

Village of Riverwoods  
Board of Trustees Meeting  
January 10, 2023

**APPROVED**

Present:

Kris Ford, Mayor  
Michael Clayton  
Liliya Dikin  
Andrew Eastmond  
Michael Haber  
Henry Hollander  
Rick Jamerson

Also Present:

Bruce Huvard, Village Attorney  
Bruce Dayno, Police Chief  
Katie Bowne, Deputy Village Clerk  
Carissa Smith, Village Engineer

The meeting was called to order at 7:30 pm

Document Approval

Trustee Jamerson moved to approve the minutes of the December 20, 2022 Board of Trustees meeting. Trustee Clayton seconded the motion. The motion passed unanimously on a voice vote with Trustee Haber abstaining.

Approval of Bills

Mayor Ford presented the memo from the Finance Consultant Daniela Partipilo that covered activities billed through GovTemps. Activities were those primarily associated with the system transition. The Mayor drew the Board's attention to the GovTemps bills for the Finance Consultant (not the placement fee to GovTemps for the Finance Analyst) which in total exceeded the Board's approved monthly limit for finance consulting services. It was noted that the Finance Consultant is the only consultant with a spending limit. It is expected that during this transition period the limit would again be exceeded.

Trustee Jamerson moved to approve the bills. Trustee Haber seconded the motion. Trustee Jamerson noted the improvements from the software transition but expressed concern about exceeding the spending limit. Trustee Haber requested an amendment to the motion to approve any prior payments to GovTemps to include the bills presented at this meeting. Trustee Jamerson accepted the amendment. Trustee Haber suggested updating the monthly spending limit at the next meeting. The motion passed by the following vote:

AYES: Clayton, Dikin, Eastmond, Haber, Hollander, Jamerson (6)  
NAYS: None (0)

#### Attorney's Report

Mr. Huvard received comments from Trustee Haber about the Flock Agreement. Mr. Huvard will review the comments.

#### Engineer's Report

Ms. Smith reported the Deerfield Road water main extension date will be received shortly and she will get the communications out to the appropriate parties. She did a preliminary walk through at Thorntons. The Saunders Rd. water main improvement plans are being finalized.

#### Plan Commission Report

Ch. Breitkopf reported the Plan Commission met on January 5, 2023 and continued the Public Hearing on the Lexington Homes proposal to February 2, 2023.

#### ZBA Report

The ZBA has not met.

#### Police Report

No activity.

#### New Business

Approval of Ordinance 23-01-01 amending provisions of the Village Code concerning delinquent payment of water supply user charges

Mr. Huvard made one change to the penalty section to make it easier to cross reference.

Trustee Jamerson moved for Second Reading and Adoption of the Ordinance amending provisions of the Village Code concerning delinquent payment of water supply user charges. Trustee Haber seconded the motion. The motion passed by the following vote:

AYES: Clayton, Dikin, Eastmond, Haber, Hollander, Jamerson (6)  
NAYS: None (0)

Approval of a Proposal to Purchase and Install Equipment for Live Streaming Audio Visual Capability

Trustee Jamerson met with representatives from Malko Communication Systems about integrating streaming ability with the current Crestron system. He suggested approving Malko's quote in case the method Trustee Dikin is working on doesn't work. Trustee Jamerson is concerned about bringing in an

additional system. Trustee Dikin agreed. She noted the room acoustics are challenging so streaming from a laptop or phone may not be a long-term solution.

Trustee Hollander questioned how to improve the acoustics in Village Hall. Mayor Ford received a message from Malko who will also look into it.

Trustee Jamerson moved to accept the Malko bid as a fallback. Trustee Hollander seconded the motion. The motion passed by the following vote:

AYES: Clayton, Dikin, Eastmond, Haber, Hollander, Jamerson (6)

NAYS: None (0)

### Old Business

There was no Old Business.

### Visitors wishing to address the Board

Jill Kaplan asked about the status on the municipal water initiative. Mayor Ford replied that there have been a number of survey responses received and the process of compiling the data has started. Mayor Ford is planning on having a Water Infrastructure Committee meeting in the near future. Ms. Kaplan reminded the Trustees that a vast number of Indian Trail residents wish to keep their wells and are against municipal water. Mayor Ford noted no one will be forced to connect to municipal water.

