



May 7, 2023

**Report on Application on Application Concerning 3750 Deerfield Road  
Riverwoods Reserve – 54 Townhomes**

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The Plan Commission held a public hearing on a zoning application for a text amendment, remapping and special use for 3750 Deerfield Road, Riverwoods, Illinois, which received zoning for Office and Research District (now O & R1 District) in 1979 and has been used since then by Federal Life Insurance Company as a corporate headquarters (the "Property"). The hearing took place on October 6, 2022, resumed on November 10, 2022, continued for several meetings before resuming on March 16, 2023, and then was reconvened for the last time on April 20, 2023.

The Petitioner is Lexington Homes LLC, 1731 N. Marcey St., Suite 200, Chicago, IL 60614, the contract purchaser of the site ("Lexington"). The officer for Lexington presenting at the hearings was Mr. Nate Wynsma, Vice President.

In the course of the hearings, Lexington adjusted its site plan considerably to the extent that a revised public notice was published in the Lake County Daily Herald on March 23, 2023, and a revised notice was mailed to nearby properties in advance of the reconvened hearing on April 20, 2023. The discussion in this memo concerns the proposed development as described in the project documents, as last revised and listed in *Exhibit A* (the "Project").

At the conclusion of the hearing on April 20, 2023, the Plan Commission voted 5-1 in favor of adopting a series of recommendations in favor of granting the relief requested, but subject to certain conditions. The motion recommending approval is set forth in *Exhibit B*.

The minutes of the hearing dates (October 6, 2022, November 10, 2022, March 16, 2023 and April 20, 2023) at which testimony was received are attached as *Exhibit C*.

While some statements made during the earlier hearing dates were made when the initial site plan consisted of 69 units, other statements remain relevant in understanding the Project as now conceived at 54 units.

Discussion:

The revised site plan complies with the Woodland Protection Ordinance although the Project would remove just under 20% of the protected woodlands, primarily in the northwest portion of the site where the north detention basin is created.

The revised site plan results in a building setback of 108 feet from the north boundary line, leaving a buffer area that encompasses much of the protected woodland. The townhome buildings will be closer to the north boundary of Meadowlake than the current office building. The setback for the townhome buildings is a major concern for Meadowlake residents.

The height of the new townhome buildings will exceed that of the existing office building due to the new foundations being raised above the base flood elevation by approximately 2 feet.

The PowerPoint presentation listed in *Exhibit A* contains computer renderings depicting the view from vantage points in Meadowlake of the existing office building and the proposed townhomes, and should be considered carefully.

The architectural and site plan design has been criticized from the outset. The initial site plan showed no creativity and crowded the buildings together to achieve maximum density. The site plan and exterior appearance of the townhomes suggested a design that has been applied many times elsewhere and was just dropped onto the site. Plan Commissioners felt that the appearance of the townhomes does not represent the uniqueness and woodland character of Riverwoods. The appearance must be improved. This criticism was directed at Lexington throughout the process.

The revised site plan, with assistance from Teska Associates, the village planner, achieves a more desirable balance between building and landscaped areas. Lexington did point out that one-half of the site must be devoted to detention and compensatory storage, another part of the site is devoted to the access road to the shopping centers, and more than one acre of the site is protected woodland. Therefore, the available site area for buildings and recreation is considerably less than the 10-acre site would at first suggest.

The shape and design of the detention areas to contain and nurture native buffer vegetation around the edges has been greatly improved in the revised site plan and employs the 4:1 slope advised by the Village Ecologist.

Suggestions were made for fewer buildings, fewer units and/or buildings of different types, arranged with more open space and native landscaping. Lexington expressed that they were confident in the desirability of the product type and were marketing at an average price of about \$515,000 per unit to a target consumer that they know well.

Mr. Wynsma said the target buyers often consist of dual income couples, downsizing adults, even adults in their fifties and sixties for whom the three levels of a townhome do not seem to be an issue (although elevators at the Village's request will be made an early upgrade option), buyers who prefer maintenance free lifestyle, some singles and families. He said that typically the number of children is not high among buyers of these units, and he provided an estimate from Johnson Consulting Group projecting 5.6 students going to Aptakisic District 102, and 3.3 school students going to Stevenson High School District 125.

The Village Planner believes that on-site parking is sufficient and actually pushed for less parking to open up green space. Teska Associates had additional recommendations, not all of which have been accepted, but overall concurs that the revised site plan is a good improvement over the original, given the townhome product type.

The Village Engineer agrees that the storm water system for the site can be designed and implemented safely in accordance with the Lake County Watershed Ordinance. The offsite traffic increase was not a

concern and on-site traffic circulation and space for deliveries were deemed sufficient after several tweaks (e.g., some one-way designations).

The Village Ecologist gave assistance to the redesign of the detention basins with features to ensure the ability to maintain the area and promote the native vegetation. The PowerPoint presentation also includes computer renderings of the intended outcome of the extensive native landscaping on the site around the basins.

The staff memo dated March 16, 2023 and a supplemental memo from Teska Associates dated April 13, 2023, are attached as *Exhibit D*. These memos explore the relief requested and various suggestions.

The Plan Commission was left to ponder whether Lexington's proposal is in fact the best compromise available for this site given the realities of construction costs and the unknown possibility of what form of development would occur without the Lexington proposal. The discussion before the vote had Plan Commissioners grappling with the question of the character and fit of this project, its density and lack of attractiveness, and its impact on the privacy and enjoyment of Meadowlake residents. In addition to the loss of privacy, Meadowlake residents were concerned about the proximity of the townhome buildings (in comparison with the existing office building), and the use of Meadowlake streets and lake facilities by townhome residents due to lack of onsite open space.

When the Project was amended from 69 units to 54 units, the developer reduced and shifted the building footprint of the northern row of buildings, thereby increasing the building setback from the Meadowlake boundary from 50 feet to 108 feet.

Commissioner Datt voted no on the Plan Commission recommendation, on the basis of density, character and fit; other Commissioners were just as reluctant to approve the Project due to the density, lack of open space and "barracks-like" appearance of the project. Plan Commissioners clearly desire an option to consider lower density.

Given the uncertainty over what the future would hold for the site, the Plan Commission voted in favor of a recommendation but included a number of conditions to ensure that more be done to augment the character of the development through dense native plantings in the northern buffer area and landscaped areas near the townhomes, to consider a fence between the buffer and Meadowlake for safety and privacy, and to fulfill the Village's affordable housing goals.

Respectfully submitted,  
Laurie Breitkopf

Exhibit A – List of Project Documents

[Presentation from April 20 hearing follows – remaining exhibits available by separate link]

Exhibit B – Recommendation to Village Board

Exhibit C – Minutes of Hearings

Exhibit D – Staff/Consultant Memos

Exhibit E – Public comment received December 2, 2022 to May 2, 2023

Exhibit A – List of Project Documents

**RIVERWOODS RESERVE – LIST OF PROJECT DOCUMENTS  
FOR APRIL 20, 2023 PLAN COMMISSION HEARING**

00. Riverwoods Reserve-Amended General Zoning Application
01. Notes on Lexington 3\_16\_23\_Haeger Response letter - 4-6-2023
02. Lexington Riverwoods Reserve - Preliminary Site Plan\_4-6-2023
03. Lexington Riverwoods Reserve - Preliminary Plat\_4-6-2023
04. Lexington Riverwoods Reserve - Architecture Elevation Renderings\_4-6-2023
05. Lexington Riverwoods Reserve - Architecture Unit 560 Elevator Option\_4-6-2023
06. Lexington Riverwoods Reserve - Site Plan Line Overlay on Aerial\_4-6-2023
07. Lexington Riverwoods Reserve - Illustrative Section Through Site\_4-6-2023
08. Lexington Riverwoods Reserve - Parking Exhibit\_4-6-2023
09. Lexington Riverwoods Reserve - Lighting Exhibit\_4-6-2023
10. Lexington Riverwoods Reserve - Pedestrian Connectivity Exhibit\_4-6-2023
11. Lexington Riverwoods Reserve - Pedestrian Connectivity Exhibit Regional\_4-6-2023
12. Lexington Riverwoods Reserve - Vehicle Turning Exhibits\_4-6-2023
13. Lexington Riverwoods Reserve - Impervious Area Exhibits\_4-6-2023
14. Lexington Riverwoods Reserve - USGS Historical Flooding Change Years\_4-6-2023
- 15a. Lexington Riverwoods Reserve - Traffic Impact Study (TIS) - 09-12-2022
- 15b. Lexington Riverwoods Reserve - Traffic Study Addendum - 03-10-2023
16. Lexington Homes Riverwoods - Reserve Student Estimates 2023-04-12
- 17a. Lexington Homes - Existing Conditions Stormwater Report\_2023-04-05
- 17b. Lexington Homes - Preliminary Proposed Stormwater Report\_2023-04-14
18. Lexington Homes Riverwoods - PRESENTATION Dickinson Design Studio 4.20.2023 (64 slides)



LexingtonHomes

# Riverwoods Reserve

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PLAN COMMISSION – PUBLIC HEARING SESSION 4  
SITE DESIGN, TREES & LANDSCAPE

APRIL 20, 2023

Note: All renderings/perspectives shown are for illustration purposes only and depict plant sizing post-installation by +/-10 years.



**Site Data**

|                     |             |
|---------------------|-------------|
| Gross Property Area | 9.38 ac.    |
| Rear Load Townhomes | 54 Units    |
| Net Density         | 5.8 DU/ Ac. |

**Building Separation**

|               |     |
|---------------|-----|
| Front - Front | 40' |
| Back - Back   | 61' |

**Roadway Width (Back/ Back Curb)**

|              |             |
|--------------|-------------|
| Loop Road    | 25'         |
| Motor Courts | 25'         |
| Access Drive | 36' and 30' |

**Building Height**

**Yard Summary**

|   |      |
|---|------|
| Front   | 25'  |
| Side  | 30'  |
| Side Adjacent to Street<br>(at Proposed Access Drive) | 25'  |
| Rear  | 108' |



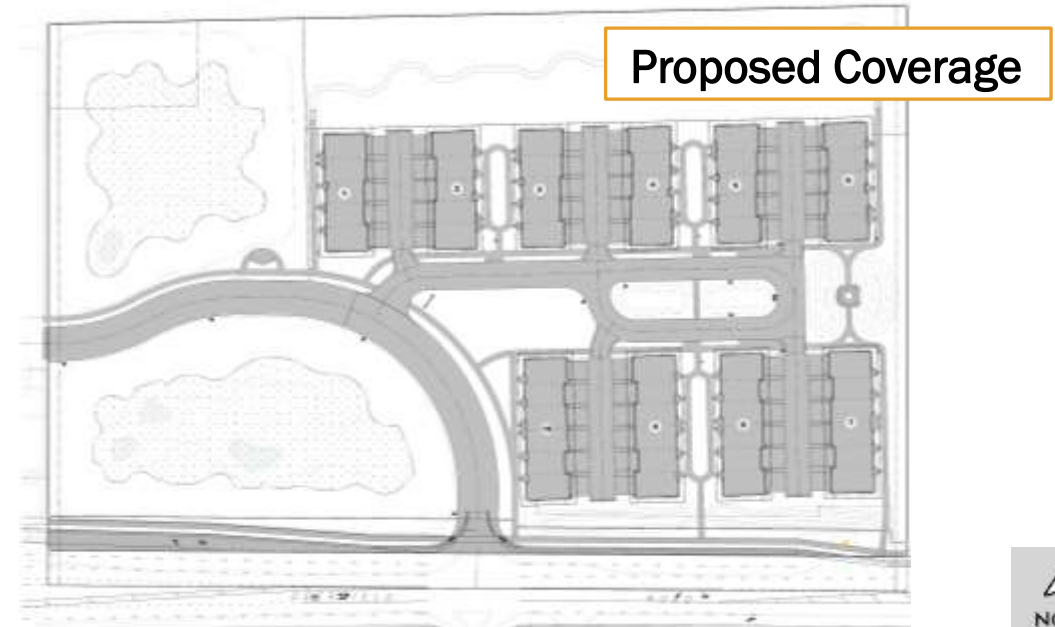
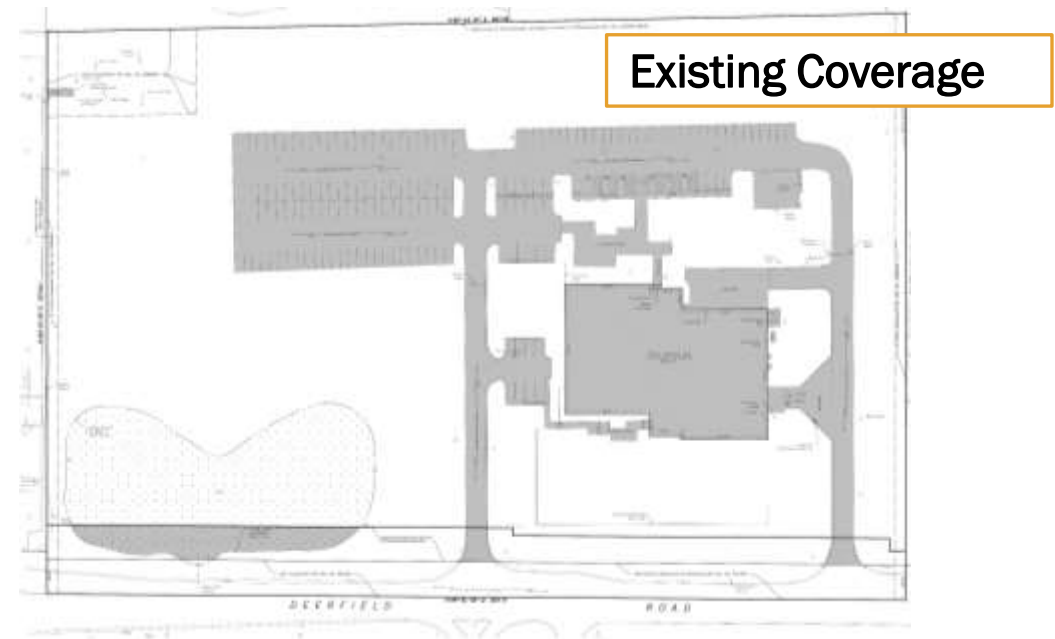


### Existing Conditions:

|               |              |            |
|---------------|--------------|------------|
| Impervious    | 104,523 s.f. | 2.40 acres |
| Pervious      | 269,860 s.f. | 6.20 acres |
| Water Surface | 34,170 s.f.  | 0.78 acres |
| Total Site    | 408,553 s.f. | 9.38 acres |

### Proposed Conditions:

|               |              |            |
|---------------|--------------|------------|
| Impervious    | 148,630 s.f. | 3.41 acres |
| Pervious      | 209,033 s.f. | 4.80 acres |
| Water Surface | 50,890 s.f.  | 1.17 acres |
| Total Site    | 408,553 s.f. | 9.38 acres |



**Student Generation Estimates**  
**Lexington Homes - Riverwoods Reserve Residential Development**  
 Riverwoods, Illinois



**Table 1. Residential Multipliers for All School Age Children -- Illinois**

| Unit Type | Total SAC | Elementary Grades K-2 | Elementary Grades 3-6 | Jr High Grades 7-8 | Total Grades K-8 | High School Grades 9-12 |
|-----------|-----------|-----------------------|-----------------------|--------------------|------------------|-------------------------|
| 2 Bedroom | 0.06      | 0.01                  | 0.02                  | 0.01               | 0.04             | 0.02                    |
| 3 Bedroom | 0.20      | 0.06                  | 0.05                  | 0.01               | 0.12             | 0.08                    |
| 4 Bedroom | 0.55      | 0.16                  | 0.13                  | 0.09               | 0.38             | 0.17                    |

Source: Rutgers University

**Table 2. Estimated Number of All School Age Children by Grade and by District**

| Unit Type     | Unit Count | School Age Children by Grade |            |            |            |             | School District |            |
|---------------|------------|------------------------------|------------|------------|------------|-------------|-----------------|------------|
|               |            | Grades K-2                   | Grades 3-6 | Grades 7-8 | Grades K-8 | Grades 9-12 | ES 102          | HS 125     |
| 2 Bedroom     | 21         | 0.2                          | 0.4        | 0.2        | 0.8        | 0.4         | 0.8             | 0.4        |
| 3 Bedroom     | 30         | 1.8                          | 1.5        | 0.3        | 3.6        | 2.4         | 3.6             | 2.4        |
| 4 Bedroom     | 3          | 0.5                          | 0.4        | 0.3        | 1.1        | 0.5         | 1.1             | 0.5        |
| <b>Totals</b> | <b>54</b>  | <b>2.5</b>                   | <b>2.3</b> | <b>0.8</b> | <b>5.6</b> | <b>3.3</b>  | <b>5.6</b>      | <b>3.3</b> |

Sources: Lexington Homes, Rutgers University, JRG

**Table 3. Ratio of Public to Private School Attendance**

| School District                     | Public | Private |
|-------------------------------------|--------|---------|
| Aptakisic-Tripp School District 102 | 95.8%  | 4.2%    |
| Stevenson High School District 125  | 97.1%  | 2.9%    |

Source: U.S. Census, American Community Survey (5-Year Estimates, 2020), JRG

**Table 4. Estimated Number of Public School Age Children by Grade and by District**

| Unit Type     | Unit Count | Grades K-2 | Grades 3-6 | Grades 7-8 | Grades K-8 | Grades 9-12 | ES D102    | HS D125    |
|---------------|------------|------------|------------|------------|------------|-------------|------------|------------|
| 2 Bedroom     | 21         | 0.2        | 0.4        | 0.2        | 0.8        | 0.4         | 0.8        | 0.4        |
| 3 Bedroom     | 30         | 1.7        | 1.4        | 0.3        | 3.4        | 2.3         | 3.4        | 2.3        |
| 4 Bedroom     | 3          | 0.5        | 0.4        | 0.3        | 1.1        | 0.5         | 1.1        | 0.5        |
| <b>Totals</b> | <b>54</b>  | <b>2.4</b> | <b>2.2</b> | <b>0.7</b> | <b>5.3</b> | <b>3.2</b>  | <b>5.3</b> | <b>3.2</b> |

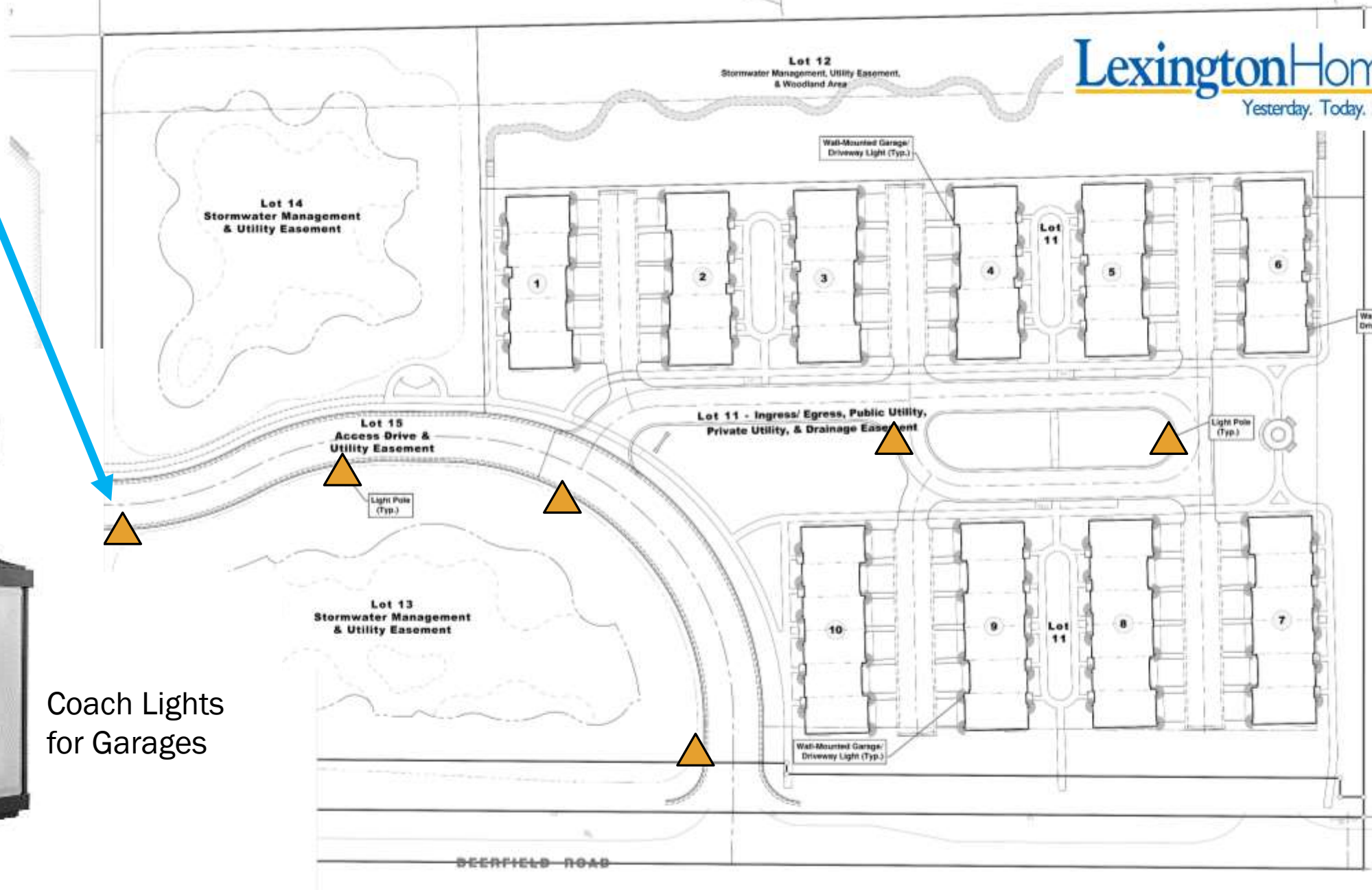
Johnson Research Group, Inc.

