

Village of Riverwoods
Plan Commission

Meeting Minutes

January 6, 2011

A meeting of the Village of Riverwoods Plan Commission was held on Thursday January 6, 2011. Chairman David Niedelman called the meeting to order at 7:33 pm.

Present were:

David Niedelman, Chairman
Kristine Ford
Henry Hollander
Stephen Levin
Brian Meltzer
Lisa Peckler
David Shimberg

Also Present:

William Kaplan, Mayor
Michael Ford, Village Clerk
Patrick Glenn, Village Engineer
Sherry Graditor, Village Trustee
Bruce Huvad, Village Attorney
Rich Koomjian, Village Trustee
William Svatik, Village Trustee

Minutes taken by Jeri Cotton

1. Document Approval

Commissioner Levin made a motion to approve minutes from the March 25, 2010 Plan Commission meeting. Commissioner Shimberg seconded the motion. The Commissioners made minor changes to the minutes. The motion passed unanimously as amended.

Commissioner Ford requested that the minutes be sent out after the meeting instead of waiting until the next meeting, if the meeting is not scheduled for the next month.

2. Visitors wishing to address the Plan Commission

There were no visitors wishing to address the Plan Commission.

3. New Business

A. Discussion of Comprehensive Plan

The Plan Commission has been asked by the Mayor and Board of Trustees to review the Comprehensive Plan, which is updated every five years. Mr. Huvad put together a packet outlining the current plan.

Bruce, page 2, we had received the deposit from the property owners (Estonian House and Hockman).

Mr. Huvad provided background information on what has transpired since the last Plan Commission meeting. The proposed rezoning and text amendments were adopted by the Board. He prepared the annexation agreements and has received the deposit from the property owners for the sanitary sewer that will be installed. The Lake County Storm Water Management Commission and Lake County Department of Planning changed their position in regards to the Village's compromise with the Mulch Center. Lake County did a new review and stated the Mulch Center needed to comply fully. Mr. Glenn clarified, stating that Lake County Planning and Zoning stepped in and deemed the compromise unsatisfactory. They said all the fill on the Mulch Center property needed to be removed. Mr. Seckelman is working currently on this. He cannot annex to the Village until the work is completed and Lake County is satisfied. The Village then redesigned the sewer for Mr. Hockman and the Estonian House, so their annexation agreements were signed and they are zoned as the Plan Commission had intended. Mr. Glenn explained that once the Mulch Center is reconfigured and regraded, the Village will look at it to determine whether the plan is still workable or if it needs to be revisited.

Mr. Huvad explained the Comprehensive Plan needs to be updated, because the current plan discusses what may be done with the properties along Milwaukee Avenue.

Commissioner Meltzer expressed concern about the potential noise created by the Mulch Center. Mr. Huvad explained that after the Mulch Center completes the work required by the County, they will have to come back to the Village for changes to the approved plan.

Mr. Huvad noted the five-acre parcel formerly occupied by the Riverwoods Inn has gone through foreclosure. The new property owners approached the Mayor and asked what the Village would want in that location. He believes the best economic use of the property would be if they could get a full signal into their property. Mr. Glenn explained that the site would need to meet the warrants for a signal in order to get a signal at that location. The signalization would be up to Lake County. The County would consider a signal at that location if the impact on Deerfield Road would be kept to a minimum.

Commissioner Peckler added that the Riverwoods Inn was an eyesore and an entrance into the Village. She would implore the Plan Commission to look at the aesthetics of

what goes in at that location and exploit the opportunity to create an appealing entrance to Riverwoods.

Mr. Huvard stated the Village has tried to get a bicycle path in Riverwoods for a long time. Lake County said they did not want the bike path going in unless it worked with the widening of Deerfield Road. With a bike path, the Village would have an opportunity to beautify the landscaping along the Deerfield Road corridor. Lake County is willing to be the lead agency in building the bike path through an intergovernmental agreement. They would, however, not allow a permit for a bicycle path that would be torn out when Deerfield Road is widened.

Mr. Huvard discussed the large issues in the Village. There are seven or eight open lots for single family home development. There are no other parcels to develop within the Village. The Comprehensive Plan should address the character of the existing Village.