John Maxson is opposed to bringing municipal water to the Indian Trail neighborhood. He enjoys his well water and doesn't want the increased costs that come with municipal water.

Carol Hincker is also opposed to municipal water and asked about next steps in the Village's process of determining what neighborhoods would be moving forward with the initiative.

Julie Varvaro asked the Village about municipal water four years ago. At that time, she was told there were no plans for municipal water installation so she spent \$7000 to put in a water filtration system. Ms. Varvaro is concerned about her investment in the water filtration system if she is forced to have municipal water.

Jeff Smith expressed concern about the impact of municipal water installation on trees and the entire woodland community.

Mary Oler noted representatives from Lexington met with some Meadowlake residents, who shared a revised proposal to build 59 townhomes. Ms. Oler read the Concerned Citizens of Riverwoods letter that was sent to Lexington last week. Trustee Hollander noted neither the Plan Commission nor the Board have seen revised plans from Lexington. Trustee Jamerson commented that the Trustees already received the Concerned Citizens of Riverwoods letter so it did not have to be read in its entirety.

### Committee Reports

Communications – Trustee Dikin shared that she received resident feedback that people appreciated viewing the meeting packet on the website. She noted the website Traffic Report is attached to the minutes.

Building and Utilities/Stormwater – Trustee Jamerson noted the Building Department is working on the BS&A software installation. Ms. Smith noted the Village approved a stormwater survey and will be reaching out the residents impacted by rain events for input.

Woodlands/Ecology – Trustee Eastmond met with Randi Merel from the RPC. They discussed recommendations to the Woodlands cost share program.

Finance/Economic Development – Trustee Clayton believes there are certain circumstances where the Village needs to act beyond the normal scope of its authority. He appealed to the Trustees for their patience and understanding during this time of personnel transition and new software installation.

### Adjournment

There being no further business to discuss, Trustee Dikin moved to adjourn the meeting. Trustee Jamerson seconded the motion. The motion passed unanimously on a voice vote.

The meeting was adjourned at 8:38 pm

The next regular meeting of the Board of Trustees will take place on January 24, 2023 at 7:30 pm.

Respectfully submitted,

Katie Bowne  
Deputy Village Clerk

Transcribed by:  
Jeri Cotton

Attachment:  
Website Traffic Report

# Riverwoods Website Traffic Report

Report Date: Dec. 31, 2022  
 Trustee Lilya Dikin

Total website visitors: Jan 1, 2022 - Dec 31, 2022 20,818  
 Website visitors Dec 1, 2022 - Dec 31, 2022 2,059

348 Newsletter subscribers

## Geographic location of website visitors | Top 10 Countries

Oct 29- Nov 29, 2022

Country	Users
	3,192
1. United States	2,007 (62.88%)
2. Canada	180 (5.64%)
3. Norway	28 (0.88%)
4. India	19 (0.59%)
5. Germany	18 (0.56%)
6. Philippines	10 (0.31%)
7. United Kingdom	6 (0.19%)
8. Netherlands	5 (0.16%)
9. Mexico	5 (0.16%)
10. Pakistan	4 (0.12%)

Dec 1- Dec 31, 2022 (last 30 days)

Country	Users
	2,063
1. United States	1,728 (83.76%)
2. Canada	145 (7.03%)
3. China	72 (3.49%)
4. Germany	26 (1.26%)
5. India	15 (0.73%)
6. Philippines	12 (0.58%)
7. Norway	11 (0.53%)
8. Bangladesh	7 (0.34%)
9. France	5 (0.24%)
10. Egypt	5 (0.24%)

IL Traffic Oct 29- Nov 29, 2022

City	Users
	1,485
1. Chicago	552 (37.19%)
2. Deerfield	165 (11.11%)
3. Highland Park	138 (9.29%)
4. Lincolnshire	85 (5.73%)
5. Oakland	68 (4.58%)
6. Rosemead	59 (3.98%)
7. Wheeling	45 (3.03%)
8. Northbrook	39 (2.63%)
9. Wilmette	32 (2.16%)
10. Buffalo Grove	32 (2.16%)