4/12/23

Street Light Location



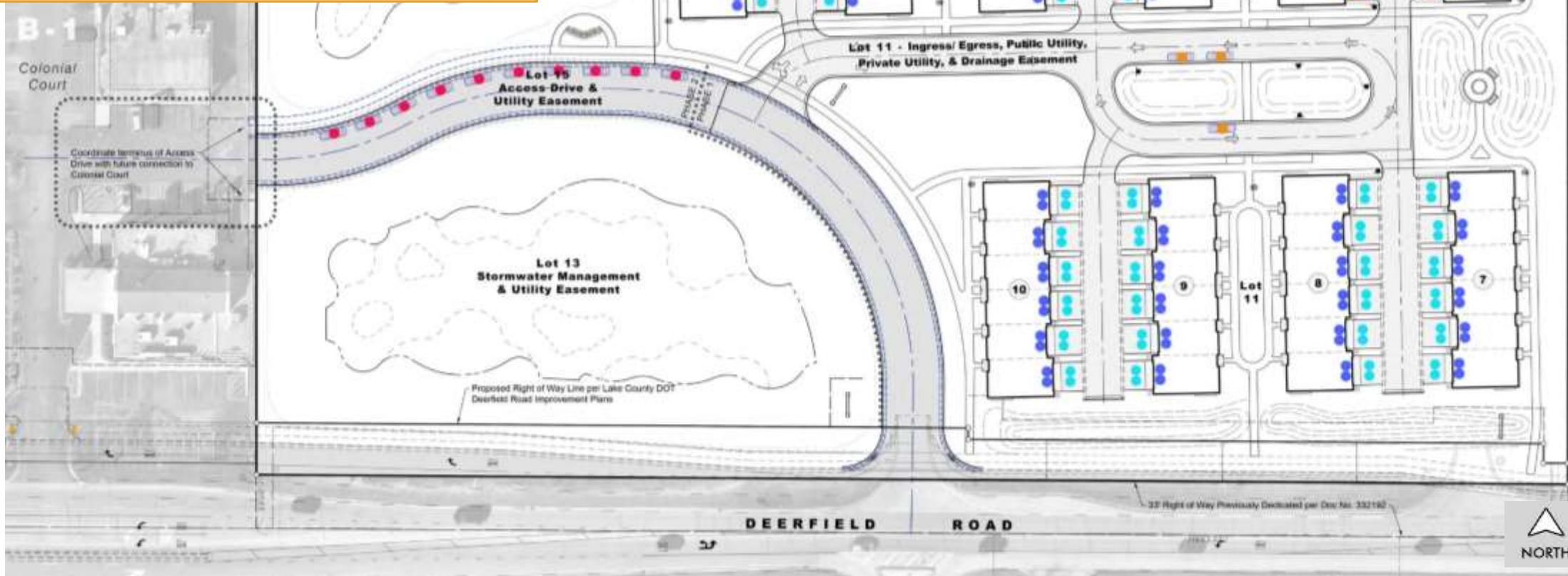
Coach Lights for Garages



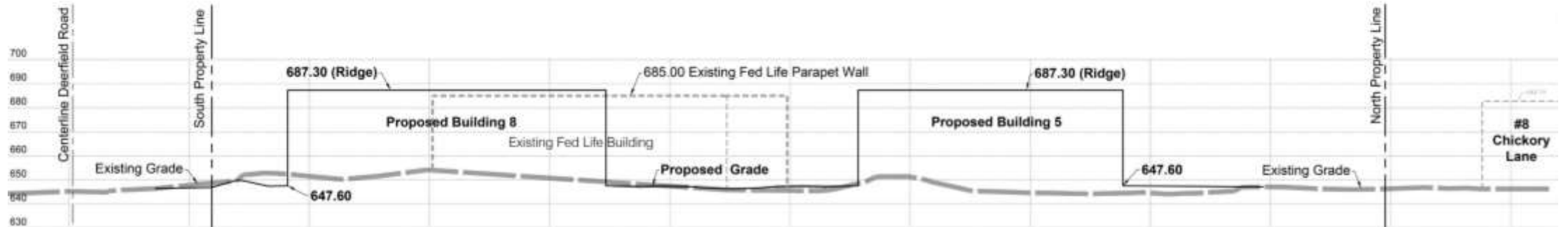
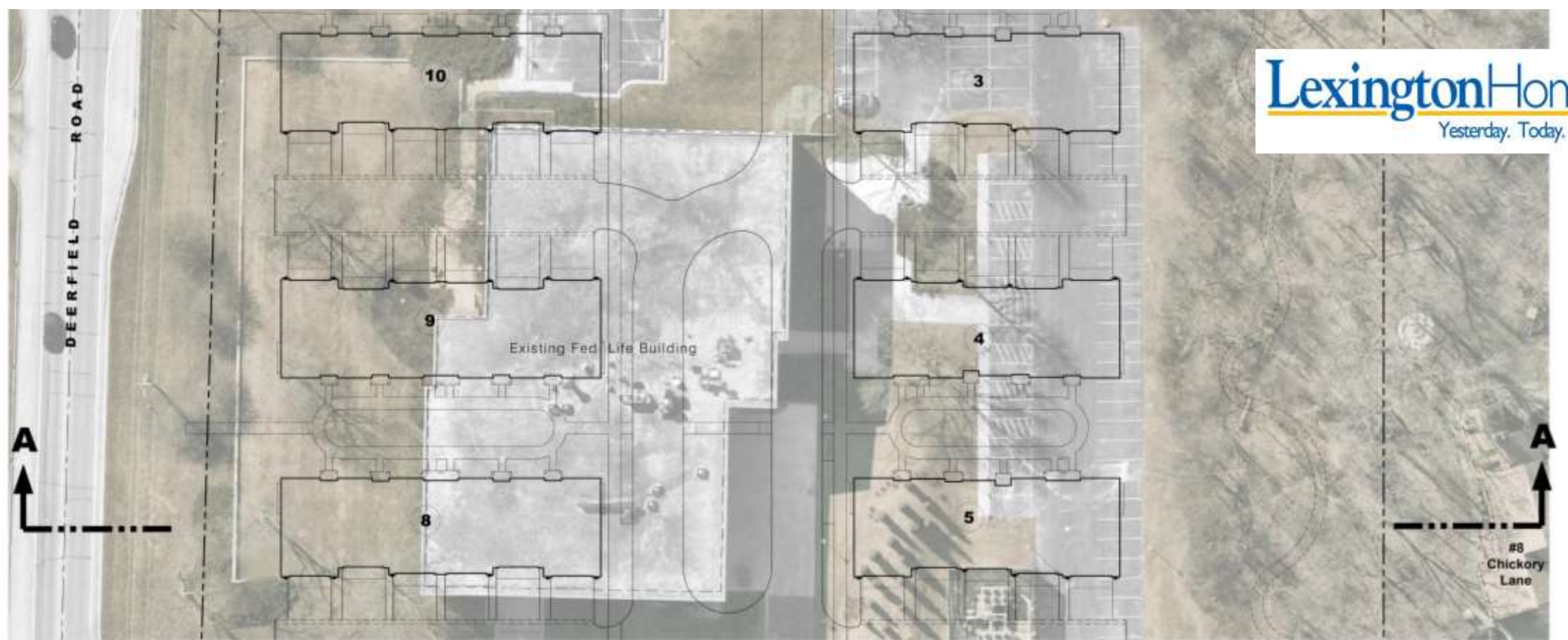
**Site Data**

**Parking Summary**

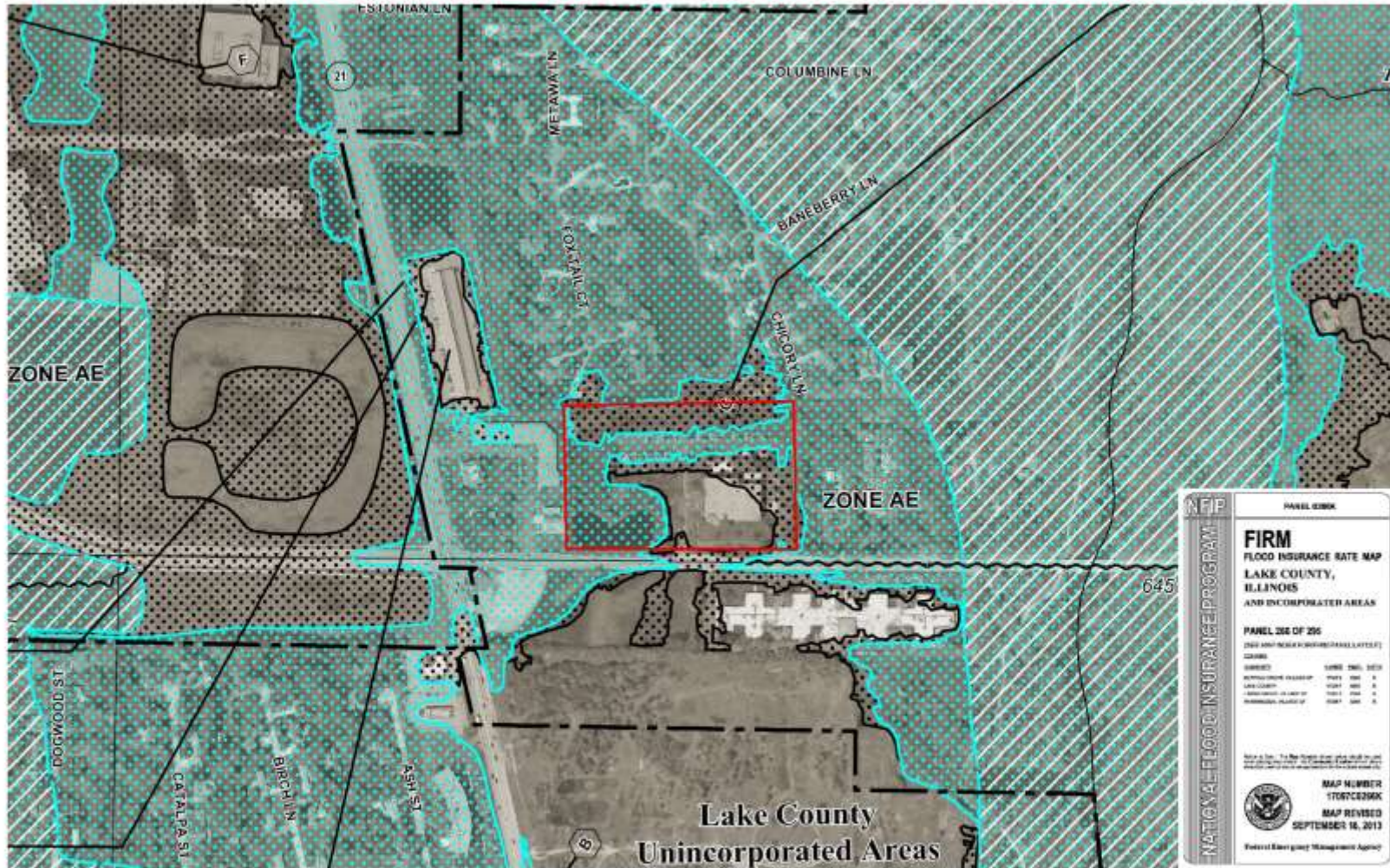
|                                     |                    |
|-------------------------------------|--------------------|
| Garage Stalls                       | 108 @ 2.0:1        |
| Driveway Stalls                     | 108 @ 2.0:1        |
| Guest Parking - Parallel, Loop Road | 3 @ 0.1:1          |
| Guest Parking - Access Drive        | 10 @ 0.2:1         |
| <b>Total</b>                        | <b>229 @ 4.2:1</b> |







Site Plan 54 Units – Proposed Conditions vs. Existing Conditions (Plan & Section)

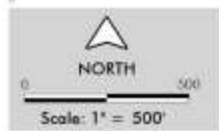


**FIRM**  
**FLOOD INSURANCE RATE MAP**  
**LAKE COUNTY,**  
**ILLINOIS**  
**AND INCORPORATED AREAS**

PANEL 206 OF 206  
 (2016 AREA POLICY RENEWAL PANEL LATEST)

| DATE                     | SHEET | TOTAL SHEETS |
|--------------------------|-------|--------------|
| 2016 AREA POLICY RENEWAL | 206   | 206          |
| LAKE COUNTY              | 206   | 206          |
| ADDITIONAL COUNTY OF     | 206   | 206          |
| ADDITIONAL COUNTY OF     | 206   | 206          |

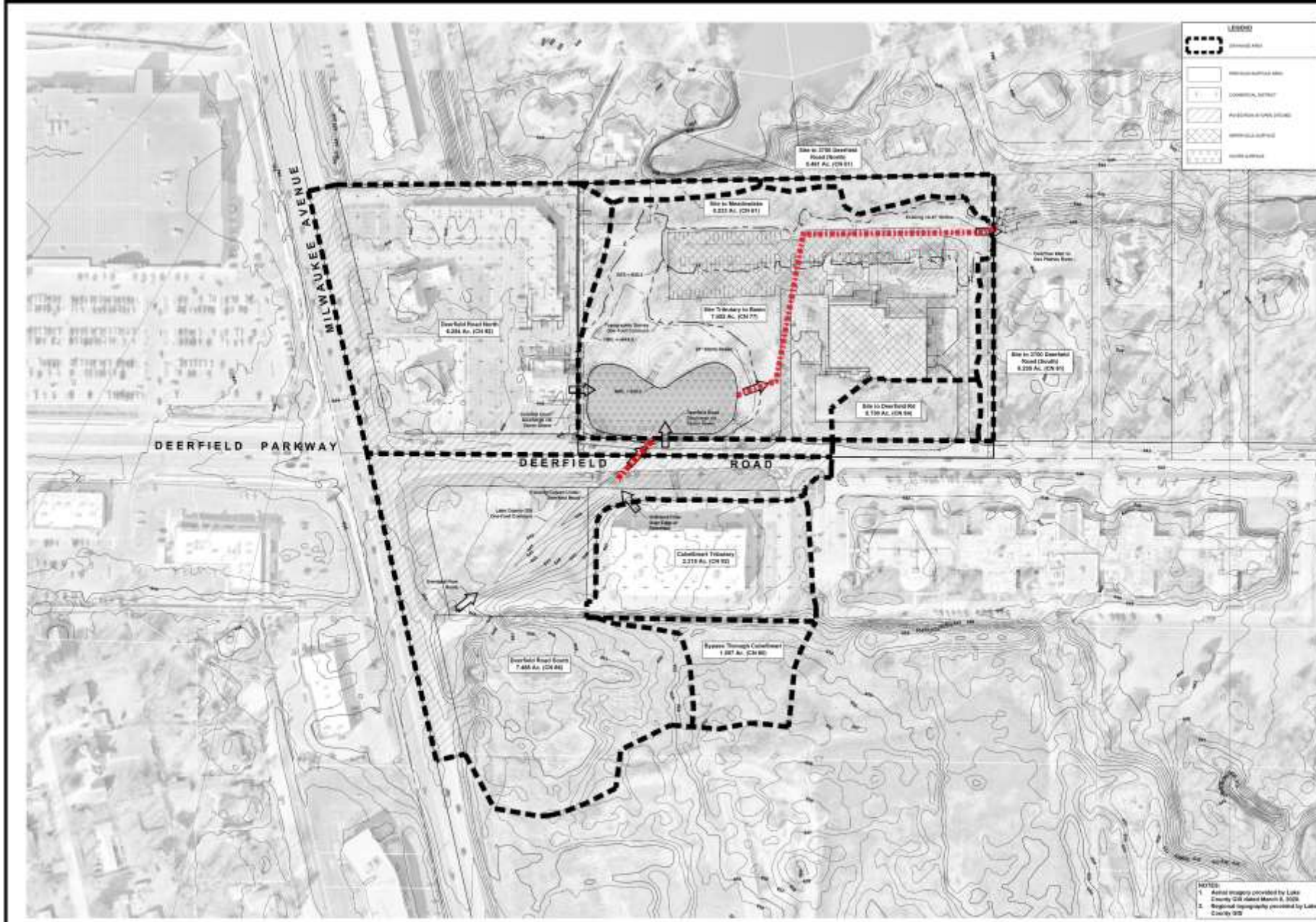
MAP NUMBER  
1707C206K  
 MAP REVISED  
SEPTEMBER 16, 2013  
 Federal Emergency Management Agency



**FEMA FIRM EXHIBIT**  
**3750 DEERFIELD ROAD**  
 VILLAGE OF RIVERWOODS, LAKE COUNTY, ILLINOIS

**HAEGER ENGINEERING**  
 consulting engineers • land surveyors  
 100 East State Parkway, Schaumburg, IL 60193 Tel: 847.394.6601 Fax: 847.394.6606  
 Illinois Professional Design Firm License No. 184-083152 www.HaegerEngineering.com

Project Manager: T.A.J.  
 Engineer: C.J.B.  
 Date: 9/10/2020  
 Project No. 20-147  
 Sheet 3/ 6



NOTES:  
 1. Aerial imagery provided by Lake County GIS dated March 8, 2020.  
 2. Regional topography provided by Lake County GIS.



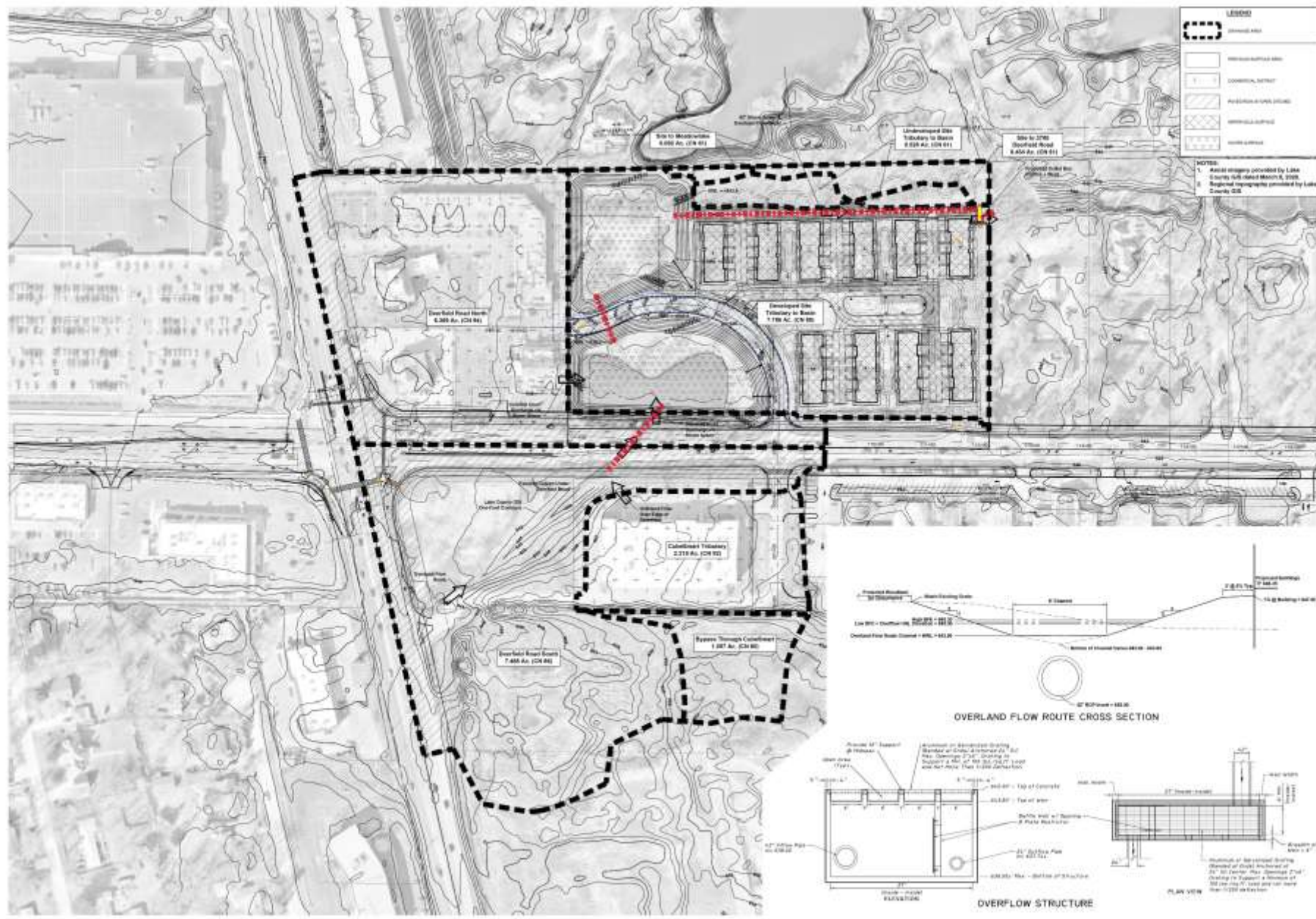
Scale: 1" = 40'

**EXISTING REGIONAL DRAINAGE EXHIBIT**  
**LEXINGTON RIVERWOODS MEWS**  
**3750 DEERFIELD ROAD**

**HAEGER ENGINEERING**  
 Consulting Engineers, Inc. 300 West 10th Street  
 Madison, WI 53703  
 Phone: 608.255.4444  
 Fax: 608.255.4444  
 www.haeger-engineering.com

Project Manager: P.P.C.  
 Designer: J.B.S.  
 Date: 11/01/2022  
 Project No.: 22-141  
 Sheet: 1



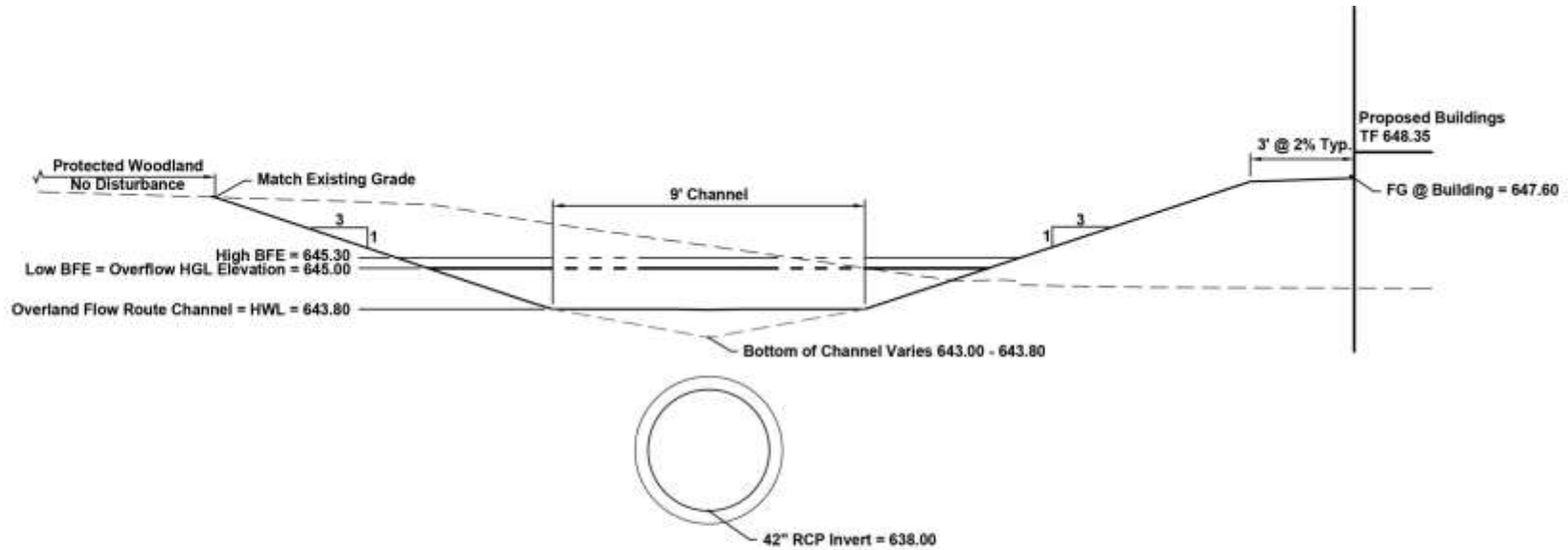


  
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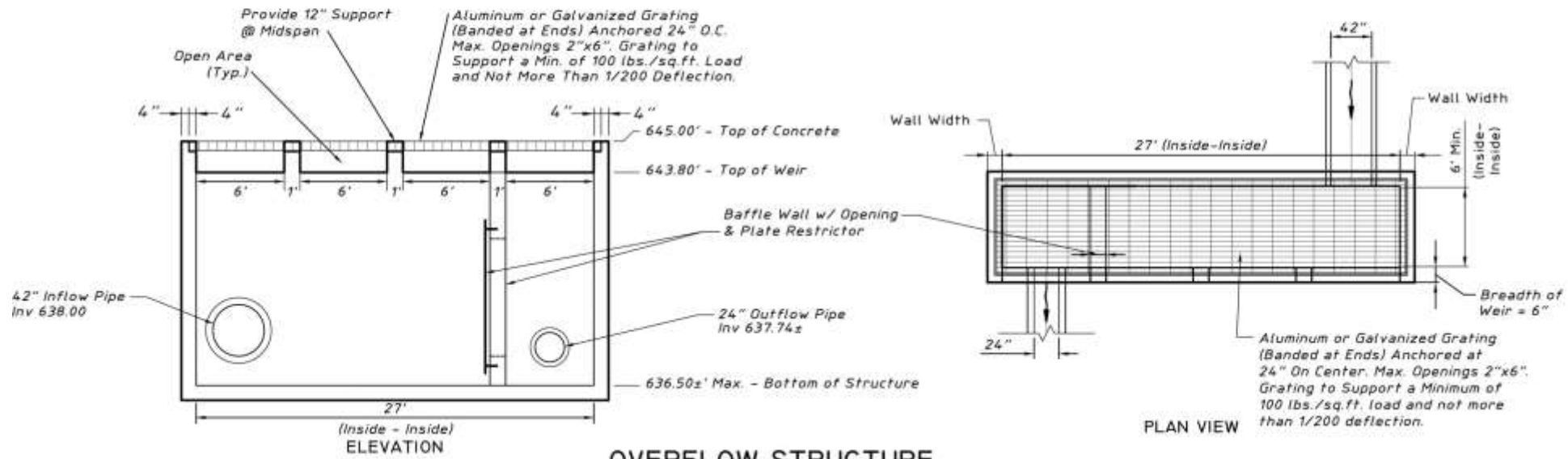
**HAEGER ENGINEERING**  
 Consulting Engineers, Inc.  
 1111 West Main Street, Suite 200  
 Wausau, WI 54980-1000  
 Phone: 715.791.1111  
 Fax: 715.791.1112  
 Email: info@haegereng.com

**PROPOSED REGIONAL DRAINAGE EXHIBIT**  
**RIVERWOODS RESERVE**  
**3750 DEERFIELD ROAD**  
 WILSON, WISCONSIN, LAKE COUNTY, 53190

Project Manager: P.P.C.  
 Designer: T.J.B.  
 Date: 11/14/2012  
 Project No.: 2012-141  
 Sheet: 1



OVERLAND FLOW ROUTE CROSS SECTION



OVERFLOW STRUCTURE

## 2-Year Analysis

Table 1: 2-Year Model Comparison (Existing vs Proposed)

| Scenario            | Peak Flow (cfs) | Peak Elevation (ft) | Storage @ Peak Elevation (ac-ft) | Storm Event (100 Year) |
|---------------------|-----------------|---------------------|----------------------------------|------------------------|
| Existing Conditions | 12.55           | 641.95              | 3.450                            | 24 Hour                |
| Proposed Conditions | 0.78            | 640.24              | 3.863                            | 72 Hour                |
| Change              | -11.77          | -1.71               | +0.413                           | +48 Hour               |

