensitively. Commissioner Ford reported we should have ideas in the Comprehensive Plan for planners. Mayor Kaplan added we want provisions for U-turns. We can negotiate for things we want. Commissioner Becker wanted to know if we need to be this specific now. She suggested just working it in for later. Atty. Huvad stated we do not have to say we support the widening, but if it has to happen we want input as to how it is done. Commissioner Becker wanted to know why we are giving ammunition now. Commissioner Ford stated we should talk about the eco-system of the area. We have to consider that in the corridor discussion.

The conversation went back to turf restrictions. Commissioner Kanar asked about turf limitations. He wanted to know if it would include gardens. Atty. Huvad explained Chuck Stewart does not care about things that are good for the soil. Once lawn turf chemicals are applied to the ground the woodlands cannot come back naturally. Trustee Zehren stated the limitations are for reasons other than removing trees for a house and driveway. Commissioner Kanar added the fees for tree removal should be higher. Atty. Huvad told the commissioners he is going to keep working on the topics for the Comprehensive Plan documentation. He will continue to point out the challenges. The

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residential section should be easier. He added there has been pressure to raise the density in the office zoning, O & R1. It is now very restrictive. He reiterated we need to focus on lawn size, not house size. Chair Dunn stated limiting the lawn size limits the impact.

Atty. Huvard told the commissioners people have expressed a desire for community facilities and services. Chair Dunn stated it is a direct correlation to our population changes. Some people are willing to pay for the services. Atty. Huvard gave the commissioners a handout of all of the Village funds. They fit into four main categories – building, police, sewer and water, and streets and drainage. He explained the source of revenue for each to give the commissioners a better idea of what the Village does. He stated our original concept was to limit government. Commissioner Kanar added we cannot afford to add the services, nor do we want to. Commissioner Becker explained there is a split among the residents concerning the idea of a community center. We are beginning to see a difference in attitude. We may need to articulate our feelings. Commissioner Pankau stated we are a use-pay community. We knew this was going to happen with the development of Thorngate. Atty. Huvard explained he wants to show we are a community with limited functions. Commissioner Kanar wanted to know if we could show comparative budgets from other villages to illustrate our limits. That would show why we do not have these facilities. Mayor Kaplan told the commissioners he got several calls about plowing the walking paths. Commissioner Pankau wanted to know who was going to do the plowing. Mayor Kaplan stated he brought the subject up as an example of what is happening. Chair Dunn questioned what would happen if the road associations gave the roads to the Village. Mayor Kaplan stated that is not going to happen. It would add taxes. Commissioner Kanar added he did not see that happening.

Chair Dunn told the commissioners large metal posts are going in as part of the deer fences. Commissioner Pankau stated they are an eyesore. Commissioner Ford questioned why they are not coming down, if they are against code. Commissioner Zehren asked if deer fences are against code. Mayor Kaplan explained they are too tall and most have gone up without a permit. Atty. Huvard asked the commissioners to read the memo he handed out on the Comprehensive Plan. It needs to be a collaborative effort.

Atty. Huvard told the commissioners we do not have a plan for the Affordable Housing Act yet.

Chair Dunn wanted to know if we want Ann Maine to come to the meeting on March 4<sup>th</sup>. We were going to discuss context sensitive design and how it pertains to Deerfield Road and the bike paths. Commissioner Becker stated we do not have a position yet. Commissioner Pankau added we do not want to bring it up yet. Mayor Kaplan questioned if there was something we wanted her help with. Chair Dunn stated bike paths and context sensitive design. Commissioner Becker questioned if we can get input on

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grants. Chair Dunn stated the grants come from the State. Atty. Huard added the bike lanes will be an issue when the road is resurfaced, but that is not happening yet. Mayor Kaplan stated we can talk about that.

Chair Dunn told the commissioners the general RRA meeting will be at the Village Hall February 23<sup>rd</sup> at 7:30PM. Mayor Kaplan wanted to know how residents are supposed to know. Chair Dunn stated there is supposed to be a special mailing by the RRA.

Commissioner Becker reported that Riverwoods is never included in the Metro section of the Chicago Tribune. She stated we merit being in the paper. Mayor Kaplan explained in the past the board members did not want meetings publicized in the paper. Commissioner Becker stated we should be in the Chicago Tribune. Chair Dunn told the commissioners we should get all of the information on the web site and encourage residents to look at it.

Commissioner Becker told the commissioners there is a seminar on native landscaping in Milwaukee on February 14<sup>th</sup>. She found the information on a website. Chair Dunn wanted to know if we could contact the organization and get information without going to the seminar. Commissioner Becker stated it would be great to get the organization to come here for a seminar.

VII. Comments from the Chairperson

None

VIII. Old Business

None

IX. New Business

None

X. Adjournment

Commissioner Pankau moved to adjourn the meeting. Commissioner Kanar seconded. The motion was carried by voice vote.

The meeting adjourned at 8:40PM.

