

Village of Riverwoods
Board of Trustees Meeting
June 20, 2023
APPROVED

Present:

Kris Ford, Mayor
Michael Clayton
Liliya Dikin-arrived at 6:55 pm
Andrew Eastmond
Henry Hollander
Rick Jamerson
Jeff Smith

Also Present:

Bruce Huvad, Village Attorney
Bruce Dayno, Police Chief
Carissa Smith, Village Engineer
Tom Krueger, Fire Chief
Katie Bowne, Village Clerk

The meeting was called to order at 6:30 pm

Document Approval

Trustee Jamerson moved to approve the minutes of the June 6, 2023 meeting. Trustee Clayton seconded the motion. The motion passed unanimously on a voice vote.

Approval of Bills

Trustee Jamerson moved to approve the bills. Trustee Clayton seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

Treasurer and Finance Committee Report

Treasurer Hal Roseth gave a brief synopsis of the Village's portfolio which is well situated for a spike in interest rates. Treasurer Roseth and Daniele Driscoll, J.P. Morgan Vice President, continue to closely monitor the portfolio.

Director of Community Services Report

No report.

Village Attorney Report

Mr. Huvard reported that Bridge Industrial withdrew their petition to be annexed into the Village of Deerfield. Bridge Industrial has requested a meeting with the Lake County planning department but no formal application has been made. Mr. Huvard requested notification if an application is submitted.

The Joint Review Board held their annual meeting on 6/15/23 with the taxing bodies for the two TIF districts. TIF #1 now has a positive balance. TIF #2 has a slight deficit due to legal and consulting expenses.

Engineer's Report

Ms. Smith gave an update on the stormwater study. An analysis of 300 resident surveys is underway and a long-term stormwater action plan is being developed.

The water infrastructure analysis of the Village is expected to be available for Board review at the end of July.

Ecologist's Report

No report.

Plan Commission Report

Ch. Breitkopf reported the Plan Commission will meet on 7/6/23 and continue the short-term rental discussion.

ZBA Report

No report.

Police Report

Police activity is in the packet.

Fire Protection Report

Chief Krueger urged residents to be vigilant with fire pits and barbecue grilling due to the severe drought conditions.

Trustee Hollander asked Chief Krueger for a Knox Box program update. Residents may purchase a Knox Box and the LRFPD will install it for free.

Information Items from the President

A Utility Billing status report meeting with GHA will be held on 6/16/23. The recruiting effort for the Director of Community Services and the Director of Finance position is going well. A further update will be provided at the 7/18/23 BOT meeting.

Visitors wishing to address the Board

There was a brief presentation by the representatives from Lexington Homes.

Hal Franke, attorney for Lexington Homes, introduced Todd Shaffer who is the project civil engineer. Mr. Shaffer presented some potential plan modifications concerning the access entry road as well as the access road parking spaces.

Sharon Dixon, project landscape architect, proposed installation of a three rail fence along the north property line to serve as a barrier from neighbors to the north and not disturb the woodland.

Natalie Viscuso, project consultant architect, presented building design modifications recommending a different color palette, varying window sizes across the façade, and additional roof gables.

Brian Armstrong, attorney for several Meadowlake residents, presented reasons against the Lexington development. He cited the following:

- Development does not align with the Village's comprehensive plan d
- Parcel is not eligible for 1-R zoning and violates Village code
- Even if special use 1-R zoning is granted, multi-family housing is not allowable due to parcel size of 8 acres
- No evidence has been presented that Meadowlake property values will be not be decreased
- Not enough adequate parking for the number of proposed units
- Buildings will be taller than existing Federal Life building and cause light pollution
- Proposed 3 rail fencing will not prevent people from going into Meadowlake
- Design of townhomes is not aesthetically pleasing
- Affordable Housing percentage goal not met
- Building setback violates current code

Hal Franke requested that Brian Armstrong formally identify his clients. Brian Armstrong named several Meadowlake residents but will provide a comprehensive client list to Mr. Huvad later in the week.

The following residents spoke in opposition to the development:

Neil Sinha
Avinash Vaidya
Marcelle LeCompte
Jeffrey Dubnow
Randi Merel (RPC President)
Kruti Jain & Julie Varvaro (RRA Representatives)
Mary Oler
Renee Wishner
Christy Sherman
Bob Pivar
Judy Haley
Lisa Peckler
Marshall Dickler
Matthew Eisenstein
Jay Surrender
Matt Bellagamba
Kristina Averbuch
Noel Bryan

Opposition reasons included: density, traffic, light pollution, barracks-like appearance, lack of parking, lack of suitable barrier into Meadowlake, reduction in property values, lack of recreational space, wildlife preservation, and lack of realistic renderings.

Nicholas Standiford, attorney representing Federal Life, said his clients would very much like to sell as the property no longer serves their needs. Mr. Standiford noted that the proposed development is near a commercial part of Riverwoods and would provide many benefits. He urged the Board to support the project and allow the owner of the Federal Life property to move forward with the sale.