Table 2: 2-Year Peak Flow Comparison (Existing vs Proposed)

| ID                                    | Existing Conditions    |                      | Proposed Conditions    |                      | Reduction            |
|---------------------------------------|------------------------|----------------------|------------------------|----------------------|----------------------|
|                                       | 2-Year Peak Flow (cfs) | Storm Event (2 Year) | 2-Year Peak Flow (cfs) | Storm Event (2 Year) | Change in Flow (cfs) |
| To Drainage Ditch (Des Plaines River) | 8.83                   | 48 Hour              | 0.78                   | 72 Hour              | -8.05                |
| To Meadowlake                         | 0.02                   | 18 Hour              | 0.01                   | 18 Hour              | -0.01                |
| To 3700 Deerfield Road                | 0.07                   | 18 Hour              | 0.04                   | 18 Hour              | -0.03                |
| To Deerfield Road                     | 0.08                   | 18 Hour              | ---*                   | ---                  | ---*                 |

\*Discharge tributary to Deerfield Road to be determined in Final Engineering, but shall not exceed existing

## 100-Year Analysis

Table 3: 100-Year Model Comparison (Existing vs Proposed)

| Scenario            | Peak Flow (cfs) | Peak Elevation (ft) | Storage @ Peak Elevation (ac-ft) | Storm Event (100 Year) |
|---------------------|-----------------|---------------------|----------------------------------|------------------------|
| Existing Conditions | 13.58           | 643.97              | 5.818                            | 18 Hour                |
| Proposed Conditions | 3.37            | 643.82              | 11.623                           | 48 Hour                |
| Change              | -10.20          | -0.15               | +5.805                           | +30 Hour               |

Table 4: 100-Year Peak Flow Comparison (Existing vs Proposed)

| ID                                    | Existing Conditions      |                        | Proposed Conditions      |                        | Reduction            |
|---------------------------------------|--------------------------|------------------------|--------------------------|------------------------|----------------------|
|                                       | 100-Year Peak Flow (cfs) | Storm Event (100 Year) | 100-Year Peak Flow (cfs) | Storm Event (100 Year) | Change in Flow (cfs) |
| To Drainage Ditch (Des Plaines River) | 9.64                     | 18 Hour                | 3.37                     | 48 Hour                | -6.27                |
| To Meadowlake                         | 0.33                     | 2 Hour                 | 0.12                     | 2 Hour                 | -0.21                |
| To 3700 Deerfield Road                | 0.98                     | 2 Hour                 | 0.64                     | 2 Hour                 | -0.34                |
| To Deerfield Road                     | 1.26                     | 1 Hour                 | ---*                     | ---                    | ---*                 |

\*Discharge tributary to Deerfield Road to be determined in Final Engineering, but shall not exceed existing











View A | Looking From Meadowlake (Adjacent to 8 Chicory Lane) South – Positioning & EXISTING VIEW











View B | Looking From Meadowlake (1 Foxtail Court) South – Positioning & EXISTING VIEW



View B1 | Looking From Meadowlake (1 Fox Tail Court) South – EXISTING VIEW





# Trees – Canopy & Understory

- Autumn Fantasy Freeman Maple (*Acer freemanii* 'Autumn Fantasy')
- Sugar Maple (*Acer saccharum*)
- Autumn Splendor Horsechestnut (*Aesculus x arnoldiana* 'Autumn Splendor')
- Shadblow Serviceberry (*Amelanchier canadensis*)
- Common Hackberry (*Celtis occidentalis*)
- Princeton Sentry Ginkgo (*Ginkgo biloba* 'Princeton Sentry')
- Honeylocust var. (*Gleditsia* sp.)
- Vernal Witchhazel (*Hamamelis vernalis*)
- Common Witchhazel (*Hamamelis virginiana*)
- American Sweetgum (*Liquidambar styraciflua*)
- Emerald City Tuliptree (*Liriodendron tulipifera* 'JFS-Oz')
- Royal Star Magnolia (*Magnolia stellata* 'Royal Star')
- Butterflies Magnolia (*Magnolia x 'Butterflies'*)
- Tina Sargent Flowering Crabapple (*Malus sargentii* 'Tina')
- Dawn Redwood (*Metasequoia glyptostroboides*)
- White Oak (*Quercus alba*)
- Swamp White Oak (*Quercus bicolor*)
- Red Oak (*Quercus rubra*)
- Regal Prince Hybrid Oak (*Quercus robur x bicolor* 'Regal Prince')
- Ivory Silk Japanese Tree Lilac (*Syringa reticulata* 'Ivory Silk')
- Valley Forge American Elm (*Ulmus americana* 'Valley Forge')





# Trees – Evergreen

- Mission Arborvitae (*Arborvitae occidentalis* 'Techny')
- Fairview Juniper (*Juniperus chinensis* 'Fairview')
- Norway Spruce (*Picea abies*)
- Black Hills Spruce (*Picea glauca* var. *densata*)
- White Pinus (*Pinus strobus*)
- Douglas Fir (*Pseudotsuga menziesii*)



# Shrubs – Evergreen

- Green Velvet Boxwood (*Buxus* x 'Green Velvet')
- Enci Dwarf Mugo Pine (*Pinus mugo* 'Enci')
- Green Wave Japanese Yew (*Taxus cuspidata* 'Green Wave')
- Hicks Intermediate Yew (*Taxus media* 'Hicksii')



## Shrubs – Deciduous

- Iroquois Beauty Black Chokeberry (*Aronia melanocarpa* 'Iroquois Beauty')
- Low Scape Mound Black Chokeberry (*Aronia melanocarpa* 'Low Scape Mound')
- Artic Fire Red-Osier Dogwood (*Cornus sericea* 'Farrow')
- Kodiak Orange Southern Bush Honeysuckle (*Diervilla x* 'Kodiak Orange')
- Cranberry Cotoneaster (*Cotoneaster apiculatus*)
- Yuki Cherry Blossom Deutzia (*Deutzia x* 'NCDX2')
- Invincibelle Ruby Smooth Hydrangea (*Hydrangea arborescens* 'Invincibelle Ruby')
- Annabelle Smooth Hydrangea (*Hydrangea arborescens* 'Annabelle')
- Little Quick Fire Panicle Hydrangea (*Hydrangea paniculate* 'SMHPLQF')
- Blue's Festival St. John's Wort (*Hypericum kalmianum* 'SMHKBF')
- Little Devil Ninebark (*Physocarpus opulifolius* 'Donna May')
- Dwarf Koreanspice Viburnum (*Viburnum carlesii* 'Compactum')
- Midnight Wine Weigela (*Weigela florida* 'Midnight Wine')



# Ornamental Grasses

- Beyond Blue Blue Fescue (*Festuca ovina glauca* 'Beyond Blue')
- Heavy Metal Switch Grass (*Panicum virgatum* 'Heavy Metal')
- Red Head Fountain Grass (*Pennisetum alopecuroides* 'Red Head')
- Standing Ovation Bluestem Grass (*Schizachyrium scoparium* 'S.O')
- Autumn Moor Grass (*Sesleria autumnalis*)
- Prairie Dropseed (*Sporobolus heterolepis*)



# Perennials & Groundcovers

- Bugleweed var. (*Ajuga reptans*)
- Summer Beauty Ornamental Onion (*Allium x 'Summer Beauty'*)
- Blue Ice Blue Star (*Amsonia montana 'Blue Ice'*)
- Montrose White Calamint (*Calamintha nepeta 'Montrose White'*)
- Rozanne Cranesbill (*Geranium sanguineum 'Gerwat'*)
- Catmint var. (*Nepeta sp.*)
- Black-Eyed Susan var. (*Rudbeckia sp.*)
- Hummelo Lambs Ear (*Stachys monieri 'Hummelo'*)



# Riverwoods Reserve



**LexingtonHomes**  
Yesterday. Today. Always.



# Riverwoods Reserve





## Elements of Zoning & Subdivision Relief Requested

- 1) Amend Section 9-4A-3 to provide for Village Board establishment of all bulk regulations for a multiple-family housing development
- 2) Rezone Property from O & R1 Office and Research District One to 1-R District
- 3) Grant special use for a multiple family housing development with specific bulk regulations that are determined in accordance with Section 9-4A-3, as amended
- 4) Approve preliminary plat of subdivision

# Project Benefits

- 1) Provision of new housing option for existing residents seeking to stay in town but downsize**
- 2) Dedication of right-of-way and granting of easements that will facilitate construction of planned Deerfield Road improvements**
- 3) Construction of stormwater management improvements that will facilitate the construction of planned Deerfield Road improvements**
- 4) Dedication of right-of-way and granting easements that will facilitate construction of access road that will provide alternate access route to and from Deerfield Road for commercial properties at corner of Deerfield Road and Milwaukee Avenue**
- 5) Improve drainage conditions by working with Village and owners of properties to the east**
- 6) Construction of affordable housing units**
- 7) Contribution for construction of additional housing units**
- 8) New tax revenues for the Village, local school districts and other taxing jurisdictions with little impact on those taxing bodies**

P.L.N. 15-26-349-04  
 PREL. PLAT NO.  
 HAEGER ENGINEERING LLC  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 135 EAST STATE STREET  
 SCARSDALE, NY 11787

# PRELIMINARY PLAT OF RIVERWOODS RESERVE



**LexingtonHomes**  
 Yesterday. Today. Always.



| Lot Area Summary           | Area (Sq. Ft.) | Area (Ac.)     |
|----------------------------|----------------|----------------|
| Overhead Road              |                |                |
| Right of Way Dedication    | 20,146         | 0.4632         |
| Townhome Lots              |                |                |
| Lot 1                      | 0.14218        | 0.324          |
| Lot 2                      | 0.14218        | 0.324          |
| Lot 3                      | 0.14218        | 0.324          |
| Lot 4                      | 0.14218        | 0.324          |
| Lot 5                      | 0.14218        | 0.324          |
| Lot 6                      | 0.14218        | 0.324          |
| Lot 7                      | 0.16952        | 0.387          |
| Lot 8                      | 0.16952        | 0.387          |
| Lot 9                      | 0.16952        | 0.387          |
| Lot 10                     | 0.16952        | 0.387          |
| Lot 11                     | Common Area    | 2,620.45       |
| Subtotal Lots 1 - 11       |                | 4.15273        |
| Stormwater Management Lots |                |                |
| Lot 12                     | 1.26452        | 0.289          |
| Lot 13                     | 1.43488        | 0.327          |
| Lot 14                     | 1.43488        | 0.327          |
| Open Space                 |                |                |
| Lot 15                     | Access Drive   | 0.43178        |
| <b>Total</b>               | <b>8.95985</b> | <b>205.243</b> |

**Legal Description**  
 THE WEST 80% OF THE EAST 1/4 OF 360 FEET ACQUIRED ALONG THE CENTER LINE OF DEERFIELD ROAD OF THE EAST 1/4 OF THE SOUTH 1/4 OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCED AT THE INTERSECTION OF THE CENTER LINE OF MILWAUKEE AVENUE WITH THE CENTER LINE OF DEERFIELD ROAD, THENCE EAST ALONG THE CENTER LINE OF DEERFIELD ROAD TO THE WEST LINE OF PROPERTY OWNED TO FREDERICA A. MERTON BY WARRANTY DEED RECORDED AS DOCUMENT NO. 142, THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF PREMISES CONVEYED TO FRANK A. DONOHUE, BY WARRANTY DEED RECORDED AS DOCUMENT NO. 42890, THENCE WEST ALONG SAID WEST LINE OF SAID PROPERTY TO THE SOUTH LINE OF SAID PROPERTY, THENCE SOUTH ALONG SAID SOUTH LINE OF SAID PROPERTY TO THE CENTER LINE OF MILWAUKEE AVENUE, THENCE SOUTH ALONG THE CENTER LINE OF MILWAUKEE AVENUE TO THE PLACE OF BEGINNING, BEING A POINT OF BEGINNING.

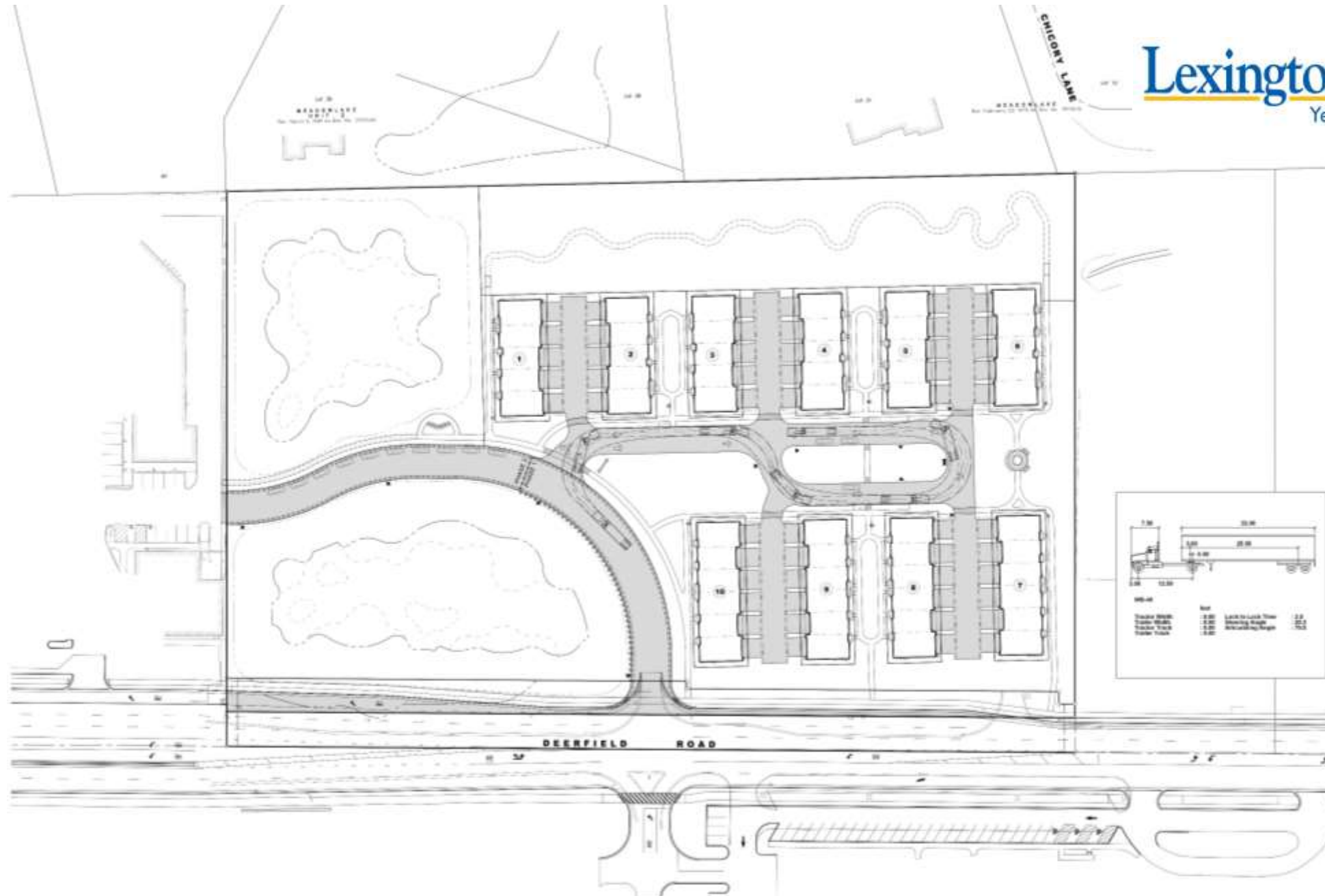


**Notes:**

- No state of zoning shall herein be shown or indicated. Buyer shall verify zoning classification with local authorities.
- The location of utility lines shall be shown as indicated.
- Information provided on this plat is based on the latest available maps and records on file with the County Clerk's Office, including the latest available aerial photography and other records on file with the County Clerk's Office. Buyer shall verify the accuracy of this information with the appropriate authorities.
- The plat is a "Common Area" Plat and is not a "Final Plat" and is subject to change without notice.
- The plat is a "Common Area" Plat and is not a "Final Plat" and is subject to change without notice.

Original Proposed: 04/09/2015 Project No: 25-447  
**HAEGER ENGINEERING**  
 consulting engineers land surveyors  
 135 East State Street, ScarSDale, NY 11787  
 Tel: 847.393.8600 Fax: 847.393.8699  
 Email: info@haegereng.com Website: www.haegereng.com





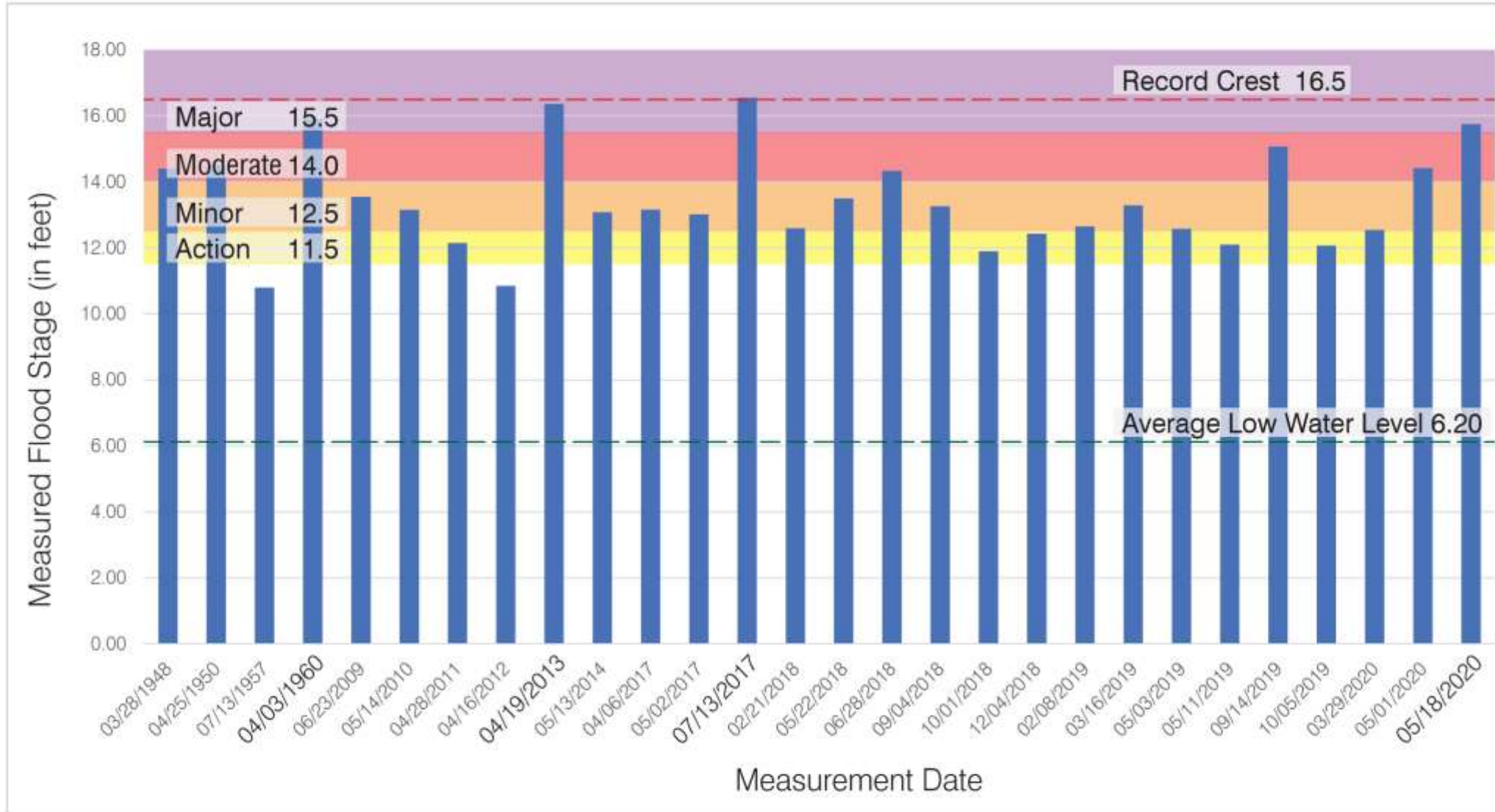


# Annual Flood Peaks for Des Plaines River at Lincolnshire



# Historical Record of Des Plaines River Crest

As Measured at USGS Lincolnshire Water Gauge Site No. 05528100

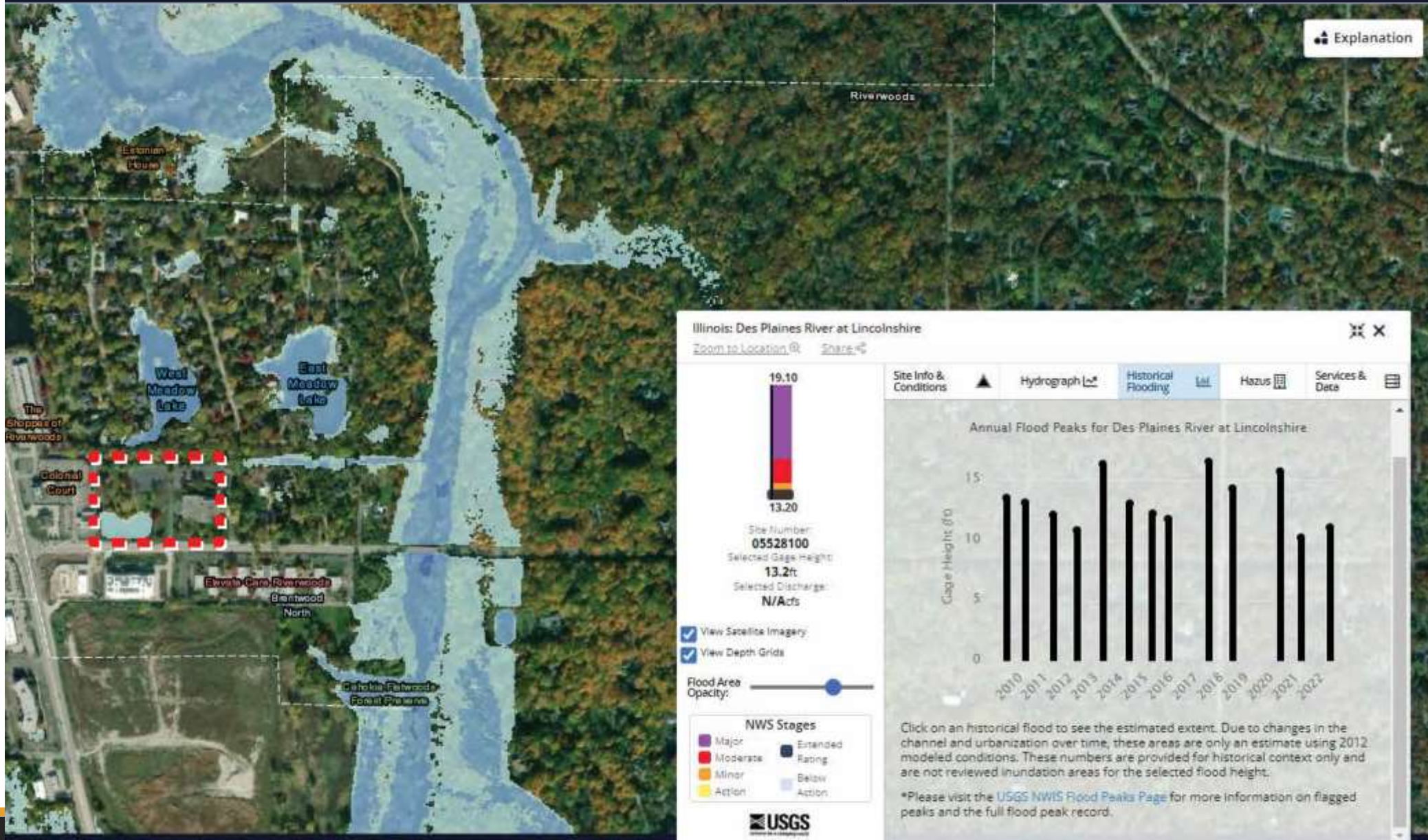


Note:

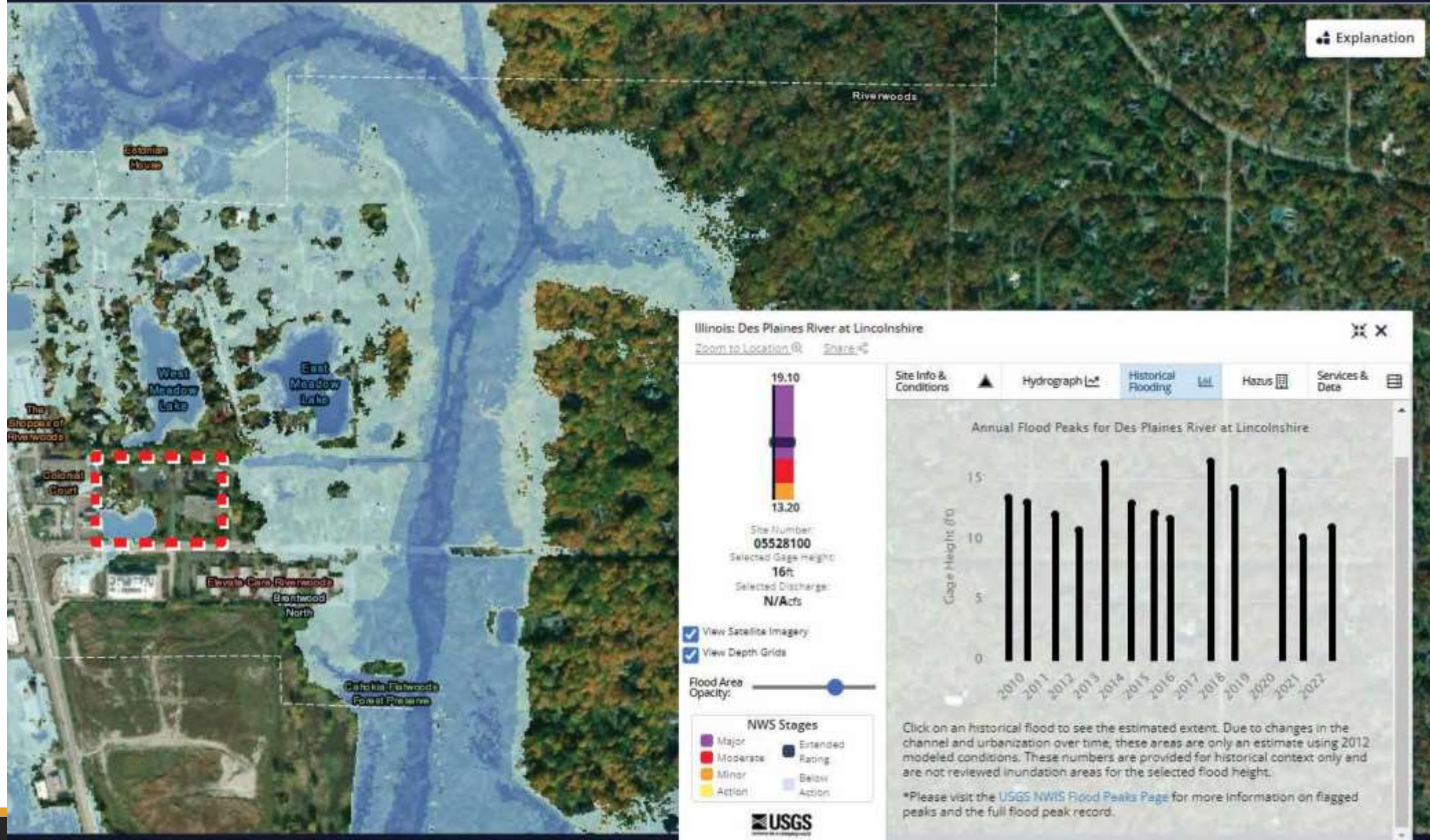
Data shown is a compilation of publicly available information from the USGS and NOAA websites, accessed in Spring, 2023. Add 630 to gauge elevations for approximate NAVD88 datum.