IL Traffic Dec 1- Dec 31, 2022 (last 30 days)

City	Users
	922
1. Chicago	308 (33.51%)
2. Deerfield	180 (19.63%)
3. Highland Park	89 (9.65%)
4. Evanston	66 (7.16%)
5. Rosemead	29 (3.14%)
6. Joliet	26 (2.82%)
7. Wheeling	24 (2.61%)
8. Buffalo Grove	16 (1.74%)
9. Norwalk	14 (1.52%)
10. Northbrook	10 (1.09%)

The location reflects the users' physical location during the time he/she accessed the website. If the website is accessed by someone who is physically near the town's border, it's not uncommon for their location to be picked up by the neighboring towns (i.e. Lincolnshire, Deerfield, Bannockburn, etc.)

This report will be presented again in April 2023 to show traffic comparison to 2022 and will be published quarterly thereafter.

# Riverwoods Website Traffic Report

Report Date: Dec. 31, 2022  
 Trustee: Lilya Dikin

## 25 Most frequently visited pages

Oct 29- Nov 29, 2022

Dec 1 - Dec 31 (last 30 days)

Rank	Page Title	Views	Rank	Page Title	Views
1	Home	1,142	1	Home	1,070
2	Board of Directors	1,004	2	Board of Directors	680
3	Board of Directors Meeting (Nov. 29, 2022)	604	3	Board of Directors Meeting (Nov. 29, 2022)	604
4	Board of Directors Meeting (Nov. 29, 2022)	494	4	Board of Directors Meeting (Nov. 29, 2022)	494
5	Board of Directors Meeting (Nov. 29, 2022)	494	5	Board of Directors Meeting (Nov. 29, 2022)	494
6	Board of Directors Meeting (Nov. 29, 2022)	494	6	Board of Directors Meeting (Nov. 29, 2022)	494
7	Board of Directors Meeting (Nov. 29, 2022)	494	7	Board of Directors Meeting (Nov. 29, 2022)	494
8	Board of Directors Meeting (Nov. 29, 2022)	494	8	Board of Directors Meeting (Nov. 29, 2022)	494
9	Board of Directors Meeting (Nov. 29, 2022)	494	9	Board of Directors Meeting (Nov. 29, 2022)	494
10	Board of Directors Meeting (Nov. 29, 2022)	494	10	Board of Directors Meeting (Nov. 29, 2022)	494
11	Board of Directors Meeting (Nov. 29, 2022)	494	11	Board of Directors Meeting (Nov. 29, 2022)	494
12	Board of Directors Meeting (Nov. 29, 2022)	494	12	Board of Directors Meeting (Nov. 29, 2022)	494
13	Board of Directors Meeting (Nov. 29, 2022)	494	13	Board of Directors Meeting (Nov. 29, 2022)	494
14	Board of Directors Meeting (Nov. 29, 2022)	494	14	Board of Directors Meeting (Nov. 29, 2022)	494
15	Board of Directors Meeting (Nov. 29, 2022)	494	15	Board of Directors Meeting (Nov. 29, 2022)	494
16	Board of Directors Meeting (Nov. 29, 2022)	494	16	Board of Directors Meeting (Nov. 29, 2022)	494
17	Board of Directors Meeting (Nov. 29, 2022)	494	17	Board of Directors Meeting (Nov. 29, 2022)	494
18	Board of Directors Meeting (Nov. 29, 2022)	494	18	Board of Directors Meeting (Nov. 29, 2022)	494
19	Board of Directors Meeting (Nov. 29, 2022)	494	19	Board of Directors Meeting (Nov. 29, 2022)	494
20	Board of Directors Meeting (Nov. 29, 2022)	494	20	Board of Directors Meeting (Nov. 29, 2022)	494
21	Board of Directors Meeting (Nov. 29, 2022)	494	21	Board of Directors Meeting (Nov. 29, 2022)	494
22	Board of Directors Meeting (Nov. 29, 2022)	494	22	Board of Directors Meeting (Nov. 29, 2022)	494
23	Board of Directors Meeting (Nov. 29, 2022)	494	23	Board of Directors Meeting (Nov. 29, 2022)	494
24	Board of Directors Meeting (Nov. 29, 2022)	494	24	Board of Directors Meeting (Nov. 29, 2022)	494
25	Board of Directors Meeting (Nov. 29, 2022)	494	25	Board of Directors Meeting (Nov. 29, 2022)	494

\*\*\* In drilling through more in-depth reports, the majority of these pages were accessed by users who received the electronic newsletter, as these topics/articles were referenced in the newsletter. We have 348 newsletter subscribers to date.