Respectfully Submitted,

Debbie Limer

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January 8, 2004

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In Attendance:

Linda Dunn  
Joan Becker  
Kristine Ford  
Larry Kanar  
Ron Pankau  
David Ritter  
David Zehren  
William Kaplan  
Bruce Huvad  
Pat Glenn  
Russ Kraly

Minutes taken by Debbie Limer

The meeting was called to order at 7:40 PM.

IV. Approval of Minutes

Plan Commission Meeting – November 6, 2003

Commissioner Kanar pointed out a change on page two, third paragraph from the bottom, the word “that” should be deleted. Chair Dunn stated on page three “37-acres” should be “37+ acres.” She commented in the next paragraph “paths” should be changed to “path grants.” Commissioner Kanar moved to approve the minutes as amended. Commissioner Ritter seconded the motion. Motion was carried by voice vote.

Plan Commission Meeting – December 4, 2003

Commissioner Kanar stated on page two, third line of the third paragraph, “picked up” should be changed to “moved.” Chair Dunn pointed out in the same paragraph “of Appeals” should be added after “Zoning Board.” The last sentence in the paragraph “he needs to” should be changed to “she would like to see him.” Chair Dunn pointed out two changes to the sixth paragraph on page three. In the second line “pointed” should be changed to “pointing.” In the seventh line “would” should be changed to “should.” On the last line of the page “and the Village Board” should be added after “Commission.” On the last line of page four “State and Federal” should be added before “laws.” Chair Dunn asked Pres. Kaplan for a clarification on his comment on page 8. Pres. Kaplan responded in the second paragraph “85 to 90” should read “there is a turn over of about 85 to 90 homes a year. Most new residents who come in usually have children.” Chair Dunn pointed out on the fourth paragraph, third line down, the word “more” should be removed. In the ninth line of the same paragraph, “hopeful” should be “helpful.” Commissioner Ritter moved to approve the minutes as amended. Commissioner Becker seconded the motion. Motion was carried by voice vote.

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V. Visitors Wishing to Address the Plan Commission

None

VI. Current Matters

Chair Dunn asked for a change in the agenda. She asked that the Public Hearing be moved to the third item under Current Matters. Commissioner Ritter moved amend the agenda. Commissioner Becker seconded. Motion was carried by voice vote.

Pat Glenn told the commissioners they had a letter from him dated 12/18/03. There were nine issues to address. There was a mislabeled area on one of the lots and the sanitary sewer was not shown. Both of those issues have been resolved with the revised plat. The remaining issues are all engineering issues. The issues will not change the plat. Pat stated that he recommends approval. He reported there is no date on the drawing to use for reference. A visitor stated he would give the Plan Commission the signed plat with the date on it that he had with him. Chair Dunn informed the Plan Commission the plat will go to Russ to then present to the Board of Trustees. She added the condition on the permit will be a letter of impact fees for one new lot. There will also be a covenant for the maintenance of the private street. Commissioner Pankau moved to approve the final subdivision plat dated 1/8/04 for the Lyndale subdivision subject to the engineering issues of the 12/18/03 letter. Commissioner Ritter seconded. Motion was carried by voice vote.

Chair Dunn brought up the subject of the preliminary Weiss subdivision. There is a letter from Pat Glenn dated 1/5/04. Pat explained the issue was the access road. The road made a non-conforming lot. Lake County was not going to accept that. The roadway has now been moved to have new set back. We do not have written approval from LCDOT yet, but we do have verbal approval. Pat added there are two other issues, but they are paperwork issues. They are not a reason to hold up the approval. He stated that he recommends preliminary approval. Atty. Huvard asked if there was a restrictive covenant. Pat informed him it is a carryover from the consolidation. He added the developer plans to put in water. Atty. Huvard stated there will be school impact fees from two of the lots. Pres. Kaplan reported there is only one new lot. Atty. Huvard stated there are two, but we will do whatever the school district wants. Commissioner Becker asked about the 12/23/03 letter. It stated the wetlands will be provided for. She questioned if there are any wetlands. Pat reported we have gotten an official letter. There are no wetlands on the site. Commissioner Kanar moved to approve the preliminary plat and send it to the Board of Trustees with issues to address. Commissioner Ford seconded. Motion was carried by voice vote.

The Plan Commission meeting went into the Public Hearing at 8:00PM

The Plan Commission meeting returned to the regular agenda at 8:40PM.

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Atty. Huvarud told the commissioners to email him suggestions on the text amendment that was discussed at the Public Hearing. Chair Dunn suggested doing the recommendations now. Commissioner Becker stated the wording should reflect “private dining areas” not “banquet halls.” Atty. Huvarud explained that a lot of businesses along Lake Cook Road are intensifying their uses. CCH could spin off some of their land and sell it to a restaurant. Commissioner Pankau stated we do not have to make it easy for them. We are proposing the adjacent hotel site to be a Special Use. Commissioner Ford suggested we set the bar very high, so it is not easy for others to do it in the future. Pres. Kaplan stated he did not see CCH considering selling. They are happy where they are. Chuck Burns added by CCH the employees would love a restaurant they could walk to. Commissioner Pankau questioned how we can word the text amendment to put a restaurant in at that site and nowhere else. Atty. Huvarud stated the restaurant can only go in an area zoned “office compatible.” He added we can approve the text amendment and still work with it before it goes to the Board of Trustees. Commissioner Ford moved to recommend the text amendment to the Board of Trustees in concept for a “high-end destination restaurant.” Commissioner Ritter seconded. Motion was carried by voice vote.