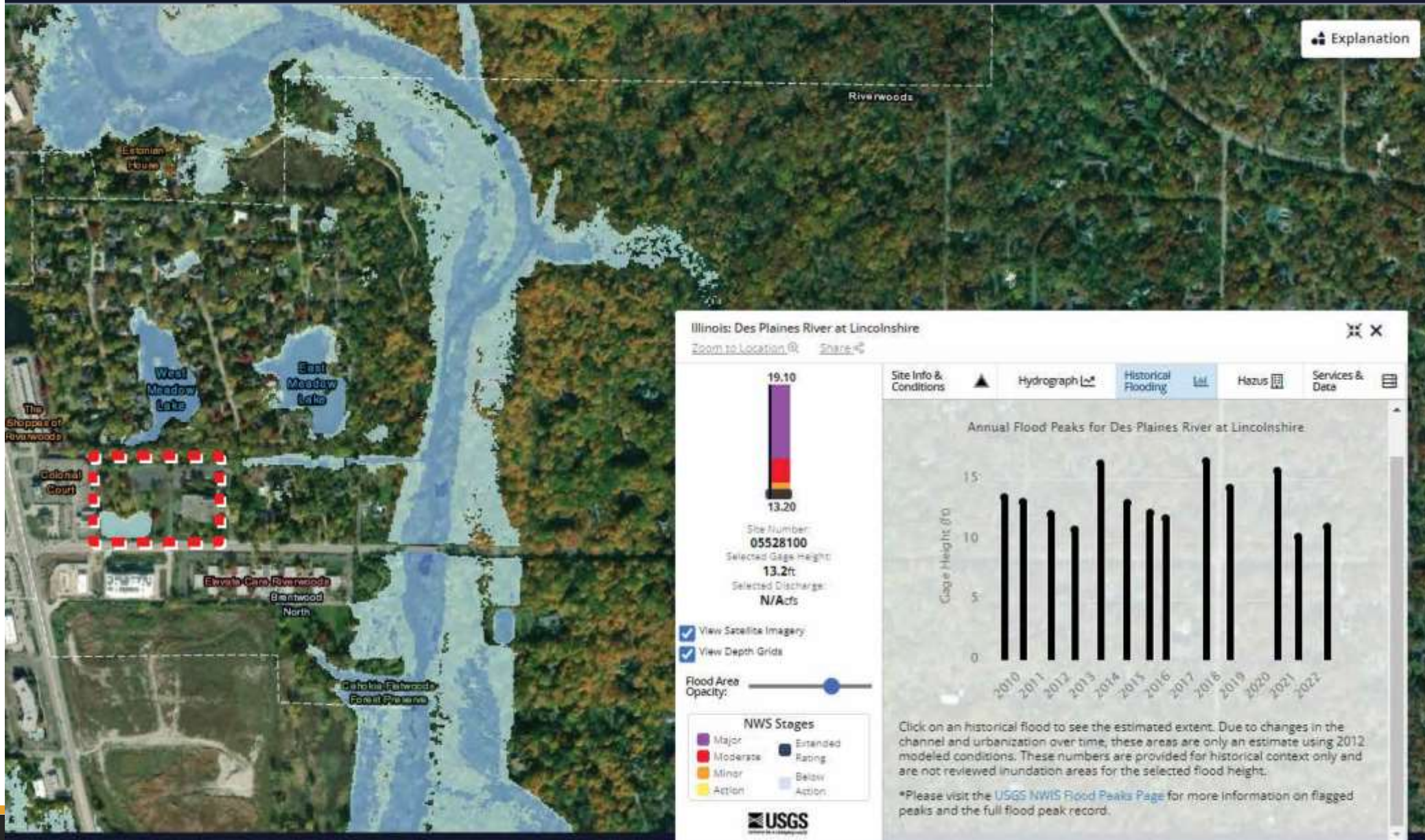
# Annual Flood Peak Inundation Map 2009



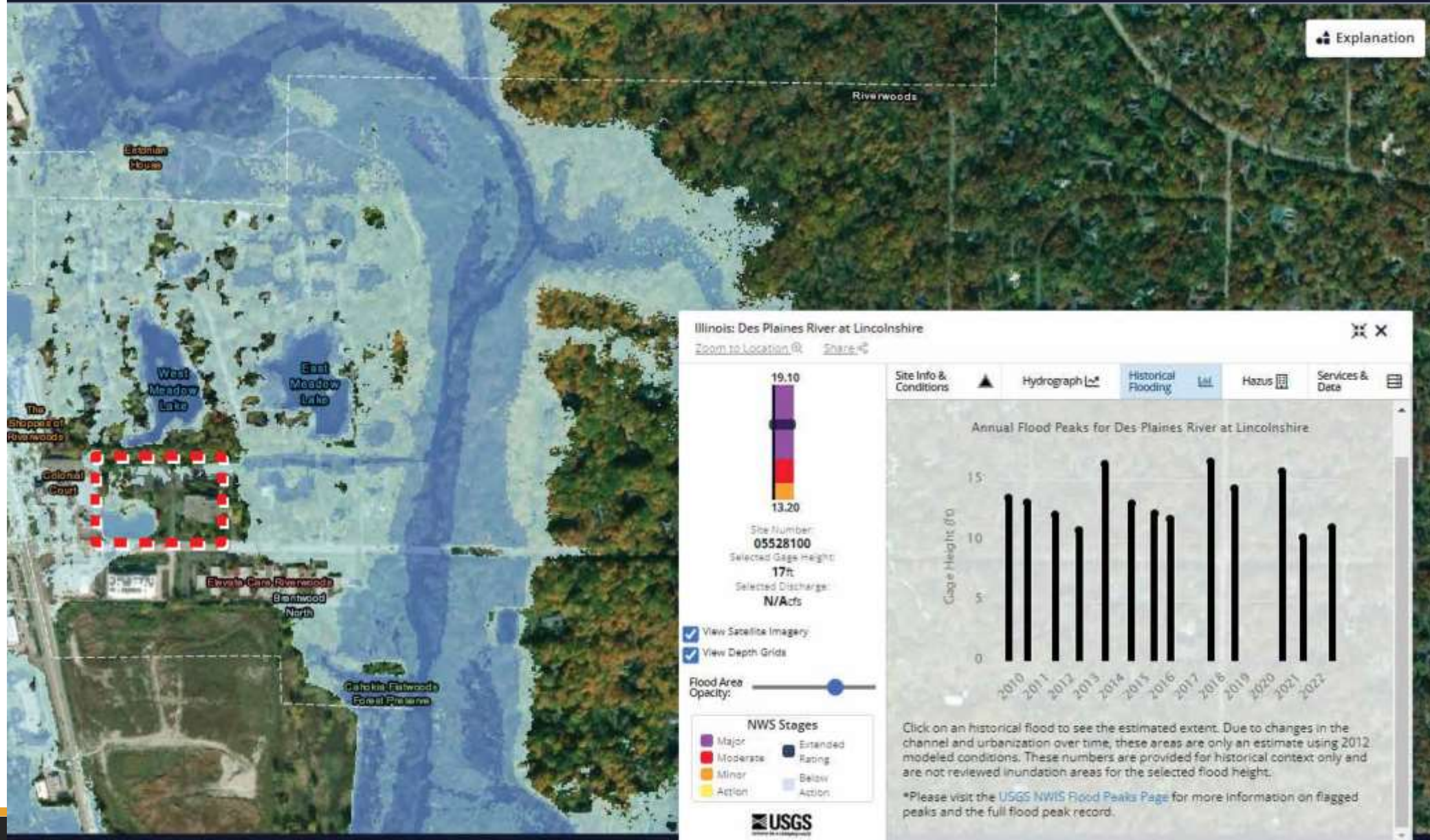
# Annual Flood Peak Inundation Map 2013



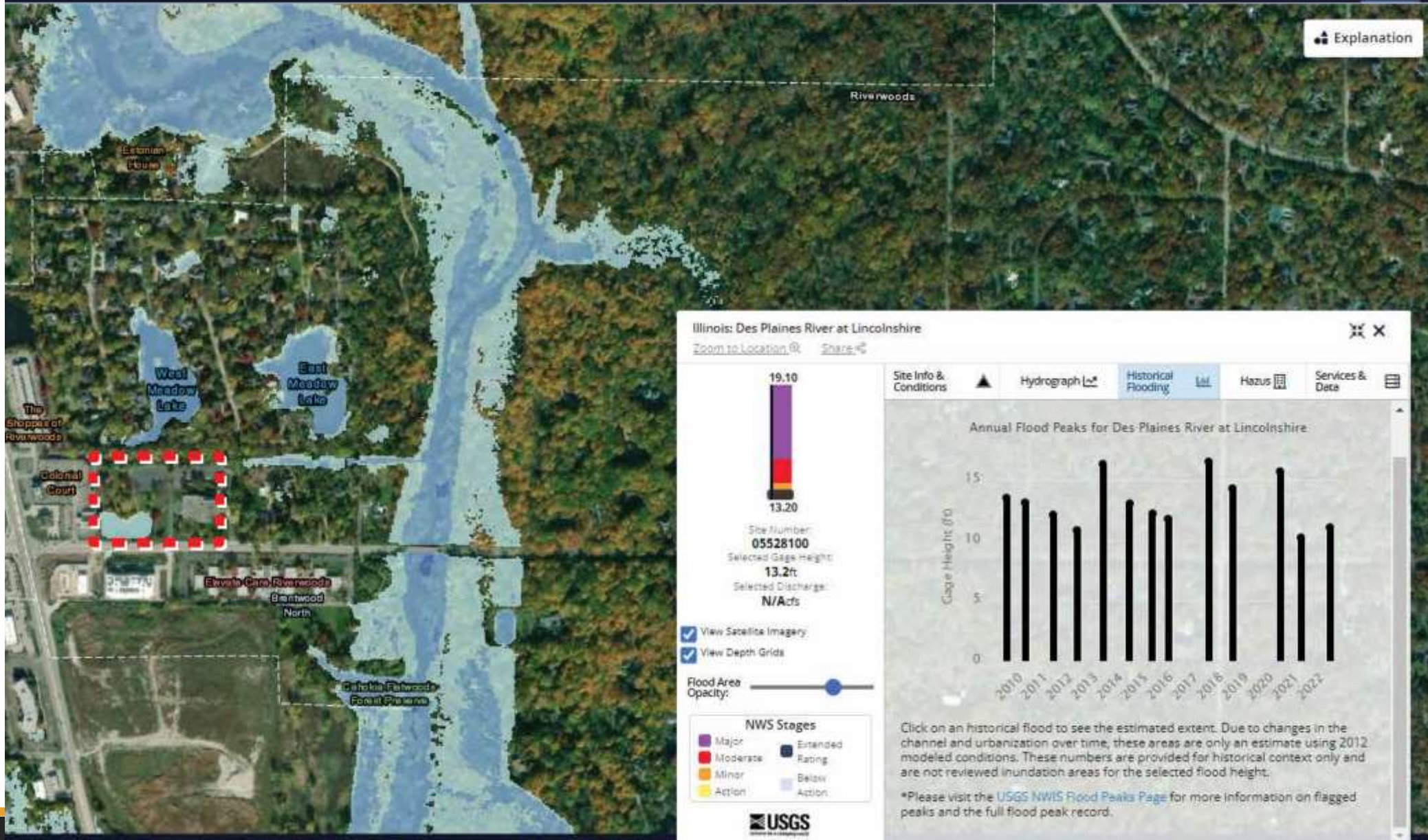
# Annual Flood Peak Inundation Map 2014



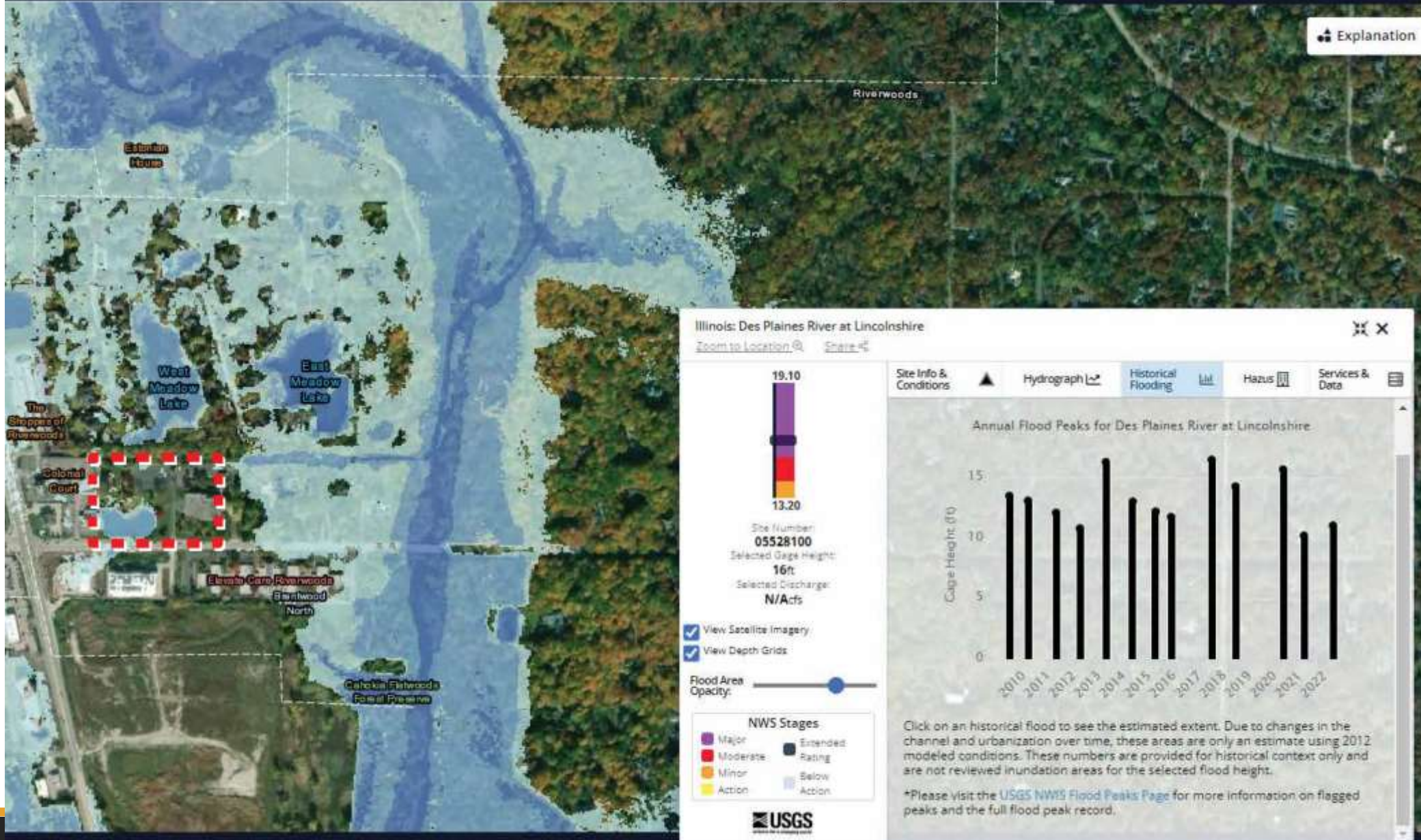
# Annual Flood Peak Inundation Map 2017



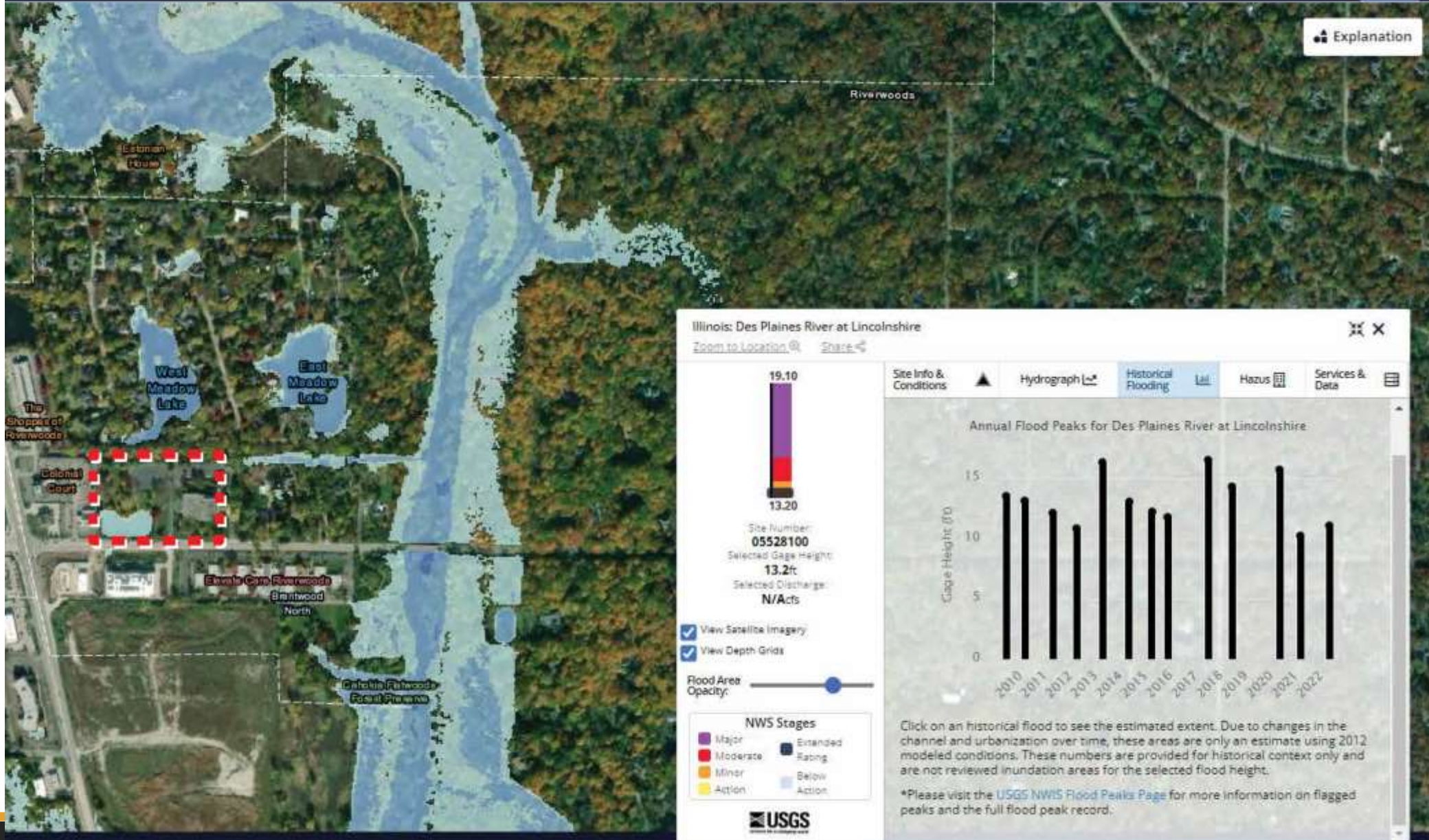
# Annual Flood Peak Inundation Map 2018



# Annual Flood Peak Inundation Map 2020



# Annual Flood Peak Inundation Map 2021

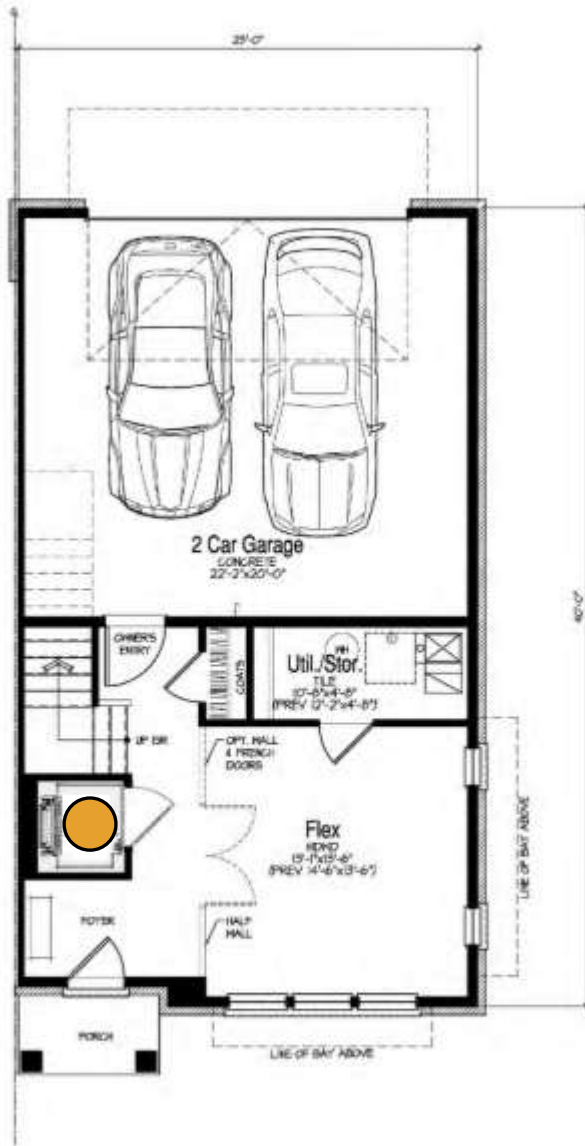




Typical Front Elevation  
Scale: 3/16" = 1'-0"