Since the website is still fairly new, this data is still considered fairly "raw," being only a very high level indicator of traffic sources and content searched. It should not be used as a basis for determining content development without reviewing more in-depth reports, which will help eliminate outliers. Quality data takes time to compile and these reports will become more definitive over the course of the next year, as search and content solidifies.

We, the Concerned Citizens of Riverwoods, represent the residents of the Meadowlake subdivision, as well as the 500 residents of Riverwoods who signed petitions challenging the original proposal brought forward by Lexington Homes for the parcel located at 3750 Deerfield Road. Recently, Lexington shared with us an updated proposal for the construction of 59 townhomes on this site. After careful review, we respectfully decline this most recent proposal.

We believe that many Riverwoods residents are receptive to the development of some housing options with more efficient land use. Such development could open the village to more people who would enjoy living here and allow current residents to downsize to lower maintenance homes while remaining in the community. However, we believe development of new housing forms must preserve Riverwoods as a bucolic woodlands community, with space and individuality and the opportunity to interact with nature in our daily lives.

Lexington is asking the village to rezone the parcel in question from O&R1 to 1R, amend the text of Section 9-4A-3 of the zoning ordinance about multifamily housing to allow a Residential Planned Unit Development (RPUD), and then reduce the minimum acreage required for an RPUD from 125 to 8 (6% of 125). This radical change would create exciting opportunities for Lexington. We believe it is a privilege for a developer to build homes in our woodlands preservation community that is unique on the North Shore, with access to excellent schools and recreational opportunities. However, residents throughout the village are concerned that potential developments on small parcels respect the adjacent neighborhoods and unique character of Riverwoods and carefully fulfill the village's stipulations for RPUDs. We are committed to engage with the Plan Commission, Board of Trustees, and Lexington to resolve issues fairly and in keeping with village codes and values.

We propose that the following be considered:

1. Significantly less density. The village states that one purpose of RPUDs is to use land efficiently in order to preserve more open green space for residents, and "the site shall not be so overcrowded as to cause imbalanced relationships of building to open space." The village stipulates that "open areas shall not be unduly isolated from one another by unrelated obstructions such as buildings and paved vehicular areas, but rather be linked by open space corridors of reasonable width," "the required yards along the periphery of the RPUD shall be at least equal in width or depth to those of the directly adjacent zoning district," and that RPUDs should not impair the use, enjoyment and value of other residential properties in the vicinity. It is clear that the density of the most recent proposal precludes the fulfillment of these requirements of spaciousness. A park of a minimum of one acre would provide residents of the proposed development with open space for their daily recreational needs.

We suggest that a maximum of about 4 family units per acre would allow for a balance of buildings and parking areas with open space and landscaping on the site, and it represents a four-fold increase of density from village norms.

Moreover, we are asking that Lexington consider the inclusion of additional forms of housing, including duplexes and particularly private homes, the value of which could make up for any loss of revenue due to the lessening of density, which is our main objective.

2. One of the village's intents in granting RPUD status is to promote nuanced and elegant design, and this intent should guide the design of any parcel size. RPUDs are intended to exhibit "creative and imaginative

design” and “combine and coordinate architectural styles,...building forms and building relationships... in an innovative design.” “Excessively long unbroken building facades shall be avoided.” Instead of the uniform, barracks-like buildings arranged in a grid that are currently proposed, we, and the guidelines for RPUDs, encourage a variety of housing forms, winding roads and the incorporation of woodlands and walkways.