The new police station is going up. There will be a landscaping plan prepared including a woodland savannah with a gazebo. The Plan Commission can discuss this idea as well. Mr. Glenn stated that the remainder of the property, south of the police station, is getting excellent bicycle and pedestrian access. He believes having a passive pedestrian/bicycle use at that location would be appropriate.

Commissioner Ford asked what would happen to the existing Police Station. Mr. Huvard stated it could possibly be a senior club or used for storage. He stated the Plan Commission should consider the needs of the community when discussing the open parcels.

Chairman Niedelman asked about the timeline to discuss the topics. Mayor Kaplan stated there was no timeline. Ch. Niedelman suggested discussing some of the issues then going back to the Board to ask for guidance. Trustee Koomjian stated there was some discussion whether the Board should send questions or suggestions for the Plan Commission to consider.

Commissioner Shimberg suggested looking at the bigger picture, such as the Des Plaines River. Mr. Huvard explained the Comprehensive Plan does not need to include things that Riverwoods cannot influence, such as the Des Plaines River.

Commissioner Ford believes it would be helpful to review the existing Comprehensive Plan when determining the Village's needs. Trustee Svatik does not want the Plan Commission to reinvent the wheel; rather, they should build on the existing Comprehensive Plan. He noted the Comprehensive Plan is not meant to be all-encompassing document. Trustee Koomjian stated there is no consensus from the Board on what should be addressed in the Comprehensive Plan and what the community should be like.

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The Commissioners discussed Mr. Huvad's outline. Commissioner Hollander believes the Commission should note the properties that have changed, because the Comprehensive Plan should be a snapshot of the Village. Ch. Niedelman suggested possibly addressing the teardowns.

Commissioner Levin discussed the possibility of annexing other properties or swapping properties. Commissioner Ford added discussing the boundaries of Riverwoods and

what can be expanded. She asked if the Village could be proactive. Mr. Huvad explained the boundary that can be adjusted is the open 37 acres.

Commissioner Peckler would like to expand on residents not maintaining their properties. She questioned what could be done with those properties. She believes there are serious beautification issues within the Village and questioned how Riverwoods should look. Mr. Huvad explained the Comprehensive Plan focuses on land use categories and Village improvements in general. Commissioner Peckler is concerned about when to address beautification and maintenance and what to do about it. Mr. Huvad explained that Mr. Kraly may look at aesthetic issues. Trustee Svatik believes having a neighbor or group of neighbors speak to the individual would be a good starting point. Ch. Niedelman explained that Riverwoods has never been a Village that tells people what to do with their private property. Village Clerk Mike Ford stated there is a judicial remedy if a property is in violation.

Ch. Niedelman outlined possible ideas for discussion. These included:

- Boundary expansion (Milwaukee Avenue)
- Tear downs (part of Flora and Fauna)
- Plants and Animals (Flora and Fauna)
- Village Property
- Deerfield Road (bike path and configuration)
- Water system expansion – not a lot to discuss
- Office Campus Area – Mr. Huvad does not believe there is a lot to change. He suggested encouraging companies to coordinate traffic and try to reduce the number of car trips through the Village.
- Comprehensive Plan boundaries are within 1.5 miles, areas that are not incorporated and areas within the Village's planning district.
- Rain garden and drainage issues
- Untermeyer 10 acre property (1400 Saunders Road)
- Energy/media/Technology (wind turbines, cell towers, alternative energy structures, cable, etc)
- Policies – better regulating the floodplain areas.
- Infrastructure – Village could proactively help private SSAs on handling streets.

Mr. Huvard added that there are two ways to handle teardowns. The first is fauna and flora and the second is appearance review. He does not believe there needs to be a separate topic for teardowns.

The Commissioners decided to start discussing Energy/Media/Technology and Boundary Expansion for the next meeting. Ch. Niedelman asked the Commissioners to prepare for this discussion.

4. Comments by the Chairman

There were no further comments by the Chairman.

5. Adjournment

There being no further business or discussion, Commissioner Ford made a motion to adjourn the meeting. Commissioner Shimberg seconded the motion. The motion passed unanimously. The meeting was adjourned at 9:10 pm.

The next regular meeting of the Plan Commission will be held on February 3, 2011 at 7:30 PM.

Respectfully submitted,

Jeri Cotton