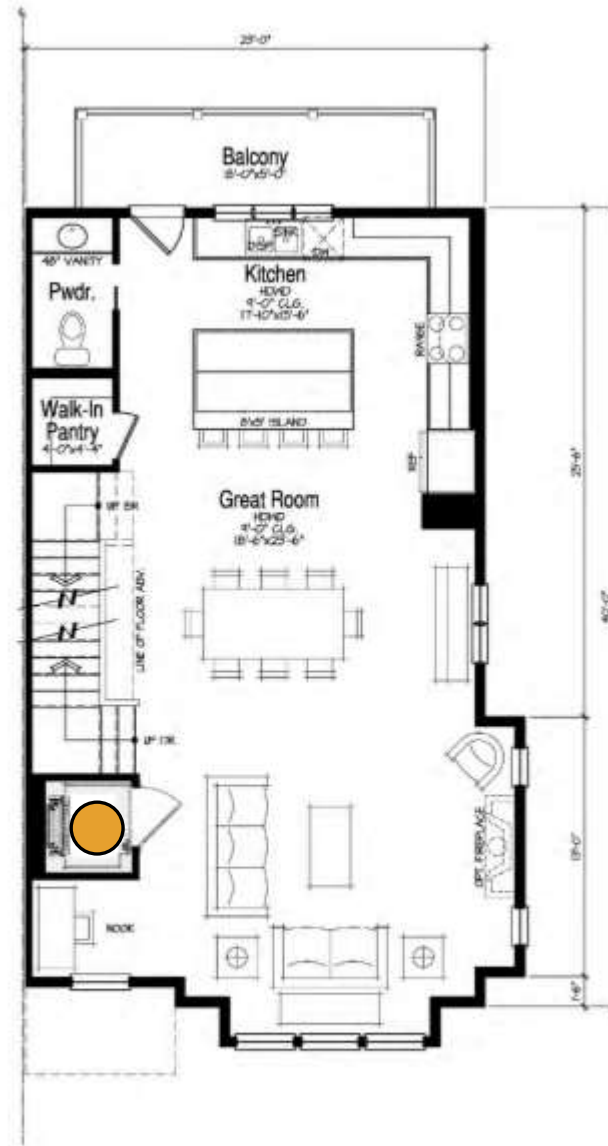






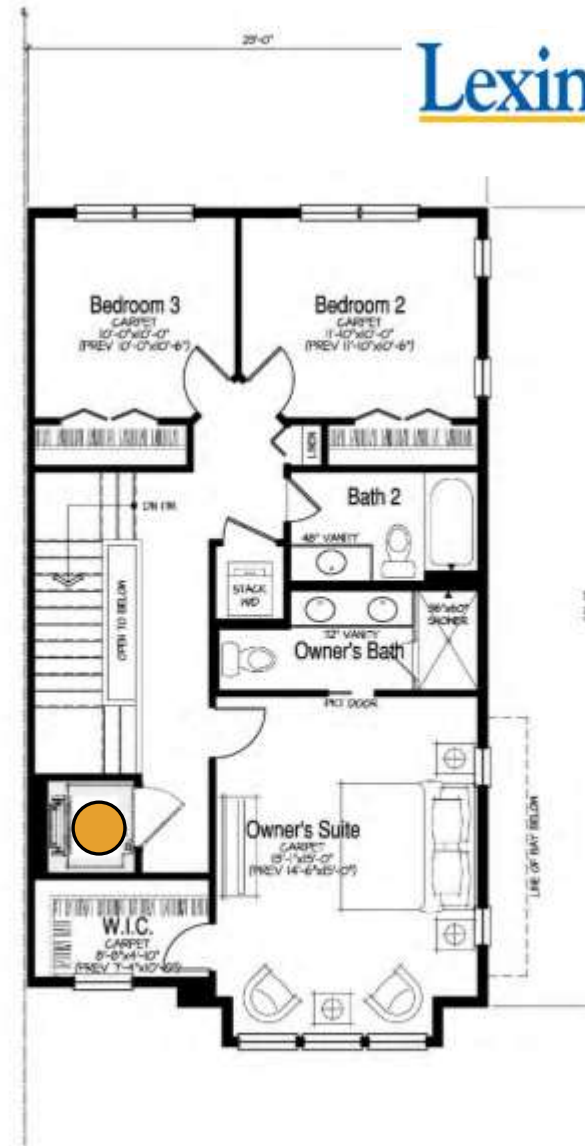
**Lower Floor Plan**

SCALE: 1/4"=1'-0"



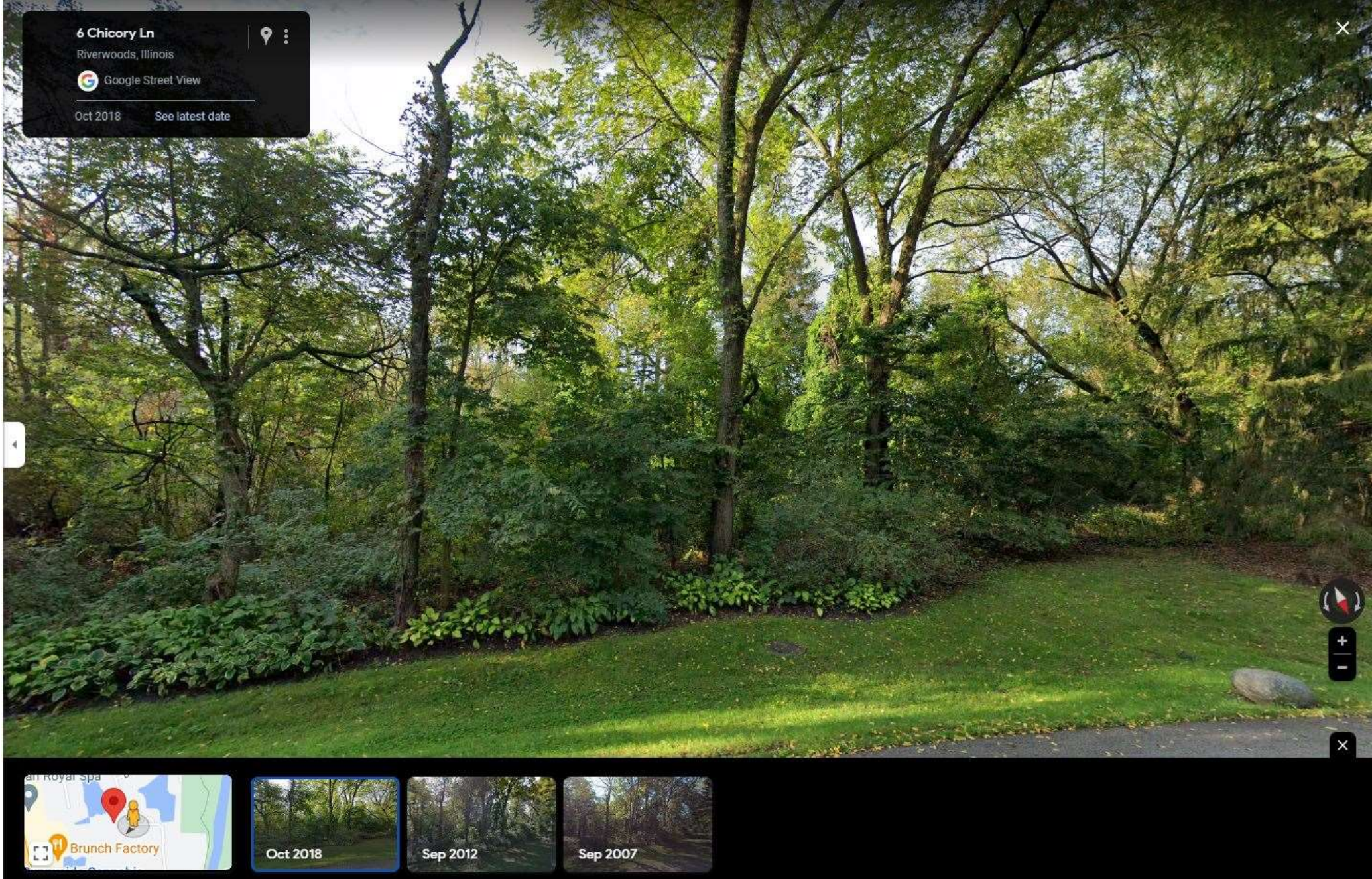
**Main Floor Plan**

SCALE: 1/4"=1'-0"

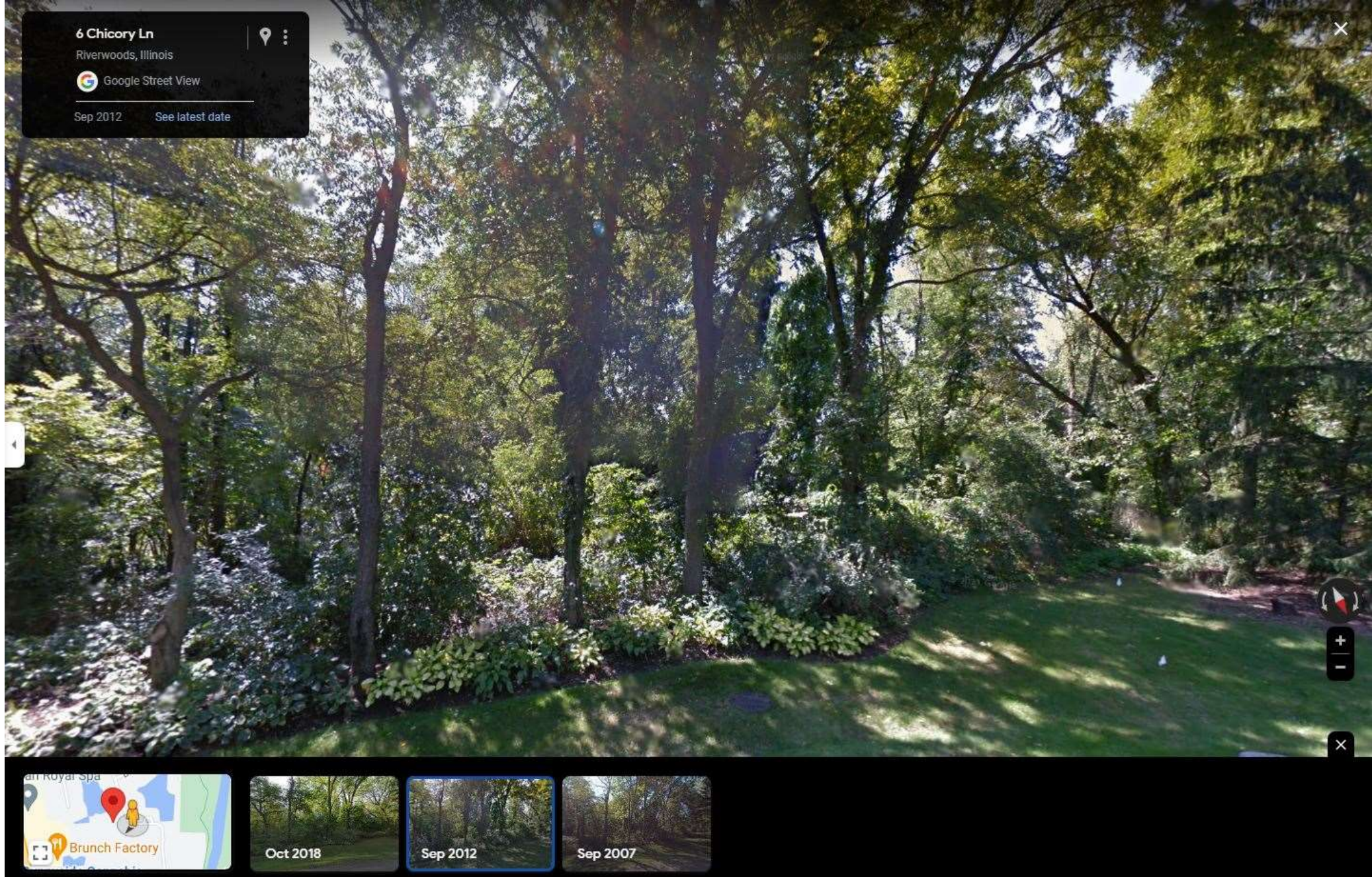


**Upper Floor Plan**

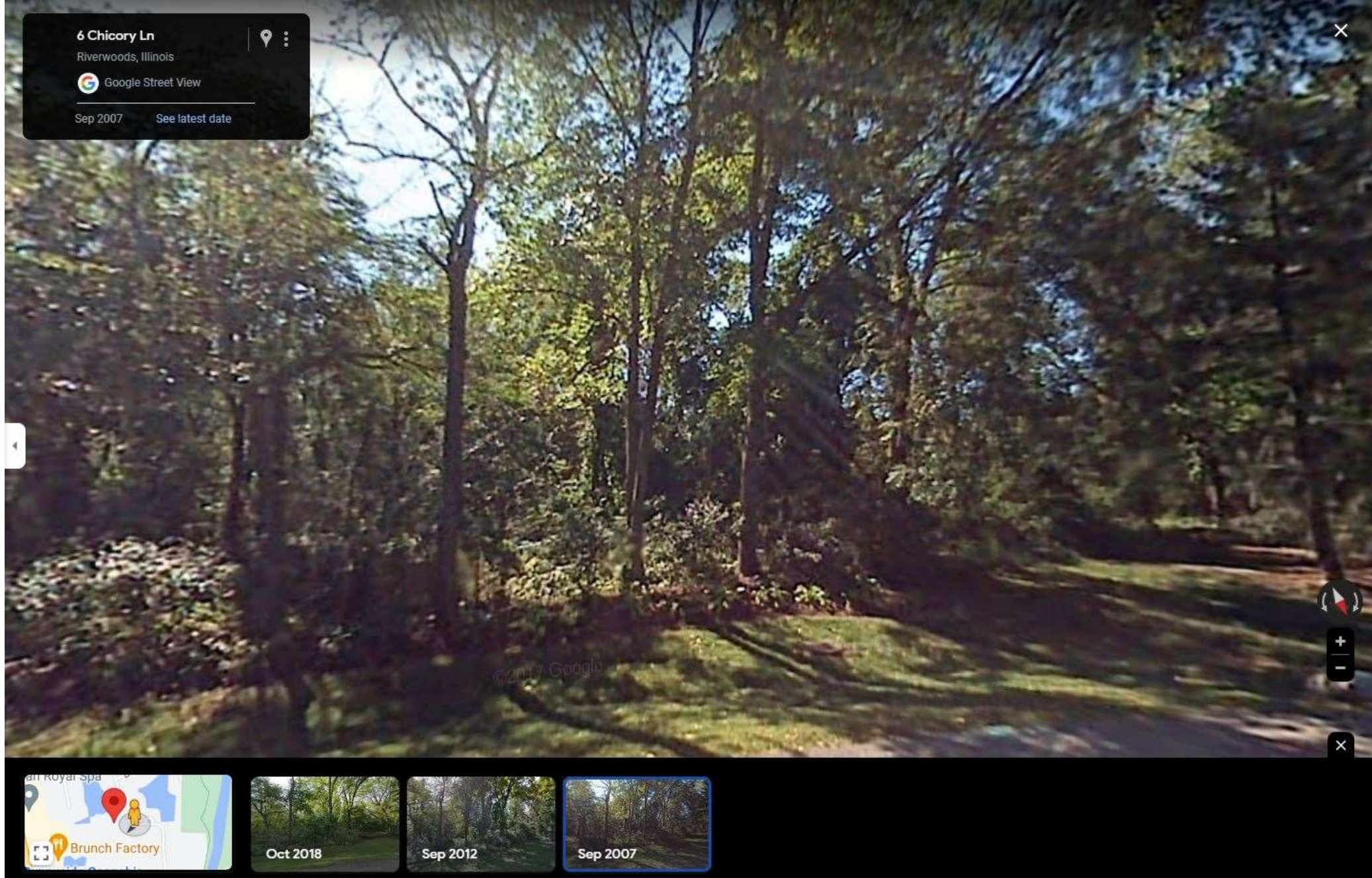
SCALE: 1/4"=1'-0"



Historic View, October 2018 | Looking From Meadowlake (Adjacent to 8 Chicory Lane) South



Historic View, September 2012 | Looking From Meadowlake (Adjacent to 8 Chicory Lane) South



Historic View, September 2007 | Looking From Meadowlake (Adjacent to 8 Chicory Lane) South



















Exhibit B – Motion of Recommendation

MOTION adopted at the April 20, 2023 Plan Commission Meeting

After further discussion, Commissioner Levin moved to adopt the following motion:

1. Approve the text amendment amending Section 9-4A-3 of the Village Code in accordance with the changes shown below:

Multiple-family housing, provided that the minimum lot area per dwelling unit shall be seven thousand (7,000) square feet ~~and no multiple family building shall have a total lot area of less than forty thousand (40,000) square feet nor have a lot width of less than two hundred feet (200')~~. The applicable bulk regulations, including minimum lot area per building, minimum lot width, floor area, building height and yard requirements for any multiple-family housing development shall be determined by the President and Board of Trustees upon recommendation of the plan commission.

2.
  - (a) Rezone the Subject Property to the 1-R 42,000 square feet district;
  - (b) Approve the Preliminary Subdivision Plat; and
  - (c) Grant a special use under Section 9-4A-3 (as amended) and under section 9-11-9 for multiple family dwellings, and for the subdivision that includes lots without frontage on public rights of ways, for a project to be constructed and operated subject to the following conditions:

i. The project shall be constructed in accordance with the Development Plan, consisting of the documents enumerated in the attached exhibit to this motion, as the same may be revised before issuance of a building permit (provided all revisions are consistent with the Development Plan and approved by the Board of Trustees). The regulations of the 1-R District shall be modified for the project as reflected in the final Development Plan.

ii. The access road (Access Road) shall be dedicated to the Village per the Subdivision Plat; all public and infrastructure improvements will be assured by completion security.

iii. The project shall comply with the requirements of the Woodland Protection Ordinance.

iv. The project shall satisfy the requirements of the Village's Affordable Housing Plan; the Plan Commission recommends that there should be 5 or 6 on-

site affordable units and the fee-in-lieu for offsite units should be based upon the recommendation of a knowledgeable consultant.

v. The project shall satisfy the requirements of the Lake County Watershed Development Ordinance as enforced by the Village.

vi. A homeowner's declaration of covenants to provide for the perpetual care and maintenance of the common areas and improvements, including the engagement of a qualified ecological contractor to maintain native plantings, shall be submitted and approved by the Village and recorded before issuance of a certificate of occupancy.

vii. The project shall grant easements to Lake County and the Village (which may be notated on the Subdivision Plat) for compensatory storage as reflected in the applicant's storm water reports, as requested by the County in connection with the widening of Deerfield Road and the creation of the Access Road.

viii. The project shall maximize native plantings in manicured areas and, in consultation with the village ecologist, enhance the northern woodland buffer area, especially with native plants.

ix. The Board should explore the desirability of installing a fence and removing the mulch path in the northern woodland buffer area, to address the concerns of the Meadowlake community.

Commissioner Graditor seconded the motion. The motion passed by the following vote:

AYES: Breitkopf, Blalock, Graditor, Levin, Rothbardt (5)

NAYS: Datt (1)



Exhibit C – Minutes of Hearings

APPROVED

Village of Riverwoods  
Plan Commission Meeting  
Meeting Minutes October 6, 2022

A meeting of the Village of Riverwoods Plan Commission was held on Thursday, October 6, 2022 at Village Hall. Chairperson Laurie Breitkopf called the meeting to order at 7:30 PM.

Present:

Karl Blalock  
Laurie Breitkopf, Chairperson  
Sherry Graditor  
Stephen Levin

Absent:

Jay Datt  
Carey Rothbardt

Also Present:

Bruce Huvad, Village Attorney  
Kris Ford, Mayor  
Michael Clayton, Village Trustee  
Henry Hollander, Village Trustee

1. Visitors wishing to address the Plan Commission

There were no visitors wishing to address the Plan Commission.

2. Old Business

There was no Old Business.

3. New Business

Public Hearing for 3750 Deerfield Road (Federal Life property) on application of Lexington Homes L.L.C. to consider (i) zoning text amendments to Sections 9-4A-3 and 9-11-12 of the Village Code, (ii) rezoning the subject property to the 1-R 42,000 Square Foot (Exclusive Of Road Easements) Single-Family Residential District, and (iii) granting a special use permit for a Residential Planned Unit Development under Section 9-11 12 of the Village Code as amended, for a townhome development.

Discussion of possible text amendment to govern residential planned unit developments in the 1-R zoning district.

Mr. Huvad explained a property owner has the right to request a modification of their property and many properties have been rezoned in the Village after consideration through Public Hearings. The property owners at Federal Life no longer have use for the property and went to market. They are proposing a low-density multi-family development. In 2005, the Village adopted an affordable housing plan where a certain number of new units in the Village be affordable. The developers will present a portion of their plan tonight but the Public Hearing will be continued for at least one meeting.

The property at 3750 Deerfield Road is currently zoned O&R-1. The Meadowlake subdivision to the north is zoned R-1. The Village only has single-family homes while most municipalities have multi-family homes as well. Meadowlake is currently zoned to have multi-family homes. The site will allow approximately 58 units. Looking at the map, it would make sense to have the Federal Life property rezoned to 1-R.

The proposed project is being considered by the Plan Commission and will then be brought to the Board of Trustees. Staff believes the property should be zoned as 1-R and there should be a better mechanism for multi-family housing. Thorngate's zoning was increased through the use of a Planned Unit Development (PUD), which allows the Village to gain some public benefit such as stormwater management as well as architectural excellence. Lexington Homes is asking for a PUD with some zoning relief (1-R District), adjusting the standards and certain modifications to accomplish the site plan.

Tonight, the developers will discuss the site plan and architecture as well as an overview of how the rezoning makes sense. The stormwater management, affordable housing and technical discussions will take place at future meetings.

Lynn Dorfman, a 68-year resident, is concerned about the proposed project's drainage. She expressed concern about the possibility that Lexington Homes would attempt to put a pipe in Meadowlake's west lake for drainage. Mr. Huvad explained the drainage will not go to the lake in Meadowlake. Ms. Dorfman wants to ensure Lexington Homes has enough drainage on their own property.

Hal Francke, Attorney with Meltzer, Purtill & Steele LLC, explained the subject property has a net acreage of 8.85 acres and is surrounded by single family homes to the east, Meadowlake to the north, CubeSmart and Thorntons to the south and retail to the west. The proposed land use is consistent and compatible with the existing land uses, if properly constructed. Mr. Francke believes the request to rezone the property from O&R-1 to 1-R is appropriate. Another standard to consider is the Village's Comprehensive Plan. The current land use map has the zoning of the property as office campus, because the current use is office campus.

The Comprehensive Plan is a planning tool to lay out the goals and objectives of the community but is not an Ordinance. In October 2021, the Plan Commission considered a proposed amendment to the Comprehensive Plan which introduced a mixed-use overlay category to encourage consideration of office, business and residential uses,

including multi-family developments that work harmoniously to benefit the larger planning area. The mixed-use overlay would be appropriate for the Federal Life property.

The applicants are requesting proposed zoning of 1-R 42,000 single-family residential + residential PUD with a text amendment to the Zoning Ordinance making residential PUDs an additional authorized Special Use in the 1-R district, and an amendment to the text of Section 9-11-12 of the Zoning Ordinance to allow increases in residential density on a property where an applicant proposes to advance the Village's goal of creating affordable housing opportunities. The applicants are also requesting some departures from setbacks and buffers requirements and relief from the Woodland Ordinance:

- The permitted density would be 6.22 dwelling units per acre or 55 units. The proposed density would be 7.8 dwelling units per acre or 69 units.
- There could be a density bonus of up to 25.5 percent.
- The proposed east boundary driveway setbacks are 10 feet in lieu of the required 20 feet.
- The proposed building height is 35.3 feet instead of the permitted 35 feet.
- There would be 11 guest parking spaces.
- The proposed woodland removal is 58 percent in lieu of the permitted 25 percent maximum.

Nate Wynsma, Vice President of Acquisitions and Planning with Lexington Homes, explained they are the contract purchaser of the Federal Life property. The property needs updating. Lexington Homes wants the property to be a collaboration among Lexington, the Village, Lake County Division of Transportation (LCDOT), and the neighbors. The property was deemed as a location for stormwater management and compensatory storage by LCDOT. The Village wants to provide an access road from Deerfield Road to Colonial Court Shopping Center. The proposed design includes inward-facing, private courtyards and motor courts that allow the building architecture to be seen from Deerfield Road. Lexington proposes 69 townhomes with a minimum of a 2-car driveway in a cohesive development. Lexington would build the stormwater management system required by LCDOT's widening of Deerfield Road, so Lexington can control the timing of the development and continuity of the common areas. The stormwater management ponds would be designed as an amenity. The appearance and aesthetics on the site would be cohesive.

Tom Jasek, In-House Planner with Haeger Engineering, discussed the flood plain which includes the entire property other than the existing Federal Life building. There are no wetlands on the property, but there are wetlands to the north. The existing detention pond is not a wetland. Mr. Jasek explained there are significant areas dedicated to stormwater management and the Deerfield Road expansion takes additional land from the area. Lexington would also add an access road to Colonial Court. Mr. Jasek explained they have confronted these constraints to enhance the community. The drainage patterns cannot be altered.

Mr. Jasek explained the proposed motor courts are screened and private, to make vehicles less intrusive. They will have high-end pavers and courtyards to create a pleasant, semi-enclosed outdoor area.

Jeff Torrens, Senior Project Manager with Dickson Design Studio (landscape architects), explained the proposed landscaping will soften the area and provide screening. They propose monument signs off Deerfield Road, that will be lushly landscaped for visual appeal. Buildings 10, 11 and 12 will have berms and landscape screening to provide shade and seasonal interest. The motor court entries will be 18' wide and will be screened with 4' high fences and plantings. There will be landscaped areas around the buildings. There are pedestrian-oriented features throughout the site including walkways and benches. There will be vertical decorative features throughout the site to serve as entrance features to each building. This design will create a unified look and add character to the site.