As Lexington targets a market for downsized living, we believe that the incorporation of duplexes and private homes with decks, first floor master suites and adaptability for different life stages would be especially well received by the community. These options would continue the Riverwoods lifestyle of interaction with nature, blend the development into the surrounding neighborhoods, and sustain home values in the vicinity. We have attached images to illustrate sites that conserve natural beauty while still holding a substantial number of units. We believe residents throughout Riverwoods would take kindly to this kind of vision as Lexington might consider other developments in the future.

3. Riverwoods residents cherish trees and oppose Lexington’s request to be relieved of provisions of the Tree and Woodlands Protection Ordinance.

4. Water retention and drainage must not increase the risk of flooding or lake runoff within Meadowlake while including the additional capacity needed to support the proposed development. There are 25 beaches in Meadowlake, and lake owners invest in maintaining the shoreline and the cleanliness of the lakes, which are appreciated for their beauty and used for swimming, boating, and play. It would be an unacceptable impairment of the use and enjoyment of their property and of their property values if the water quality is degraded or the lakeshores are eroded. Increased flooding would be catastrophic for home values in the vicinity.

5. The village states that in creating RPUDs, “through traffic shall be discouraged and the intrusion of automobiles into the privacy of residential environments shall be minimized...” The proposed access road is intended to draw significant traffic from Deerfield Road through the proposed development and alongside Meadowlake into the Shoppes of Riverwoods. Drawing commercial traffic through the development contradicts the village’s guidelines for an RPUD and creates a traffic/noise/pollution nuisance for the adjacent Meadowlake homes. Encroachments of this kind drive wildlife away. Meadowlake installed a gate because commuters were using Chicory Lane as a shortcut to avoid the signal at the corner of Deerfield Road and Milwaukee Avenue. An unplanned use of the proposed access road will likely be as a new and parallel shortcut, further increasing traffic. In keeping with the village’s stipulations, we suggest that commercial and commuter traffic be kept on Deerfield Road and/or Milwaukee Avenue, not drawn closer to residences. And to mitigate further congestion near this busy intersection, we propose that additional signals be installed to facilitate left turns from residential neighborhoods.

6. Lot lines around the perimeter of the development should be set back at minimum of 50,’ the North lot line to be 150.’ These and other RPUD guidelines would protect other Riverwoods residents from intrusion from future developments.

7. Light sources should be shielded and installed in such a way as to minimize their view by Meadowlake residents. Meadowlake homes are predominately ranch or two-stories. We propose that, given the greatly increased density, building heights in the new development be no taller than those in Meadowlake and that care be given to protecting privacy and mitigating light pollution in the placement of upper floor windows. The village requires that RPUDs provide reasonable “visual and acoustical privacy,” and we believe other village neighborhoods will want such consideration in the future.

8. A solid fence of at least 10’ should be installed between the proposed development and Meadowlake. Our lakes create a unique danger and liability issue, and we want to prevent tragedy, but neighbors of future developments might want a more permeable barrier that wildlife could pass through. Following the RPUD guidelines, Lexington should use trees, plants, and berms to enhance perimeter buffers.



We hope that by fulfilling the village's thoughtful requirements for RPUDs and adapting them for this site, we can preserve the unique character of Riverwoods and allow Lexington to move forward in realizing a successful plan for the property. We believe that creating a more beautiful space would allow Lexington to ask a higher unit price from future residents and to be welcome in other parts of the village.

We feel that we are raising fair concerns and offering guidance for resolution of our issues with the most recent proposal. We look forward to a response from Lexington, working with the Plan Commission and Board of Trustees, and to moving forward in positive dialogue, creating a win-win outcome for all involved. We are prepared to proceed with further petitioning of Riverwoods residents if the plans do not change to meet the standards for RPUDs and the nature of the community. We truly hope this won't be necessary and that Lexington's creative team will produce plans we can embrace and commend to our neighbors.

Submitted Respectively.

Concerned Citizens of Riverwoods

Link 9-11-12: RESIDENTIAL PLANNED UNIT DEVELOPMENT:

[https://codelibrary.amlegal.com/codes/riverwoods/il/latest/riverwoods\\_il/0-0-0-6529](https://codelibrary.amlegal.com/codes/riverwoods/il/latest/riverwoods_il/0-0-0-6529)