Trustee Hollander stated that the Federal Life property is a transitional property because it is adjacent to both commercial and residential properties. He noted that he is thinking of what is best for the Village and feels that townhomes are a suitable use for the parcel.

Trustee Jamerson still has many issues with the development including bulkiness, lack of adequate parking and emergency services access. He feels that there are alternate uses for the property rather than townhomes.

Trustee Clayton does not support the project because of the increased density, architecture that is not consistent with the natural surroundings and sustainability. Further, the applicant has not demonstrated that continued office use is not feasible.

Trustee Smith stated that the project would have limited benefits to the Village. He cited the increased density, traffic, and stormwater issues as well as a misalignment with the comprehensive plan as why he is not supportive of the development.

Trustee Dikin does not support the development due to the increased density, lack of adequate parking, traffic, and the impact of a multi-family development on the schools and police department.

Trustee Eastmond feels the Federal Life property is simply too small to accommodate a fifty-four unit multi-family development without encroaching on neighboring subdivisions such as Meadowlake. He is also concerned that property values near the development would be adversely affected.

New Business

There was no New Business.

Old Business

Trustee Jamerson moved to deny the request for the Lexington Homes Zoning Application for the rezoning of the Federal Life Property for the reasons given and findings of the Trustees presented above. Trustee Smith seconded the motion.

The motion passed by the following vote:

AYES: Clayton, Dikin, Eastmond, Jamerson, Smith (5)

NAYS: Hollander (1)

Adjournment

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

The meeting was adjourned at 8:52 pm

The next regular meeting of the Board of Trustees will take place on at July 18, 2023 at 7:30 pm.

Respectfully submitted,

Katie Bowne
Village Clerk

Attachment: Police Report



Riverwoods Police Incident Analysis Report

Summary by Incident Type

6/20/2023

Activity Through June 15th of Each Year

Incident Type	2023 YTD	This Time 2022 YTD
46 (7503) (Mortorist Assist)	36	46
50 PD (7572) (Crash Property Damage)	35	36
50 PI (7571) (Crash Personal Injury)	12	6
50 Priv Prop (7573) (Crash Private Property)	3	3
911 Hang up (7911)	3	8
Ambulance (7021)	164	114
Animal Problem (7245)	21	29
AOA (7001)	80	112
Armed Robbery (0310)	-	-
Assault (0500)	-	1
Attempt Suicide (7221)	-	1
Battery - Simple (0460)	1	2
Battery (0400)	1	1
Burg - From Motor Veh (0760)	-	-
Burglar Alarm (7082)	134	89
Burglary - Residential (0625)	3	2
Burglary (0600)	1	1
Cell 911 (7912)	-	1
Child Seat Inspect (7042)	2	3
Construction Comp (7078)	1	-
Controlled Substance (2000)	-	-
Credit Card Fraud (1150)	1	2
Crim Damage to Prop (1310)	6	1
Crim Sexual Assault (1563)	-	-
Crim Trespass to Land (1330)	1	-
Crim Trespass to Veh (1360)	-	-
Death Investigation (7231)	1	2
Deceptive Practice (1110)	6	3
Domestic Battery (0486)	-	-
Domestic Trouble (7130)	12	10
DUI (2410)	21	27
Fingerprinting (7039)	7	1
Fire Alarm (0733)	22	12
Fire Call (7024)	23	12
Fireworks Complaints (3001)	1	-
Forgery (1120)	-	-
Found Animal (7246)	2	5
Found Prop. (7156)	3	-
Harassment by Telephone (2825)	1	-
Hold Up Alarm (7083)	12	5
Identity Theft (7198)	6	7
Lock out - Vehicle (7051)	6	8
Lost / Mislaid Prop (7144)	2	6
Missing Person (7178)	1	2
Noise Comp (7078)	11	14
Notification (7049)	8	8
Other Comp (7079)	36	26
Other Investigation (7199)	14	10

Incident Type	2023 YTD	This Time 2022 YTD
Other Trouble (7139)	2	-
Parking Complaint (7522)	4	4
Premise Exam (7041)	819	699
Public Service (7040)	27	18
Roadway Debris (7250)	12	9
Solicitor (7063)	10	1
Suicide (7211)	-	-
Suspicious Auto (7123)	29	29
Suspicious Person (7123)	16	12
Telephone Threat (2820)	-	-
Theft from Motor Veh (0710)	-	2
Theft of Motor Veh (0910)	1	-
Theft Over \$500 (0815)	2	-
Theft Under \$500 (0825)	2	2
Traffic Complaint (7521)	26	24
Turned in Weapon/Ammo (7160)	1	1
Village Ord. Violation (7500)	11	7
Well Being Check (7045)	27	16
Total:	1689	1440
Crime Prevention Notices	309	254
Case Reports	85	94
Traffic Stops	741	890
Number of Citations issued	301	371
Number of Persons Issued Citations	196	257

12 houses are currently on the Vacation Watch list and are checked regularly.