Jeff Mulcrone, Director of Design with BSB Design, explained the streetscape will be outward facing. The motor courts will be inward facing. There will be varying buildings comprised of 5, 6 or 7 townhomes with 2 – 4 bedrooms each. The affordable housing units will blend in seamlessly. Mr. Huvard noted Lexington is suggesting 3 affordable units, but that is subject to Village approval. The building exterior includes high-quality materials, varying rooflines, bay windows, nice entry doors and various colors. The rear elevations have the garage motor court, masonry, outdoor living spaces, four-sided architecture and multiple windows. The unit depths and materials will vary to give character to the architecture.

Resident Mark Himmelstein asked how the light from the houses will be screened from Meadowlake. He asked what the target market for the homes will be as well as the height of the buildings. Mr. Himmelstein asked about the tax revenue from the project.

Mr. Wynsma explained the overall height is 35' and 28' to the eave. Lexington provided a lighting plan in its application. There will be carriage lights facing the ponds and garages that will meet the Village's photometric requirements. If street lights are proposed, they will be at the intersections. Lexington's greater concern is vehicular light pollution. They are screening the motor courts and north end of the entrances and exits. Mr. Wynsma noted the tax revenue numbers will be provided to the Board. The target market is a broad spectrum, including empty nesters and some families.

Resident Judy Haley believes this development would attract numerous families because of the quality of Deerfield schools, which is contradictory to the applicant's beliefs.

Resident Ricky Yaffe expressed concern about the aesthetics because the lot line is 50 feet from Meadowlake. If the zoning was not changed, there would be 58 units. He would prefer a compromise that would remove one unit from each building to allow more land between this property and Meadowlake's west lake.

Resident Peter Koblinski expressed concern about removing trees that currently serve as a buffer. He would also prefer the fence be higher because of the lake and potential loss of privacy.

Resident Christy Sherman would like to see the existing building footprint and the proposed footprint. She noted the reduction of the woodlands is problematic due to the wildlife. The trees are needed to provide winter coverage. Ms. Sherman is unsure whether the Special Use standard of design excellence has been achieved. She questioned whether there would be enough guest parking available.

Resident Mathew Eisenstein expressed concern about potential decline of plantings and fencing. He asked how the planting and fencing will be maintained. Mr. Huvard explained the Village has asked for native landscaping to be planted, which is not always easily maintained. The Village ecologist will be consulted. The Village will try to incorporate landscape maintenance agreements as well. Mr. Francke explained the Village could add maintenance and replacement requirements to the Special Use Ordinance. The development will have a recorded declaration which is subject to review by the Village Attorney, so the Village will have multiple tools and ways to address these issues.

Resident Art Gordon believes one way to stop the problem of woodland removal is to reduce building density and not encroach to the north, which would not require the removal of as many trees. The Village is a Tree City USA and needs to ensure plant diversity is maintained. People move to Riverwoods because of plant diversity and woodland and plant life preservation. Mr. Francke explained the reduced side yard is to the east, not the north.

Resident Lila McClelland asked if a lot line marker can be placed. Mr. Wynsma asked if there is a specific area that could be marked. Ms. McClelland noted there is a lot of wildlife in the woodland as well.

Resident Christina Averbuch explained people in Meadowlake enjoy the woods and nature, which will be removed. There will be approximately 250 residents and only 11 guest parking spots in the proposed development. She expressed concern about guests parking at the Shoppes of Riverwoods and on the streets of Meadowlake. Ms. Averbuch noted there is no place for children to ride their bicycles, no playgrounds and the homes are very close together. She expressed concern about only having 3 affordable units. Ms. Averbuch questioned whether Deerfield schools have room for the additional students.

Resident David Moet asked if Lexington Homes is asking for a subsidy for the fees for removing the trees or how many trees can be removed. Lot 1 appears to be the largest. He asked about the square footage of the units. If there were no exemptions, how many units would be allowed and how many would be affordable. Mr. Moet lives in an area with 48 homes and 1 acre lots. There is a lot of outside traffic. He questioned the safety for children living in this development.

Resident Paul Odell noted the building height will not be screened for many years. He asked if the roofs could be flat, to drop the building height to 28 feet. Mr. Odell asked if the townhouses would have irrevocable bylaws to prevent renting or Air BnBs. Mr. Huvard noted the Plan Commission is looking into an overall policy for rentals and Air BnBs.

Mr. Blalock moved to continue the Public Hearing to November 10, 2022. Ms. Graditor seconded the motion. The motion passed unanimously on a voice vote.

#### 4. Adjournment

There being no further business or discussion, Mr. Blalock moved to adjourn the meeting. Ms. Graditor seconded the motion. The motion passed unanimously on a voice vote. The meeting was adjourned at 9:53 pm.

The next scheduled meeting of the Plan Commission is November 10, 2022.

Respectfully submitted,

Jeri Cotton  
Secretary

Village of Riverwoods  
Plan Commission Meeting  
Meeting Minutes November 10, 2022

A meeting of the Village of Riverwoods Plan Commission was held on Thursday, November 10, 2022 at Village Hall. Chairperson Laurie Breitkopf called the meeting to order at 7:30 PM.

Present:

Karl Blalock  
Laurie Breitkopf, Chairperson  
Jay Datt  
Sherry Graditor  
Stephen Levin  
Carey Rothbardt

Also Present:

Bruce Huvad, Village Attorney  
Andrew Eastmond, Village Trustee  
Steve Zimmerman, Village Ecologist  
Michael Blue, Planning Consultant, Teska Associates

1. Approval of Minutes

Mr. Blalock moved to approve the minutes from the October 6, 2022 Plan Commission meeting. Ms. Graditor seconded the motion. There were minor corrections. The motion passed unanimously on a voice vote.

2. Visitors wishing to address the Plan Commission

There were no visitors wishing to address the Plan Commission.

3. Old Business

There was no Old Business.

4. New Business

Continuation of Public Hearing for 3750 Deerfield Road (Federal Life property) on application of Lexington Homes L.L.C. to consider (i) zoning text amendments to Sections 9-4A-3 and 9-11-12 of the Village Code, (ii) rezoning the subject property to the 1-R 42,000 Square Foot (Exclusive Of Road Easements) Single-Family Residential District, and (iii) granting a special use permit for a Residential Planned Unit



Development under Section 9-11 12 of the Village Code as amended, for a townhome development.

Discussion of possible text amendment to govern residential planned unit developments in the 1-R zoning district. This is a continuation of the Public Hearing from October 6, 2022.

Mr. Huvard noted this portion of the Hearing will focus on the zoning relief being requested and the nature of the request to remove more of the woodlands than is allowed under Village ordinances.

Mr. Blue explained the existing ordinance gives the Village the authority to reduce a “protected woodland” by up to 20 percent, while the petitioner wants to reduce the woodlands by an amount greater than 20 percent. In order to do this, the zoning relief requested asks to give the Board authority to modify the requirements of the Tree and Woodland Protection Ordinance. Mr. Blue emphasized this is not an amendment to the zoning map; rather, it is an amendment to the text of the zoning ordinance that governs planned unit developments. Mr. Huvard noted this amendment is only for Planned Unit Developments (PUDs) but Mr. Blue noted the PUD amendment, if approved, would potentially apply to other properties in the Village being considered for a PUD. Mr. Blue explained the PUD ordinance could offer varying degrees of relief than what is requested, and this is not a yes or no question. But whether to amend the PUD Ordinance in this manner is a threshold question.

Mr. Datt asked about other changes requested to the PUD provisions. Mr. Huvard noted the current PUD ordinance is limited to the R-1 district occurring on a minimum tract of 125 acres. The requested change is to allow a PUD to be granted in the 1-R District on a minimum tract of 8 acres, which could then include multifamily development.

Hal Francke, attorney for Lexington Homes, explained there are a number of elements to the application. His client is the contract purchaser of the Federal Life property. Lexington is requesting that the property be rezoned as 1-R with approval of a PUD, as a Special Use in the 1-R district and with a density bonus modification to reduce the minimum parcel size and minimum lot area required (reducing density limits of 7,000 square feet of land per unit to 5,600 square feet of land per unit). The project also requires relief from the Tree and Woodland Protection Ordinance since the project requires the removal of more than 20 percent of the protected woodlands. The project also requires a plat of subdivision for the development.

Luay Aboona, Traffic Engineer with KLOA, performed the traffic study for the proposed development. He looked at the Deerfield Road corridor and took the future improvements into consideration. The Lexington development would have two access points. The western access lines up with the Cube Smart access drive and the eastern access will provide full access to the site until the County improvements to Deerfield Road are made. Each access drive will have a stop sign rather than a traffic signal.

The traffic generated by the proposed Lexington development will be less than traffic related to the Federal Life building.

Jeff Torrenz, Landscape Architect, showed the delineated woodlands of 1.54 acres total and water bodies. The existing woodland does not screen the Federal Life property year-round due to the lack of an evergreen component.

Mr. Torrenz noted there are 290 trees within the protected woodland area, many of which are not desirable. The proposed redevelopment of the property will be completed in three phases. Phase 1 will include grading and stormwater management. Phase 2 will incorporate the residential development and Phase 3 will complete the access drive leading to the Colonial Court commercial properties. Phase 1 would remove 36% of the protected woodland and Phase 2 would remove 45.8%, leaving 18.2% of the protected woodland. 22 trees in the protected woodland would remain.

Mr. Huvad noted that, per the engineering plans, the landscaping buffer on the northern portion of the property covers an underlying stormwater pipe that will need to be restored after the pipe is buried. A swale will be created. Mr. Torrenz explained Lexington would like to enhance the landscaping in this area with evergreens and native plantings. Lexington proposes removing the originally included path on the northern portion of the property to allow for enhanced deciduous trees and evergreen screening.

Mr. Zimmerman noted the evergreens would be planted on a berm. The Tree and Woodland Protection Ordinance states if highly desirable protected woodlands are removed and the tree mitigation fees exceed \$5000, the owner may propose an ecological mitigation plan for ecological restoration using the amount of the mitigation fees. Mr. Zimmerman explained the existing buffer is a denser buffer than what will be restored. The honeysuckle and buckthorn would be removed.

Another concern was the space between the buildings and property line. Mr. Torrenz proposed supplementing the plantings with evergreens. He is currently working with the Village Ecologist on berming and landscape screening to add seasonal interest throughout the year. Mr. Torrenz noted the motor courts have been narrowed to allow for additional screening.

Nate Wysma with Lexington Homes understands they need to request relief but will need to quantify exactly what relief is needed. The number of trees to be removed may change as the process is finalized. They are not asking the Plan Commission to make any recommendations at this point. Mr. Wysma explained the plan is a work in progress and they will continue to work with the Village to satisfy the Village's goals which include down-zoning from office to residential, provisioning for a new option for housing, improving the intersection, improving existing drainage, assisting with access to retail and a comprehensive approach to stormwater management. Lexington proposes an aesthetic residential facility.

Mr. Wynsma noted the plan includes an access drive for the Colonial Court commercial properties, which is critical after Deerfield Road is widened. The Lexington development will increase the Village's property tax base. In addition, this development can advance the Village's affordable housing goals. If there were no Lexington redevelopment plan on the site, there would still be a Lake County plan for a large, regional stormwater management facility with a large swale. Mr. Wynsma stated that the County plan for detention would not have the aesthetic qualities that Lexington's comprehensive plan will provide, including naturalized landscaping, additional plant materials for screening, long-term landscape management and maintenance.

Mr. Datt explained the project narrative from September 13, 2022 mentions woodland preservation in conjunction with the Deerfield Road improvements. He questioned Lexington's use of the word "relief" and asked what it will be. Mr. Datt noted the Comprehensive Plan references Riverwoods as a woodland community and asked how that can be reconciled with Lexington's plan. Mr. Wynsma believes "relief" is something that will be defined in the Text Amendment. He noted the property is part of the flood plain and takes drainage from other properties. Because of the County's Deerfield Road expansion plans, the property access and stormwater management facility have implications beyond the property and the woodlands. This overall development plan is not just a townhome plan; rather, it also includes a significant stormwater facility and an access road.

Mr. Francke noted the Comprehensive Plan talks about a number of goals and objectives for the Village including affordable housing and neighborhood facilities but does not have provisions to get relief from the Tree and Woodland Protection Ordinance. Without the townhome development, 36 percent of the woodlands would be affected by stormwater facilities the County would need to construct resulting from the Deerfield Road expansion. Mr. Francke suggested that the expanded stormwater management facilities on the site also would require relief from the Tree and Woodland Protection Ordinance. Mr. Datt noted the Village will not remove the Tree and Woodland Protection Ordinance.

Ms. Graditor moved to the Village because of the trees. She believes the damage to root systems will be more extensive than what is suggested because of the drainage pipe going through the center of the buffer area. Ms. Graditor asked if the drainage pipe could be moved to the outskirts of the property to give relief to Meadowlake. Mr. Francke will provide an answer at the next meeting.

Ch. Breitkopf questioned whether the development could be built with fewer than 69 units to avoid disturbing the woodland buffer area. Mr. Blalock asked if the Village could deny a woodland reduction.

Jerry Betsios asked why the Village needs affordable housing. This area is an upper middle-class area and most people do not have a challenge affording their homes. His experience has been that subsidized residents are the ones that cause issues. Mr. Betsios questioned why this development could get exemptions from the Tree and

Woodland Protection Ordinance while residents have to follow the rules. He does not want a lot of commercial developments, apartments or townhomes in the community. Mr. Huvard noted that the Plan commission recently recommended the consideration of multifamily in this area as a change to the Comprehensive Plan. In 2005, the Village adopted goals for affordable housing, to comply with the State goal. The developer was told to meet the Village's affordable housing goal. Mr. Betsios suggested putting affordable housing in an area where it is needed.

Christy Sherman noted Lexington is asking for the PUD ordinance to be modified from a minimum of 125 acres to 8 acres. The root systems will be impacted in Meadowlake. Ms. Sherman believes the ordinances protect Riverwoods. Ms. Sherman does not believe people moving into the proposed development will be Riverwoods residents who are downsizing. She asked about guest parking, as there are only 11 guest spots. Ms. Sherman believes the density is excessive. She noted part of Lexington's justification for requested zoning changes is the access to Colonial Court, but people need to understand that Meadowlake is also adjacent to the project.

Daniel Fourkas has been a resident for more than 20 years. He noted the developers are requesting a number of changes. He asked what benefits the residents would receive from the project. Mr. Fourkas questioned why the Village needs a townhome development.

Mary Oler lives on Chicory Lane. She is not interested in moving into a 3-story development. Ms. Oler expressed concern that the plan does not provide any green space. The only safe, accessible green space for the townhome residents would be in Meadowlake and this development is unfair to the Meadowlake community. Meadowlake has two lakes that are deep enough for a child to drown. Even a no swimming sign will not protect the homeowners' association if a tragedy occurs. If 90 percent of the trees are removed, how long would it take for the new trees to grow tall enough to shield the three-story townhomes. This is not fair to the current residents and is a greedy proposal.

Judi Swimmer asked what this development will do for the residents. It will create an ugly development. She asked how the decision is made. Mr. Huvard explained the Trustees consider the Plan Commission's report and vote on whether to deny or approve the application. .

Matthew Eisenstein questioned what would happen if the development were not built. He asked what would happen if the County took over the entire property for water detention. Mr. Huvard explained that the engineering data submitted show that the County road widening project will need approximately 3 acre-feet for compensatory storage. If there were no townhome development on the site, the County has stated it will proceed on its own to construct the required compensatory storage, in the area of the north detention basin shown in the Lexington Plans. The County has the right of eminent domain and follows a process to acquire the necessary stormwater easements.

Art Borden cautioned the Village about allowing relaxations in the Village's regulations which could be used in other developments. He noted it is very difficult to make a left turn from Chicory to Deerfield Road. This development would reduce the gap in traffic and make it even more difficult for residents on Chicory. Mr. Borden noted the density is too great and overpopulated for the space. This week, 350 Meadowlake residents signed petitions against this project.

David Matzen believes the Commission should consider different alternatives including having the Village purchase the property for a park to preserve green space and the character of the community; a residential development with 8 one-acre homes; or a residential development with 16 homes, both duplex and single-family housing. The 2019 Comprehensive Plan states Riverwoods should take advantage of affordable housing units in larger developments. The second and third options could include 15 percent of the units being affordable. The higher density of Lexington's proposal would not measurably change the amount of affordable housing in the village. Therefore, the Commission should respect the current ordinances.

David Shimberg asked if a modification to the Tree and Woodlands Protection Ordinance would affect only this property. Mr. Blue explained the Text Amendment affects PUDs generally and could apply to other properties, but PUDs could be conditioned based on the size of the property. Mr. Shimberg asked about the light pollution impact of the development. He asked if the traffic study was mapped to the Deerfield Road traffic study. Mr. Shimberg asked what percent of the proposed development would be non-permeable.

Peter Kobierski asked what was it about Riverwoods that made Lexington decide it was a good place to build 3-story townhomes in a 69-unit development.

Brian Voss noted the developer commented that Riverwoods is a tree community yet the developer wants to remove 90% of the protected trees and 80% of the woodlands. He does not believe people looking to downsize will want to move into a 3-story development. Dr. Voss believes changing the Tree and Woodland Protection Ordinance will set a dangerous precedent.

Gene Aperbuch asked how traffic will be reduced with the addition of 69 new homes.

Sheryl Rue-Borden noted Meadowlake has formed a committee. 54 out of 58 homes are opposed to this development. 300 residents signed the petition against this development. People live in Riverwoods for tranquility and trees. She believes this proposed development is about getting tax revenue in Riverwoods.

The Plan Commission continued the Public Hearing to the regularly scheduled Plan Commission meeting on December 1, 2022 at 7:30. When the hearing resumes, the presentation will focus on stormwater management.

## 5. Adjournment

There being no further business or discussion, Ms. Graditor moved to adjourn the meeting. Mr. Blalock seconded the motion. The motion passed unanimously on a voice vote. The meeting was adjourned at 9:57 pm.

The next scheduled meeting of the Plan Commission is December 1, 2022 at 7:30 pm.

Respectfully submitted,

Jeri Cotton

Village of Riverwoods  
Plan Commission Meeting  
Meeting Minutes March 16, 2023

A meeting of the Village of Riverwoods Plan Commission was held on Thursday, March 16, 2023 at Village Hall. Chairperson Laurie Breitkopf called the meeting to order at 7:00 pm.

Present:

Laurie Breitkopf, Chairperson  
Karl Blalock  
Jay Datt (arrived 7:15 pm)  
Sherry Graditor  
Stephen Levin  
Carey Rothbardt

Also Present:

Kris Ford, Mayor  
Michael Clayton, Village Trustee  
Henry Hollander, Village Trustee  
Rick Jamerson, Village Trustee  
Bruce Huvad, Village Attorney

1. Approval of Minutes

Commissioner Blalock moved to approve the minutes from the March 2, 2023 Plan Commission meeting. Commissioner Graditor seconded the motion. The motion passed unanimously on a voice vote.

2. Visitors wishing to address the Plan Commission

There were no visitors wishing to address the Plan Commission on non-agenda items.

3. Old Business

Continuation of Public Hearing for 3750 Deerfield Road (Federal Life property) on application of Lexington Homes L.L.C. to consider (i) zoning text amendments to Sections 9-4A-3 and 9-11-12 of the Village Code, (ii) rezoning the subject property to the 1-R 42,000 Square Foot (Exclusive Of Road Easements) Single-Family Residential District, and (iii) granting a special use permit for a Residential Planned Unit Development under Section 9-11-12 of the Village Code as amended, for a townhome development.

Mr. Huvad explained the Public Hearing was continued in January, February and earlier in March because staff and the developer have been working together on a plan that addresses the Village's concerns. The zoning relief that is now being requested by Lexington is different from what it requested six months ago. Lexington is no longer seeking a text amendment or relief from the Woodland Protection Ordinance. The new site plan has fewer units and more green space. The petitioner will present a new site plan and republish for the next Plan Commission meeting on April 6, 2023. The Plan Commission will not take any final action tonight.

Attorney Hal Francke, Nate Wynsma with Lexington Homes and Sharon Dixon, landscape architect from Dixon Design, were present. Mr. Francke explained that Lexington has had ongoing discussions with homeowners from Meadowlake and the Village and has made numerous changes to the original plan. He believes this plan provides a number of benefits to the community.

Mr. Wynsma summarized the previous presentations from October with a 69-unit plan and November with a 59-unit plan. Since then, Lexington met with Meadowlake homeowners, Village staff and consultants and made changes to the plan. The new plan incorporates many of the concerns and comments from the Village and residents.

The new plan has 54 units, additional open space and is more livable. It includes 231 parking spaces, 108 of which are parking spaces inside the townhomes, 108 are driveway parking spaces and 15 are guest parking spaces along the access roads. The proposed plan has sidewalks and paths within the development and connectivity to Deerfield Road. The proposed building elevations have two different color pallets and the side and rear elevations have been enhanced. Mr. Wynsma explained that Lexington has presented renderings to give more realistic views of how the development will look and feel throughout the site. The storm water management areas will have naturalized plantings and the side slopes will be 4:1 instead of 3:1. The Village and residents stated that open space was needed in the townhome areas. Lexington limited the pavement areas and added a rain garden as well as large landscape areas between building 10 and the entry drive and on the east end of the property with a neighborhood gathering area. There are courtyards between buildings for gathering areas. There will be a foot bridge north of the townhome buildings across the storm water outfall.

Mr. Francke explained that the relief requested for the development has changed from the original plans. Lexington is asking for approval of a Special Use for a multi-family housing development with specific bulk regulations that are determined by the Village Board based on Plan Commission recommendations. Lexington is requesting rezoning the property from O & R1 Office and Research District to 1-R District.

The project benefits include:



1. Provision of a new housing option for existing residents seeking to stay in town but downsizing.
2. Dedication of right-of-way and granting of easements that will facilitate construction of planned Deerfield Road improvements.
3. Construction of storm water management improvements that will facilitate the construction of planned Deerfield Road improvements.
4. Dedication of right-of-way and granting easements that will facilitate the construction of an access road that will provide an alternate access route to and from Deerfield Road for commercial properties at the corner of Deerfield Road and Milwaukee Avenue.
5. Improvement of drainage conditions by working with the Village and property owners to the east.
6. Construction of affordable housing units.
7. Contribution for construction of additional housing units.

Mr. Francke added that its traffic consultant KLOA has provided an addendum to the traffic impact study.

Lee Brown with Teska Associates explained that Lexington made significant changes in response to the challenges presented by earlier designs. The internal circulation is much better, but there are physical tweaks needed with sidewalk interconnections to enhance the livability of the development. The most significant changes include the storm water management areas, which are now more consistent with other areas in the Village. There is a lot more usable, walkable open space.

Mr. Huvad noted the slopes of the detention areas have been increased, the amount of impervious surface has been reduced and native plantings will be used, which will help meet storm water standards. The Village will ask Lexington to provide a storm water analysis and an adjusted landscape plan. The photometric plan must meet the Village's residential outdoor lighting ordinance.

Ms. Graditor would like to receive updated submissions, including additional information about native plantings and traffic, before making a decision. Mr. Rothbardt asked what the plan is for affordable housing. Mr. Huvad explained the old plan was for three onsite units and payments-in-lieu for seven additional units. Mr. Wynsma explained the new proposal, which has fewer total units in the development, would include three onsite units and payments-in-lieu for five additional units (for a total of eight units). Mr. Franke noted that most affordable housing is rental. It is a lot more challenging to offer affordable for-sale units, as proposed in this project. Mr. Huvad added the Village will partner with a not-for-profit agency on the affordable units.

Mr. Blalock noted these units are for residents that are downsizing. He asked if elevators may be installed in the units. Mr. Wynsma explained Lexington will offer an option for an elevator and will provide more details in the updated package. He noted

that 40-50% of the prospective buyers are expected to be downsizing, and two or three units will be purchased as a second home. 40% of buyers are expected to be younger buyers without children. About 10-12% of the buyers are expected to have school-age children. Lexington will provide an updated estimate of school requirements resulting from this development.

Mr. Wynsma added that the homeowners' association would maintain all exterior items such as landscaping, building exteriors and snow removal.

Mr. Blalock asked for more details on protection of the woodlands on the property. Mr. Wynsma explained that a portion of the existing woodlands would be maintained. The storm water basin and outfall areas would be cleared. The woodland is not good quality. Lexington would work with the Village Ecologist to clean up and clear appropriate areas of the woodland.

Mr. Levin asked if there would be any negative effect of the development's storm water management to the existing homes. Mr. Wynsma explained the property currently takes runoff from Federal Life and Thorntons. The storm water system is designed to contain the water in the ponds. There will be no runoff from this property to the Meadowlake properties to the north. Mr. Huvad noted the watershed standards are now more stringent than when the Federal Life building was built. Todd Shaffer, principal with Haeger Engineering, concurred that the standards are more stringent. There will be improvements to the water flow with this development. Lexington will clarify this point in the updated exhibits.