VII. Comments from the Chairperson

None

VIII. Old Business

Atty. Huvarud brought up the subject of the comprehensive plan. He mentioned “context sensitive design” and handed out information on the concept. Organizations at the Federal and State level are supporting this concept. It enables us to save trees and use other building materials to help the environment.

Pres. Kaplan told the commissioners it looks like we are going to get an on-road bike path from Thornmeadow over the bridge. We are getting it because the road is going to be resurfaced, and we have asked for it.

Chair Dunn told the commissioners we have Honore Frumentino here tonight as per Bob Teska’s suggestion. He feels we need to sell our community using realtors. Commissioner Ford asked Ms. Frumentino how she would market Riverwoods. Pres. Kaplan stated realtors who live in Riverwoods sell Riverwoods very differently than those who do not. Ms. Frumentino reported there is no way one realtor is going to change opinions. Deerfield has tried to regulate what gets built, but builders can work around anything. Riverwoods had been able to avoid this issue because we had septic systems and well water. She stated we need to define ourselves. Naperville started the Community First Program. It sets standards as to what residents would like to see being built. Other

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communities are copying it. The end product of this program is a book that must be purchased before any building or redevelopment is done. We can do a guideline with requirements. Commissioner Ford wanted to know if other communities have marketing materials. Ms. Frumentino stated some do, but it is very hard to define Riverwoods. Atty. Huvard suggested a mass education campaign. Ms. Frumentino explained that Deerfield cannot even enforce their own rules because there is not enough enforcement. She questioned why the commissioners are turning to realtors. Commissioner Ford reported we need to define and market ourselves. We were hoping to get some suggestions from realtors. Ms. Frumentino stated she has heard complaints about the size of the homes and storm water. We are getting a younger population. We have to look where we are going. Commissioner Ford wanted to know what is attracting people. Ms. Frumentino stated the size of the lots, the schools and the setting. We used to have horses, now we have kids. Commissioner Zehren informed the commissioners he has heard complaints of lack of community services and neighborhood environment. Commissioner Becker stated her concern is we are going to become a mono-culture where only the wealthy with certain specifications live. Ms. Frumentino reported the land is what is so attractive. That is going to attract big houses.

Commissioner Ford explained we have not been clear about lack of community services. Residents have to be educated before they buy. Ms. Frumentino stated that we need to educate ourselves and put together materials. Atty. Huvard asked if anyone thought that would change the people who come in. Commissioner Ritter reported people are going to do what they want. We have a good location, good schools, and good property values. We can't stop the dynamic. The small houses will go away, and the big ones will come in. Commissioner Kanar pointed out with the Comprehensive Plan we can direct, but not dictate. Russ stated people have been more conservative in their building design in the last two years, but the homes are large. Everything that has come in has been between 25% and 30% of the FAR. We are trying to save trees and steer people into an area that suits them. Commissioner Becker wanted to know if it is legal to give residents bonuses or penalties for architectural decisions. Atty. Huvard stated controlling the FAR is not a problem. The problem is the woodland areas. Chuck Stewart is looking into a way to preserve a definite amount of woodlands. We already require the replacement of protected trees. We need to save the heavily wooded areas. Ms. Frumentino stated there are a lot of good ideas in the Community First book that Highland Park has set up. Chair Dunn explained we are a semi-rural community according to the Comprehensive Plan. We need to better define and identify the areas within our community. Ms. Frumentino suggested having a book to hand out to realtors. Commissioner Ford stated we have to note limited community service. Chair Dunn added the main issue is the big houses. Atty. Huvard reported another is trees coming down. Russ explained the older people in the Village want the environment; the younger ones want the services. Ms. Frumentino told the commissioners families do a lot of research on the internet before buying. This

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information should be listed on the web site. Chair Dunn thanked Ms. Frumentino for her time and input.

Chair Dunn told the commissioners Ann Maine, our Lake County Board representative, will be here in March. The County is going to put in a bike path from Thornmeadow to the Des Plaines River Trail. She added that Atty. Huvad and Trustee Norris are going to looking to the conservation easements mentioned in the Chicago Tribune article that was passed out.

Pres. Kaplan told the commissioners on January 21<sup>st</sup> at 7:30AM there will be a Lake County Affordable Housing Seminar at the Country Squire in Grayslake. Anybody that wants to come is invited, but must be registered ahead of time. The seminar is set up to explain the new Affordable Housing Legislation. Chair Dunn stated she would be there.

IX. New Business

None

X. Adjournment

Commissioner Ritter moved to adjourn the meeting. Commissioner Becker seconded. The motion was carried by voice vote.

The meeting adjourned at 9:40PM.

Respectfully Submitted,

Debbie Limer