KLOA Traffic Engineer Luay Aboona explained the new plan calls for a single access point with Deerfield Road rather than two access points. The access road will accommodate traffic into and out of Colonial Court as well as the development. There will be left and right turn lanes at Deerfield Road with stop sign control. There will be five guest parking spaces on the loop road.

Lila McClellan asked where guests would park if there are more than two vehicles in the garage and two vehicles in the driveway. Is there a concern about too few parking spaces during holidays? Lee Brown stated that he was not concerned about parking.

Mary Oler asked if this presentation would be added to the Village website. She asked when residents can respond to this presentation. Ch. Breitkopf stated that the presentation would be uploaded to the website. She added that there will be an additional public hearing or hearings, and that residents may send comments to the Plan Commission. Ms. Oler asked for additional renderings showing vantage points from Chicory Lane, the end of Foxtail Lane and along the West Lake. She also asked about the building height versus the Federal Life building. Mr. Huvad explained the Federal Life building is about 45' high and the proposed townhomes are 35' high but have to be raised from the flood plain by about 2 feet. The height of the townhomes

should be somewhat less than the Federal Life building. Ms. Oler asked about windows looking into Meadowlake, light pollution and safety. Would there be fencing between the Federal Life property and Meadowlake? Mr. Wynsma said there would not be fencing. Ms. Oler asked for demographic statistics and the number of bedrooms per unit. Mr. Wynsma noted the units will have 2 or 3 bedrooms.

Gene Averbuch raised concerns about potential flooding and runoff from toxic construction materials. He asked what guarantees would be provided for damages from flooding or toxic runoff. Mr. Wynsma noted the storm water design will be reviewed and approved by the Village Engineer. Lexington will be required to post a surety bond with the Village until the improvements are complete. Mr. Averbuch asked if they would be able to draw if there was flooding during construction. Mr. Huvad explained Lexington must pass inspections to ensure everything was completed as specified in the plans. Mr. Shaffer stated that regarding toxic runoff, Lake County constantly inspects all erosion control during construction.

Jeff Smith asked how many trees would be removed and how they would be remediated. He asked Lexington to provide an overlay transparency of the Federal Life building versus the proposed development, so people could see the net impact of the development. Mr. Wynsma showed an aerial perspective of the existing property. He will bring a transparency to the next meeting. Mr. Wynsma noted that part of the challenge of generating the perspectives from Meadowlake is gaining access to the Meadowlake property to take photographs. Mr. Averbuch will grant permission to his property. He will contact his neighbors for additional access.

Randy Yaffe noted Meadowlake's zoning was changed to multi-family after Meadowlake was developed. Mr. Huvad explained that in 1986 (after Meadowlake was developed), the 1-R District was changed to allow multi-family housing as a Special Use because the Village had no multi-family zoning. The Village Attorney at that time felt it made sense to allow multi-family in that district because Meadowlake is the densest of Village districts with the smallest lots. Mr. Yaffe noted there is no fencing proposed. Fencing is important. Meadowlake residents are worried about liability from children swimming in the lake. The proposal also does not discuss planting new trees and bushes in the woodland buffer area. Mr. Yaffe believes residents are not against a development, but want a development that is organic and more consistent with Riverwoods. He suggested adding more buffer between Meadowlake and the townhomes.

Mr. Huvad noted the next Plan Commission meeting is scheduled for April 6, 2023, which is Passover. He asked if there was another date in April that the Plan Commission could meet. Commissioners agreed to move the next meeting to April 20, 2023 at 7:30 pm.

Mr. Rothbardt moved to continue the Public Hearing to April 20, 2023 at 7:30 pm. Ms. Graditor seconded the motion. The motion passed unanimously on a voice vote.

#### 4. New Business

There was no new business.

#### 5. Adjournment

There being no further business or discussion, Mr. Rothbardt moved to adjourn the meeting. Mr. Blalock seconded the motion. The motion passed unanimously on a voice vote.

The meeting was adjourned at 8:56 pm.

The next scheduled meeting of the Plan Commission is April 20, 2023 at 7:30 pm.

Respectfully submitted,

Village of Riverwoods  
Plan Commission Meeting  
Meeting Minutes April 20, 2023

A meeting of the Village of Riverwoods Plan Commission was held on Thursday, April 20, 2023 at Village Hall. Chairperson Laurie Breitkopf called the meeting to order at 7:30 PM.

Present:

Laurie Breitkopf, Chairperson  
Karl Blalock  
Jay Datt  
Sherry Graditor  
Stephen Levin  
Carey Rothbardt

Also Present:

Kris Ford, Mayor  
Henry Hollander, Village Trustee  
Russ Kraly, Director of Community Services  
Carissa Smith, Village Engineer  
Vivian Hofeld, Village Building Coordinator  
Bruce Huvad, Village Attorney

1. Approval of Minutes

Commissioner Graditor moved to approve the minutes from the March 16, 2023 Plan Commission meeting. Commissioner Rothbardt seconded the motion. The motion passed unanimously on a voice vote.

2. Visitors wishing to address the Plan Commission

There were no visitors wishing to address the Plan Commission on non-agenda items.

3. Old Business

Continuation of Public Hearing for 3750 Deerfield Road (Federal Life property) on application of Lexington Homes L.L.C.

In response to points raised in previous meetings, Lexington modified the form of zoning relief requested and now requests approval of (A) amendments to Section 9-4A-3 of the Village Code regarding the determination of the bulk regulations to be applied to a multiple-family housing development in the 1-R 42,000 Square Foot (Inclusive Of Road Easements) Single-Family Residential District; (B) the reclassification and zoning of the

Property to the 1-R 42,000 Square Foot (Inclusive Of Road Easements) Single-Family Residential District; and (C) a Special Use Permit for multiple-family housing pursuant to Sections 9-11-9 and 9-4A-3 of the Village Code and with such bulk regulations as may be approved pursuant to Section 9-4A-3 of the Village Code, as amended pursuant to Lexington Home's application.

Because the nature of the requested relief changed, Mr. Huvad noted that the Village published a new notice describing the modified relief on March 23, 2023 and caused notice of the revised zoning relief to be mailed to nearby properties as required by the village code.

Lexington Homes shared a PowerPoint presentation with the Plan Commission containing slides for a revised site plan, engineering and landscaping plans and other project submissions.

Hal Francke, Meltzer Purtil & Stelle, attorney representing Lexington Homes, referred to the revised site plan for 54 units (5.8 dwelling units per acre as the net density). Under current Section 9-4A-3, some but not all bulk regulations for a multifamily special use would be determined by the Village Board; the petitioner in the proposed text amendment is requesting that text provide that all bulk regulations would be determined by the Village Board in the ordinance adopted to approve a specific development.

Mr. Francke explained the revised site plan would improve the internal circulation. He noted the total impervious area under existing conditions before the project was 104,523 sf. or 2.4 acres and after the project would be 148,530 sf or 3.41 acres, but noted that a significant portion of the increase arose from the proposed new access road to Colonial Court.

Nate Wynsma, Vice President of Lexington Homes, noted they would comply with Village ordinances including dark sky codes. He explained the site lighting includes coach lights on the garages. There would be three dedicated areas in the site for delivery trucks. The townhome building height would be essentially the same as the existing Federal Life building, but there would be some change to the grade as it relates to the flood zone.

Todd Schaffer, P.E., with Haeger Engineering, appearing for Lexington Homes, discussed the FEMA flood maps, which show significant flooding in the Federal Life parking lot. The grade for the building pads will be raised to comply with the Lake County Watershed Development Ordinance; the project provides required compensatory storage for future Lake County Deerfield Road widening, the new access road, and the new site improvements. There are no changes to the grading in the woodland protection area. The site will continue to accept drainage from other offsite areas, which will all be conveyed to the same point at the northeast corner of the site at which water is currently conveyed overland easterly to the Des Plaines River. This drainage route handles all storm water from the site except for a small area next to the north boundary that currently drains north. The existing drainage going north will not be

increased by the project. The drainage to the east is through a 42 inch pipe as well as overflow capacity in the drainage swale above the pipe.

Sharon Dickson, PLA, landscape architect for Dickson Design Studio, appearing for Lexington Homes, presented the proposed landscape design for the project. They propose removing 26 protected trees to accommodate the drainage. There will be footpath bridges on the east and west ends of the drainage swale providing access from the townhomes to the protected woodland. The woodlands have a rustic feel but the other areas would be more manicured. Ms. Dickson presented views of the project from various site locations showing the landscape screening. She listed the canopy and understory plant material which were selected for quality, design and enhancing the property. Native forbs and grasses would be planted in the storm water detention basins.

Mr. Francke noted an updated traffic study from KLOA was submitted to take into account the revised site plan and onsite traffic circulation. The study found no concerns with the onsite traffic circulation pattern and no significant impact on traffic movement on Deerfield Road.

Mr. Francke explained the developer's proposal to provide three (3) onsite affordable housing units and to pay fees-in-lieu for five (5) additional units. The three units would go to income-qualified families.

Commissioner Graditor expressed concern about Lexington's removal of a proposed fence between this development and Meadowlake. She is concerned about kids going into the lakes of Meadowlake and believes it would be a dangerous situation. She noted Meadowlake residents have expressed concern about having non-residents on their streets. Mr. Huvard noted for the Plan Commission that a fence could prevent residents of Meadowlake from walking to the shopping center using the new paths. As the fence would likely be placed at the northern boundary of the site, would it still be desirable considering the views of adjoining properties? Mr. Francke explained that Lexington Homes is willing to install a fence if that is what the Village and residents prefer. Mr. Wynsma concurred.

Commissioner Graditor asked if landscape screening around the motor courts is proposed. Mr. Wynsma explained they would have screening with the intent of screening headlights.

Commissioner Datt asked about the density requirements. Mr. Huvard explained the requirement is 7,000 square feet per dwelling unit in the 1-R zone. Mr. Francke noted the proposed density is below the required density per Village code.

Commissioner Levin asked how the Deerfield Road construction would affect the project. Mr. Huvard noted that the project combines the work to provide compensatory storage to widen Deerfield Road with work needed for the new access road and Lexington improvements into one project that will take place approximately 2 ½ years

before the County road widening would otherwise occur. Mr. Wynsma explained Lexington better controls the design by installing site detention and compensatory storage as part of the townhome development. He believes the impact of the road widening on the project will be limited to the installation of curbs and gutters for Deerfield Road and a sidewalk to be located within the right-of-way.

Commissioner Blalock believes that woods and fences are not compatible. He feels the mulch path will draw residents to Meadowlake. Commissioner Blalock suggested removing the mulch path.

Commissioner Rothbardt asked about the width of the roads leading into the development. Mr. Schaffer noted the roads are 25' wide at the entrance where there is two-way traffic and 20' wide where traffic becomes one-way, which meets the requirements for emergency vehicles.

Ch. Breitkopf asked about the affordable housing. The Village affordable housing goal is 15 percent of the units in a new residential development., That would total 8 on-site affordable units. Lexington has proposed 3 on-site affordable units, with a fee-in-lieu of \$125,000 per unit for each of the remaining 5 units. This is the first time the Village has an opportunity to carry out its affordable housing policy, and it should not shy away from its goal. Ch. Breitkopf suggested 6 on-site units with two fees-in-lieu, if the Plan Commission and Village Board accept the concept of fees-in-lieu. She noted Highland Park uses \$175,000 per affordable unit as its fee-in-lieu. Ch. Breitkopf added that a fee-in-lieu is intended to assist construction of future affordable housing in Riverwoods, and that the median value of a Riverwoods home in 2020 was \$706,000. She feels that a fee-in-lieu in Riverwoods of \$125,000 per unit is inadequate to subsidize future affordable housing units in the Village. Ch. Breitkopf suggested the Village retain an expert to calculate the appropriate fee-in-lieu for affordable housing in Riverwoods before accepting Lexington's proposal.

Commissioner Graditor noted that, if there are only three affordable units added to the Village's housing stock, the Village would be decreasing the percentage of affordable units overall in the Village.

Ch. Breitkopf opened the floor to visitors wishing to comment. Paul O'Dell lives in the lowest point in Meadowlake. Mr. O'Dell believes the capacity to handle water runoff would be reduced with the proposed plan. He asked who would look at it to ensure that the drainage system is maintained. Mr. O'Dell noted there is a fence on Chicory with barbed wire. If a fence is installed, he believes someone should control the fence maintenance in perpetuity. Mr. O'Dell suggested Lexington provide a fund, to be controlled by Meadowlake, for fence maintenance.

Randy Yaffe, Meadowlake HOA president, questioned what type of fence would be used. Mr. Yaffe recently updated the HOA insurance policy and he was questioned about lake safety to obtain insurance. He suggested an aesthetically pleasing fence with "no trespassing" signs. The proposed path would bring people closer to



Meadowlake. Mr. Yaffe does not believe other residents would use the Lexington paths to enter the shopping area. He is not against the proposal, but believes Lexington should add foliage in the woodland buffer with Meadowlake so people can't walk through.

Christy Sherman would like to see this development work but is concerned about the possibility of someone drowning in the lakes. She questioned why Lexington Homes would build this development with all the restrictions. Ms. Sherman believes that approval of this proposal would give up Riverwoods principles about protection of its woodland environment as expressed in the Village's Comprehensive Plan. The project does not provide adequate guest parking. She noted the Village wants an access road and affordable housing, but it is at the expense of Meadowlake. Ms. Sherman does not believe a fence is the right solution because people can walk around the fence. The memo from Teska Associates suggested adding sidewalks from the rear to the front of the townhouses, but this design element was not included because there is not enough space. This indicates that the project is too dense. Ms. Sherman expressed concern about the 17' wide x 4' deep balconies overlooking Meadowlake properties. The average house in Riverwoods is 7,200 square feet and these townhomes are between 1,600 and 2,200 square feet. The units are not "big," as Lexington writes.

Matthew Eisenstein is against this project. He questioned when the landscaping would mature. The current proposal does not include enough landscaping between Meadowlake and the proposed project. Mr. Eisenstein questioned the maintenance of the landscaping and believes there should be a fund for landscape maintenance and replacement.

Marvin Himmelstein asked about the tax revenue that would be generated by this development and how this development would benefit the Village. Mr. Huvard noted that the Village has a consultant preparing a fiscal impact analysis. The assessed value of the new project will exceed the current Federal Life assessed value and the property tax revenues are expected to generate tax increment. Mr. Himmelstein said Federal Life does not use services and does not have children in schools but explained people want to get into the Deerfield school district and the developer's estimate of five students is too low.

Mr. Huvard noted this site is in a TIF district, which is required by law to share TIF increment with the school districts according to the projected school population. The school districts also determine school population.

Mr. Himmelstein stated maintaining the property has been an ongoing issue with other developments. Mr. Huvard noted that the Village's procedures had evolved since the detention basin for the Shoppes of Riverwoods was designed; the Village Ecologist approved the design of the Lexington detention basin so it could be successful as a naturalized basin. The Village is now requiring qualified ecological contractors be hired annually to maintain naturalized basins.

Mr. Himmelstein stated Lexington would walk away once all of the units have been sold, and he questioned who would maintain the property. Mr. Huvad noted that the duty to maintain the basins and landscaping would be written into the HOA covenants, similar to the restrictive covenants for Thorngate. The Village would have the right to enforce the covenants. Mr. Schaffer explained the basin would have to be built correctly in accordance with the declarations and covenants.

Meadowlake resident Mary Oler believes the path would bring people into the woodlands and they would not know there is water at the end of the woodlands. The water is 7 feet deep and people can drown. The water is not something to fool around with. She is concerned that Meadowlake residents would be liable if a child were injured in the lake. Ms. Oler would want to do the best she can to ensure everyone's safety.

Ms. Oler believes the walking path would potentially burden Meadowlake homeowners and the potential costs and risks should be known before making a recommendation. Ms. Oler is opposed to the project as it currently exists. She believes the row of buildings look like barracks and would be a huge invasion of privacy. It would change the neighborhood and negatively affect home values in Meadowlake. Ms. Oler does not believe this development is right for Riverwoods.

Jason Goodman asked if the new access drive would go through to Milwaukee. Mr. Huvad explained, as with other shopping centers, the Village police would not permit cut-thru traffic. Mr. Goodman suggested adding a sign restricting cut-thru traffic. He believes the current layout looks like public housing. He believes it would be nicer with more randomness with the placement. Mr. Goodman believes the walking path would bring additional pedestrian traffic to Meadowlake and suggested adding deeper foliage. However, he would not want the Village to pass on this proposal as they may get something worse, like a massive warehouse. Mr. Goodman noted there are many kids in Thorngate, which has a lot of water features, and no one has drowned. He does not believe a fence would fit with the natural feel of Riverwoods.

Ms. Sherman responded that kids will go the lakes in Meadowlake, She does not want people trespassing in Meadowlake and possibly getting injured. There is a risk. Page four of the Village staff memo cites standards the Plan Commission needs to consider before approving an application. She is particularly concerned about standard #2. She does not believe this development meets the standards.

Dave Matzen discussed what Lexington has done right. They selected Riverwoods, which is a "gem". They would like to rezone to 1-R, which is correct. Parkside Homes of Glenview, another Lexington property, are substantially larger and more expensive, and are nestled into a garden-like setting. Lexington has not described its Riverwoods project in that way. The Riverwoods proposal would set a precedent. The Village should consider the impact on services like police and fire protection, which would probably need additional employees to handle the increased population.

Kristina Averbuch has several concerns about this development which have not changed since the beginning of the proposal. Meadowlake's lakes are different than the retention ponds; they have beaches with kayaks and canoes. Ms. Averbuch believes this will attract other residents to Meadowlake. She asked what guarantee of safety Meadowlake residents will have. Ms. Averbuch believes the architecture does not fit in Riverwoods as the units look like barracks and are exactly the same. There is not enough parking for guests. In addition, there are no backyards or playgrounds. Ms. Averbuch noted these barracks are the first thing people will see when they enter the Village. She questioned if this is what the Village wants. Ms. Averbuch is not opposed to townhouses, but would like something that reflects the Village of Riverwoods by being welcoming, inviting and having unique architecture. She is also concerned about schools being overcrowded. Ms. Averbuch noted the flooding issue has not been properly addressed. The builder does not care; they are only interested in making money. She suggested a fund be set aside to address the future flooding caused by this development. She noted flooding would affect the value of her home. Ms. Averbuch would like other developers to be given the opportunity to create a development more in line with Village of Riverwoods standards.

Mr. Francke believes that fence and path issues are up to the Village to decide. The developer will accept a Village decision to remove the path and add a fence. The developer is open to supplementing the woodland in discussion with the Village Ecologist. Concerning the impact on the schools, this community would not create a lot of students. The children in this community will attend Stevenson High School and Aptakisic school, so it will not affect Deerfield schools.

Commissioner Rothbardt moved to close the Public Hearing. Commissioner Blalock seconded the motion. The motion passed unanimously on a voice vote.

Mr. Huvad noted the Plan Commission options are to recommend approval of the applicant's zoning requests, recommend denial, or recommend approval with conditions.

Commissioner Datt explained the Commissioners are all residents of Riverwoods. The current state of the parcel is basically vacant land. Something will be built there. He believes the Lexington proposal is now pretty responsible and they have made a number of changes from where they started. Lexington has spent a lot of time meeting with residents and the Village. It is important to listen to all residents in Riverwoods, not only Meadowlake residents. This could set a precedent and is important to listen, but it is difficult to appease everyone. Some of the comments were contradictory, but it is very subjective. There will always be some element of the design that is not acceptable to everyone. There was a comment in October questioning how this development fits in Riverwoods. The Lexington presentation was good, but he is conflicted because the development does not fit in Riverwoods. He would not be in favor of this development adjacent to his own home.

Commissioner Graditor said the current proposal is a lot better than originally proposed. She questioned what other uses could be built on this property. The site is not conducive to single family homes. Brick and mortar stores are going away and there are very few new retail stores. Some people would like a restaurant, which comes with cooking smells, bars and traffic. Commissioner Graditor believes a townhouse community would work, but this development is not charming. There are no places for kids to play. She is torn between what she would like to see and what is feasible.

Commissioner Datt noted the Plan Commission does not design the project. There are always things they would like to see. He does not really like the way it looks, but questioned how much the Plan Commission can redesign the project.

Commissioner Rothbardt lives in Thorngate and looks at what is proposed across the street on the Baxter property. He questioned how many times the Village has looked at proposals for the property. What else can be built there and will the next proposal be worse? The Plan Commission is trying to appease everyone but that is not possible. There will not be many opportunities to make that decision. He is leaning toward approval, with conditions.

Commissioner Blalock's initial concern was density. He still thinks this is too much density. He believes four units per acre is more palatable. Commissioner Blalock believes Lexington has made a lot of good changes, but he struggles in accepting the proposed density.

Mr. Huvad noted that many communities often award a density bonus to incentivize affordable housing.

Commissioner Graditor does not believe three affordable units would warrant a density bonus. She believes the Plan Commission should allow three affordable units with less density and asked about the possible use of the fee-in-lieu payments.

Mr. Huvad noted that Rob Anthony, President of Community Partners for Affordable Housing, a nonprofit organization that is actively maintaining affordability restrictions in Highland Park, suggested the possibility of subsidizing a single-family home as affordable. Mr. Anthony also expressed a willingness for his organization to administer the affordable housing restrictions that would be adopted in Riverwoods.

Ch. Breitkopf suggested requesting more affordable housing units, such as 5 or 6, less density and a more attractive development.

Commissioner Datt believes affordable housing is important but should not be the main consideration. This project would be the first multi-family development in Riverwoods. The first time it happens will be important for the residents as Riverwoods is different from other communities. There is currently no precedent, so this is the hardest project and must make residents feel comfortable that it fits the character of Riverwoods. Commissioner Datt believes character is important to Riverwoods. The Riverwoods

standards are high, the Lexington design is good, but it may not be good enough for Riverwoods.

Commissioner Levin stated this development could allow residents to remain in Riverwoods or have their families come into Riverwoods.

Mr. Huvad explained that communities often work to get different types of housing. The use of zoning to prevent any housing other than single family could be challenged as a legal matter. There is a national conversation about the housing crisis and the Village's Comprehensive Plan suggests consideration of multi-family housing.

Commissioner Datt stated many residents are not opposed to multi-family housing on this site, but this proposal does not have the feel of Riverwoods. This development has considered a lot of things including school impact and drainage.

Ch. Breitkopf asked what changes Commissioner Datt would suggest to make him comfortable with this project. She said she is not hearing any objection by Commissioners to the concept of multi-family housing on this site.

Commissioner Datt believes density makes a big difference as it is fundamental to the Village.

Mr. Huvad asked if removing one or two buildings would make a key difference to density while keeping the overall site plan the same? The reduced density in this example would not address the design challenge that was raised. This developer has developed a layout, unit mix and size based on targeted price points and buyers.

Commissioner Datt does not believe removing a building makes a difference. He believes it would be difficult to create an affordable project with lower density.

Ch. Breitkopf suggested the possibility of fewer units that are more expensive.

Commissioner Graditor noted there will be some people that will be happy with development and others that will not be happy with any development. She believes this will be the only type of development that will work on this site. Commissioner Graditor believes adding the possibility of an elevator to units is great and the developer has tried to satisfy the needs of the public. She noted the developer has worked hard to satisfy the Village's requirements. There are some criticisms but we do not know what will come next. She would prefer some differentiation in the buildings so they do not look so similar. Although she loves walking paths, she does not believe it works in this circumstance. She does not know if the Village could do better with a redesigned proposal or another developer.

Commissioner Blalock believes density is the issue. He likes Ch. Breitkopf's suggestion of fewer, more expensive units.

Mr. Huvad said that having more expensive units would mean a different target buyer and likely require the developer to start over.

Commissioner Graditor noted if this development is for people who want to downsize, increasing the size would price the units out of the market. Larger units would also bring in more kids. Commissioner Graditor believes there should be some additional conditions, but this could be the best proposal the Village could get in that location. Commissioner Graditor is impressed with the work Lexington has done to address the Village's questions and concerns.

Ch. Breitkopf suggested increasing the native infill in the woodland area. Commissioner Blalock suggested the screening should be enhanced as well.

After further discussion, Commissioner Levin moved to adopt the following motion:

1. Approve the text amendment amending Section 9-4A-3 of the Village Code in accordance with the changes shown below:

Multiple-family housing, provided that the minimum lot area per dwelling unit shall be seven thousand (7,000) square feet ~~and no multiple family building shall have a total lot area of less than forty thousand (40,000) square feet nor have a lot width of less than two hundred feet (200')~~. The applicable bulk regulations, including minimum lot area per building, minimum lot width, floor area, building height and yard requirements for any multiple-family housing development shall be determined by the President and Board of Trustees upon recommendation of the plan commission.

2. (a) Rezone the Subject Property to the 1-R 42,000 square feet district;
- (b) Approve the Preliminary Subdivision Plat; and
- (c) Grant a special use under Section 9-4A-3 (as amended) and under section 9-11-9 for multiple family dwellings, and for the subdivision that includes lots without frontage on public rights of ways, for a project to be constructed and operated subject to the following conditions:

i. The project shall be constructed in accordance with the Development Plan, consisting of the documents enumerated in the attached exhibit to this motion, as the same may be revised before issuance of a building permit (provided all revisions are consistent with the Development Plan and approved by the Board of Trustees). The regulations of the 1-R District shall be modified for the project as reflected in the final Development Plan.

ii. The access road (Access Road) shall be dedicated to the Village per the Subdivision Plat; all public and infrastructure improvements will be assured by completion security.

iii. The project shall comply with the requirements of the Woodland Protection Ordinance.

iv. The project shall satisfy the requirements of the Village's Affordable Housing Plan; the Plan Commission recommends that there should be 5 or 6 on-site affordable units and the fee-in-lieu for offsite units should be based upon the recommendation of a knowledgeable consultant.

v. The project shall satisfy the requirements of the Lake County Watershed Development Ordinance as enforced by the Village.

vi. A homeowner's declaration of covenants to provide for the perpetual care and maintenance of the common areas and improvements, including the engagement of a qualified ecological contractor to maintain native plantings, shall be submitted and approved by the Village and recorded before issuance of a certificate of occupancy.

vii. The project shall grant easements to Lake County and the Village (which may be notated on the Subdivision Plat) for compensatory storage as reflected in the applicant's storm water reports, as requested by the County in connection with the widening of Deerfield Road and the creation of the Access Road.

viii. The project shall maximize native plantings in manicured areas and, in consultation with the village ecologist, enhance the northern woodland buffer area, especially with native plants.

ix. The Board should explore the desirability of installing a fence and removing the mulch path in the northern woodland buffer area, to address the concerns of the Meadowlake community.

Commissioner Graditor seconded the motion. The motion passed by the following vote:

AYES: Breitkopf, Blalock, Graditor, Levin, Rothbardt (5)

NAYS: Datt (1)

#### 4. Adjournment

There being no further business or discussion, Mr. Rothbardt moved to adjourn the meeting. Commissioner Graditor seconded the motion. The motion passed

unanimously on a voice vote. The meeting was adjourned at 10:46 pm. The next scheduled meeting of the Plan Commission is May 4, 2023 at 7:30 pm.

Respectfully submitted,

Jeri Cotton



Exhibit D – Staff/Consultant Memos



March 10, 2023

**Updated Zoning Memo on Application of Lexington Homes L.L.C., concerning 3750 Deerfield Road for a new 54-townhome unit development (“Riverwoods Reserve”)**

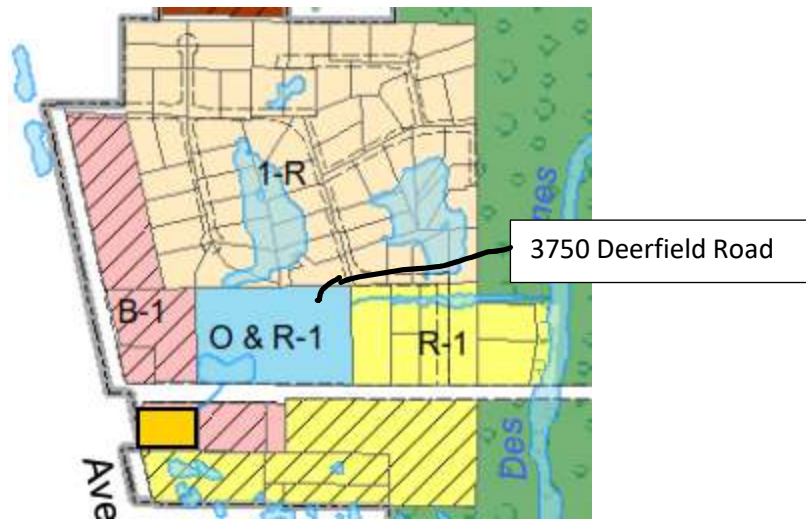
This memorandum amends and updates a prior memorandum dated September 30, 2022, which described the zoning relief requested in the original application by Lexington Homes for a proposed redevelopment of the Federal Life Insurance Company property. That application concerned a site plan showing 69 townhome units and has been the subject of an on-going public hearing.

The revised application is based on a site plan showing 54 townhome units and, for reasons given below, the nature of the requested zoning relief has changed.

**Zoning/Subdivision Relief Request**

Lexington Homes L.L.C. (“Lexington”) is under contract to purchase the Federal Life Insurance Company property at 3750 Deerfield Road and is requesting zoning relief to construct 54 townhomes on the site. The requested zoning relief includes (1) re-mapping, (2) a text amendment and (3) granting a special use. In addition, Lexington’s requests approval of a subdivision plat under the subdivision control ordinance.

The property is approximately 9.38 acres (before any future road dedication to Lake County) and is improved with an office building of approximately 67,000 square feet (including lower level). The property is zoned O and R1 office district one (“O&R1”) as shown in the portion of the Official Zoning Map below.



The Federal Life building was constructed in 1980 as a main corporate office. At one time, 200 employees worked on site, but the employee count is much reduced due to technology, remote working and other factors as business has evolved.

(1) **Re-mapping.** Lexington requests that the property be rezoned to the 1-R 42,000 square feet (inclusive of roads) district (the “1-R District”), which is the zoning classification of the adjacent Meadowlake Subdivision to the north. The 1-R District has not previously been applied to any property outside of the Meadowlake Subdivision.

(2) **Text Amendment.** The 1-R District includes the authority to grant a special use for multiple family housing. **Section 9-4A-3** in the 1-R District provides (existing language):

**Multiple-family housing, provided that the minimum lot area per dwelling unit shall be seven thousand (7,000) square feet and no multiple-family building shall have a total lot area of less than forty thousand (40,000) square feet nor have a lot width of less than two hundred feet (200'). The floor area, building height and yard requirements for any multiple-family housing development shall be determined by the President and Board of Trustees upon recommendation of the Plan Commission.**

Modern townhome developments often employ a number of subdivided lots corresponding to the building envelope. A building envelope for a 5-unit building will vary from the envelope for a 6-unit building, etc.



The above site plan is an excerpt from the most recently submitted site plan revision. Common areas are included within common area lots, with the result that the new site plan would have 14 subdivided lots with buildings occupying 10 of those lots. Allowing for lots of a dimension that adheres to the building envelope while creating other lots for open common areas is a method for improving the overall look and appearance of a development and the governance of the common areas by the homeowners association.

Staff recommends that the special use provision in the 1-R District be amended to reflect the advantages of setting aside common areas within the townhome development and allowing the approval of the site plan by the Board of Trustees to control the ultimate minimum size and area of individual lots.

#### Amendment to Section 9-4A-3

**Multiple-family housing, provided that the minimum lot area per dwelling unit shall be seven thousand (7,000) square feet and no multiple-family building shall have a total lot area of less than forty thousand (40,000) square feet nor have a lot width of less than two hundred feet (200'). The applicable bulk regulations, including minimum lot area per building, minimum lot width, floor area, building height and yard requirements for any multiple-family housing development shall be determined by the President and Board of Trustees upon recommendation of the Plan Commission.**

**(3) Special Use.** Lexington requests, upon rezoning the property, and upon amendment of the special use provision in the 1-R District, that a special use for multiple-family housing be granted under Section 9-4A-3 (as amended) special use provisions of the 1-R District.

#### **SITE DATA**

##### **Density**

The site is approx. 9.38 acres or 408,553 sf. The unit density maximum of Section 9-4A-3 is one unit for each 7,000 square feet, which in this case would allow 58 units. The applicant is requesting 54 units.

The site plan indicates the future ROW dedication for the widening of Deerfield Road resulting in a loss of 0.53 acres (projected to occur in 2024 or 2025), which would leave approx. 8.85 acres or 385,542 sf. This will be revised for future dedication of village access road). Even the lesser square footage would accommodate 55 units.

##### **Parking**

The plan includes a two-car garage for each unit, plus spaces for two cars on the parking pad outside of each garage. With additional on-street parking, the applicant is indicating a minimum of 230 parking spaces.

##### **Setbacks**

This analysis uses the perimeter of the site to establish front, rear and side yards, with the rear yard being measured from the northern property line of the site, and the front yard being measured from Deerfield Road.

The nearest building to the north property line and the depth of the resulting rear yard is 108 feet. For the east side yard, the corners of the buildings measure 37.5, 35.1, 32.9 and 30 feet from the east property line.

For the front yard, the nearest corner of a building to Deerfield Road (before the future ROW dedication) would be 50 feet, and after dedication the distance is 25 feet at the southwest corner of building 10, and 34.8 feet at the southeast corner of building 7.

### Building Height

Building height is 35'3", measured from grade to mean height level between the eaves and ridge of a gable roof.

### Woodland Removal

Just under 20% of protected woodland is proposed to be removed to allow for storm water and detention, which can be seen in the area indicated for impact in the site plan. This is consistent with the maximum allowable reduction of protected woodland area.

### Petitioner's Application

Petitioner will be submitting or has submitted the documents listed below (Development Plan):

1. Revised General Village Zoning Application, including Project Narrative and Affordable Housing Plan
2. Civil engineering drawings, subdivision plat, and site lighting (Haeger Engineering) (to be updated)
3. Landscape drawings (Dickson Design Studio) (to be updated)
4. Student Generation Estimates (Johnson Research Group) (to be updated)
4. Negative Findings – Wetland Delineation Report (Midwest Ecological)
5. Traffic Impact Study for Riverwoods Reserve (Kenig, Lindgren, O'Hara, Aboona, Inc.) (to be updated)

### Standards for Plan Commission Consideration

The Plan Commission may recommend approval of the applicant's requests, or approval subject to such conditions as the Plan Commission deems necessary. The Plan Commission may recommend against approval of the application in whole or in part. The Plan Commission evaluates according to the standards for granting a special use as set forth in the Village Code – and the Board of Trustees must make the same findings:

Standards: No special use shall be granted by the Village Board unless the special use:

1. Is deemed beneficial for the public convenience at that location.
2. Is so designed, located and proposed to be operated that the public health, safety, morals and welfare and interest will be protected.
3. Will not cause substantial injury to the value of other property in the neighborhood in which it is located.

## Review of New Site Plan

The most recent site plan submission deviates from the site plan previously under consideration by the Plan Commission. The most significant changes include a substantial reduction in the total number of dwellings, reduction in the number of access points from Deerfield Road, rearrangement of internal circulation, modification to the design of storm water detention, greater preservation of protected woodlands, and reduction in relief from zoning standards. As described below, each of these changes are supported by staff recommendations.

### Dwelling Units

The reduction from the originally proposed 69 dwellings to the now proposed 54 dwellings has multiple impact: first, the resulting densities do not exceed those permitted under the requested 1R zoning designation. (The prior requested density would have required a bonus to the allowable density as an element of the Residential Planned Unit Development (RPUD) that is available for exceptional designs). Second, the reduced density allows for more open space within the site in addition to the preservation of protected woodlands on the northern edge of the site. The reduced density also reduces the total amount of impervious surface (buildings and paved circulation) that must be addressed through storm water detention and controlled release. Further, the reduced density accommodates greater setback from adjacent residential property.

### Access and Circulation

The revised site circulation is significantly different from prior proposed site plans. The elimination of the eastern access to Deerfield Road results in all site ingress and egress through a single controlled intersection directly across from the access point serving Thorntons and Cube Smart. Neither that existing intersection nor the anticipated traffic generated from this new access to the subject site will warrant traffic signals, and therefore access (one inbound lane and two outbound [left turn/straight and right turn only]) will be controlled through a stop sign. The elimination of the eastern access point reduces the number of conflicting movements in and out of Deerfield Road.

Intermediate site plans responding to the elimination of the eastern access, along with other changes to the site plan necessary to protect the protected woodland, had induced a high proportion of the “motor courts” to also act as circulation driveways for most of all of the residential buildings, and as such, were opposed by staff. The most recent submission eliminates the use of the motor courts for site circulation, allowing them to serve only the two buildings (a maximum of twelve dwellings) they separate. The loop circulation serving all the units has a single point of access to the main access roadway, furthest from the Deerfield Road intersection where it presents the least conflict and greatest opportunity for vehicle stacking awaiting entry into residential loop or exit to Deerfield Road. Staff supports these circulation modifications.

### Stormwater

Stormwater detention on site must accommodate both the volumes and release rates to meet County and Village standards. Stormwater detention in an expanded existing pond at the southwest corner of the site and an additional detention basin in the northwest corner of the site would be hydraulically connected (under the curving access road) as proposed. Interim designs presented by the petitioner would have created 3 to 1 sloping sides to both detention areas to minimize the footprint of those detention areas. On the advice of Village’s consultant ecologist, these sidewalls have been reduced in slope steepness to 4 to 1 (length to height) to accommodate both the establishment and the maintenance

of naturalized plantings. The result will be safer, more attractive, more natural, and more maintainable, but they also are larger and use more of the site, contributing to the reduced number of dwellings.

#### Woodland Protection

In early site plans, and those previously reviewed by the Plan Commission, the siting of dwellings would have resulted in significant number of lost trees within the protected woodland area due to both the location of permanent buildings and as a result of the construction necessary to convey stormwater from the detention area across the northern portion of the site to its exit off the site at the northeast corner of the site. By reducing the number of dwellings and changing the site circulation, the most recently submitted site plan substantially reduces the loss of existing woodland area and loss of existing trees. The loss of area would fall below the maximum allowable 20% of the protected woodland area.

#### Quality of life and neighborhood character

Revised landscape and lighting plans have not yet been updated to reflect the changed site plan. There is substantially more open space within the residential cluster that will accommodate a more attractive living environment for future residents. The motor courts, though still wide spaces dedicated to cars, not people, are no longer circulation lanes, presenting a private parking area serving just the buildings they separate. Staff will continue to work with the petitioner to finesse pedestrian circulation, and the character of the open spaces, and other site amenities.

#### Standards

As a result of the reduction in number of dwelling units, reduced impact to protected woodlands, changes to the design of stormwater management areas, modifications to setbacks, the need for exceptions or bonuses allows the proposed development to be approved without a RPUD. If the site is rezoned to 1R, the Plan Commission can recommend the approval of a special use to accommodate the proposed preliminary plat of subdivision and the construction of multiple-family dwellings with conditions suggested below.

#### Possible Motions and Conditions

(1) The revised notice of hearing and request for relief will include the newly proposed text amendment.

At the conclusion of the public hearing, presumably April 6, 2023, the first motion would be in order to recommend approval of the text amendment amending Section 9-4A-3 of the Village Code in accordance with the changes shown below:

**Multiple-family housing, provided that the minimum lot area per dwelling unit shall be seven thousand (7,000) square feet and no multiple-family building shall have a total lot area of less than forty thousand (40,000) square feet nor have a lot width of less than two hundred feet (200'). The applicable bulk regulations, including minimum lot area per building, minimum lot width, floor area, building height and yard requirements for any multiple-family housing development shall be determined by the President and Board of Trustees upon recommendation of the plan commission.**

(2) The second motion combines three elements:

- (a) to recommend rezoning of the Subject Property to the 1-R 42,000 square feet district,

- (b) to recommend approval of the Preliminary Subdivision Plat, and
- (c) to recommend the granting of a special use under Section 9-4A-3 (as amended) and under section 9-11-9 for multiple family dwellings, and for the subdivision that includes lots without frontage on public rights of ways, for a project to be constructed and operated subject to the following conditions:
  - i. The project shall be constructed in accordance with the Development Plan, consisting of the documents enumerated in the attached exhibit to this motion, as the same may be revised before issuance of a building permit (provided all revisions are consistent with the Development Plan and approved by the Board of Trustees). The regulations of the 1-R District shall be modified for the project as reflected in the final Development Plan.
  - ii. The access road (Access Road) shall be dedicated to the Village per the Subdivision Plat; all public and infrastructure improvements will be assured by completion security.
  - iii. The project shall comply with the requirements of the Woodland Protection Ordinance.
  - iv. The project shall satisfy the requirements of the Village's Affordable Housing Plan.
  - v. The project shall satisfy the requirements of the Lake County Watershed Development Ordinance as enforced by the Village.
  - vi. A homeowner's declaration of covenants to provide for the perpetual care and maintenance of the common areas and improvements, including the engagement of a qualified ecological contractor to maintain native plantings, shall be submitted and approved by the Village and recorded before issuance of a certificate of occupancy.
  - vii. The project shall grant easements to Lake County and the Village (which may be notated on the Subdivision Plat) for compensatory storage as reflected in the applicant's storm water reports, as requested by the County in connection with the widening of Deerfield Road and the creation of the Access Road.





## MEMORANDUM

**To:** Ms. Laurie Breitkopf, Chair, and Members of the Riverwoods Plan Commission  
**From:** Lee M. Brown, FAICP, President, Teska Associates, Inc.  
**Subject:** Updated Review of Lexington Homes proposed redevelopment of Federal Life Property  
**Date:** April 13, 2023

At the March 16, 2023 Plan Commission Meeting, Lexington Homes presented an updated 54 dwelling unit proposal for the redevelopment of the Federal Life Property. At that meeting, we made several suggestions on how the site plan could be modified to enhance pedestrian accessibility and maintenance. The site plan now before the Plan Commission at its April 20<sup>th</sup> meeting reflects many of these suggestions:

1. All the internal sidewalks have been widened to 5 feet wide, making it more comfortable for two people to walk abreast.
2. Each sidewalk that crosses a road now includes an ADA compliant warning pavement/ramp.
3. Each sidewalk crossing a road will include a visually distinguishable pavement or decorative treatment to more-prominently mark the pedestrian crossing area.
4. We suggested modifying the curb line at each of the three courtyards to the front doors so as to create delivery vehicle or guest drop-off/pull-off areas would prevent all the delivery vehicles from impeding vehicular flow. The petitioner opposes this suggestion, and alternatively will designate some areas along the internal roadway to prevent parking and accommodate vehicular loading. A plan designating all “no parking” areas should be submitted.
5. We suggested one additional crosswalk between building 10 and buildings 2/3. The petitioner opposes the additional crossing and suggest that it would disturb the utility of the uninterrupted open space. (We believe that a “desire path” will eventually emerge, and the homeowners’ association will likely choose to install a sidewalk or paved path later.
6. We suggested ringing the central open spaces with a carriage walk to prevent the inevitable road salt damage to landscaping/lawn and aid the driver’s exit from a vehicle parked along these open spaces. The petitioner indicates that this would present a drainage obstruction and chooses not to included it in this site plan.
7. We questioned the purpose of the expanded sidewalks on the street side of building 5 and building 8. The Petitioner indicates that the allow for a margin of error in truck turning movements at the far end of the Rain Garden Island. We remind the Petitioners and the Plan Commission that a plan for parking and “no parking” areas is necessary to assure that parked vehicles will not obstruct the turning movements of trucks.
8. The Revised Site plan reflects our advice that air conditioning condensers should not be located on the street side of the buildings.
9. We have shared our opinion about the lack of a human door on the auto-court side of the units, causing guests parking in the auto-court furthest from the street will require need to walk 350 feet to the front door. We suggested that the addition of sidewalks at the south end of units 7-10 and at the north end of units 1-6 would be appreciated by those guests. The petitioner opposes such additional sidewalks as they would reduce the area available for berming and landscaping and would impact the area woodland preservation and stormwater overflow route. We believe that either the home-owners association or the unit owners at the end of the auto-courts will eventually install a path around the building ends, perhaps in gravel or woodchips, or stepping stones to accommodate this natural movement.
10. The updated site plan increases the paved area by 5’, allowing the dwelling units deepest in the auto-court to back-up and exit without bumping into the screening fence.

Exhibit E – Public comment received December 22, 2022 to May 2, 2023



Bruce Huvad &lt;bhuvad@riverwoods.gov&gt;

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**Re: Additional Questions from the Lexington presentation to the Meadowlake group**

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**Arthur Borden** <arthurlborden@gmail.com>  
To: "bhuvad@riverwoods.gov" <bhuvad@riverwoods.gov>

Wed, Dec 28, 2022 at 9:42 PM

Bruce,

Thanks for the time you took to address our concerns around Lexington's belief the current 1R designation would allow them the 7000 square feet exemption that would support a development of 58 units.

We went back to the Riverwoods Municipal code in an attempt to understand the use of the RPUD and the special exemption they are requesting that would make the RPUD applicable to a parcel of approximately 8 acres v. 125 as spelled out in the RPUD. We are struggling to understand why Lexington might be granted that exception but also seemingly ignore the myriad of other design features and amenities spelled out within the RPUD itself. In summary, the RPUD language (attached) requires the developer to exhibit creativity and design excellence, avoid density, preserve open spaces, protect trees and vegetation etc etc.

I would suggest that even if the village grants the RPUD development size exception, Lexington should still be required by the Village to adhere to the remaining provisions of the RPUD. These are the points we in Meadowlake have been most passionate about. Should we be assuming that Lexington is also formally asking for a modification and relaxation of these aesthetic dimensions? Not sure I have seen that in writing but there is a chance we missed that. We want to be sure that the Planning committee adheres to all of the provisions here. Is this something we should raise at the next planning meeting?

With respect to the size question previously raised, there is language in the attached (Pt.5) that deals with public facilities. Who can help us sort through the math laid out here?

Thanks for your consideration.

Art Borden  
[ArthurLBorden@gmail.com](mailto:ArthurLBorden@gmail.com)  
847.910.6898

On Wed, Dec 21, 2022 at 10:41 AM Arthur Borden <[arthurlborden@gmail.com](mailto:arthurlborden@gmail.com)> wrote:

Good morning Bruce:

I just left you a voicemail on this but thought it might be helpful if I followed up in writing. There were 2 questions that were surfaced when we reviewed with the extended committee the Lexington Homes proposal for 3750 Deerfield Rd.

1. With respect to density, the attorney for Lexington was insistent they were within their rights to propose a density of 58 units on the property. This justified their proposal of 59, a minor variance in their mind. As a committee we understood the village zoning would not support such a density. Can you provide any perspective on why Lexington would assert this opinion? We thought the density provided by the village zoning ordinances was much less.
2. Is there any limitation in village zoning relating to building height? One of our main concerns about this development is the fact the proposed units are of such a height (35 ft. plus some additional height as discussed in their building plan) as they will be towering over the Meadowlake community and impinging on the privacy of our homeowners. We believe that a 2 story development would be more in keeping with the housing surrounding the proposed development. Is building height something the Village can mandate by statute – or if not is it possible to negotiate this even if the statutes are silent on this.

We thought you would be the best person to answer some of these question. If you think there is a better path for us to take please advise whom we might contact.

Thanks Bruce.

Best Regards,

Art Borden

13 Chicory Ln.

[ArthurL.Borden@gmail.com](mailto:ArthurL.Borden@gmail.com)

847-910-6898

Sent from [Mail](#) for Windows



**9-11-12 PUD.pdf**

947K

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)



March 21, 2023

Dear Mayor Ford, Chairman Breitkopf, Village Trustees, and Plan Commission Members,

At the March 16 Plan Commission meeting, I was told that community members could submit questions and comments regarding Lexington Homes' new proposal to build 53 townhomes on the Federal Life site. Below are questions for your consideration. Because our committee has not met since March 16, these are my own questions, but I believe they represent the concerns of many of my neighbors in Meadowlake.

I want to note that although LH changed their zoning request from an RPUD designation (the guidelines of which their plan had, frankly, no possibility of meeting) to a bulk development, it seems to me that the spirit of the RPUD guidelines must guide all new development in Riverwoods. All new development in our village should conform to our woodlands preservation community values and be executed with consideration for the impact on adjacent neighborhoods.

1. If the proposed access road routing traffic through the development from Deerfield Road to Colonial Court and the Shoppes of Riverwoods is built, how do you intend to screen Meadowlake residences from the noise and light pollution of the traffic this will generate? Several years ago, Meadowlake had to install a gate after commuters discovered that Chicory Lane could be used as a shortcut to avoid waiting at the signal at the corner of Deerfield Road and Milwaukee Avenue; how do you propose to prevent the proposed access road from being used in the same way, as a through road? The new proposal includes on-street parking spaces along this road for overflow parking from both the shopping center and the townhomes; again, how will Meadowlake be protected from this intrusion on its serenity?
2. How will the village address the existing maintenance issues at both shopping centers even as it intends to increase their usage? The Colonial Court buildings are dilapidated, with rotting woodwork and peeling paint. The drainage ditch and retainment pond associated with the Shoppes are filled with trash; no other retainment pond in the area is as filthy as the one located by the eastern entrance to Meadowlake. The landscaping at both developments has not been maintained. Of special concern is the fact that the banks of the drainage ditch have eroded to the point that most of the trees along the fence have died, and these trees have not been replaced; this means that there is no effective screening of the back of the Shoppes for properties on Foxtail Lane. Finally, Meadowlake home owners are rightfully concerned that the garbage polluted water from the Shoppes flows into West and East Lakes, raising health concerns.
3. Does the village have plans for further developing Colonial Court and the Shoppes of Riverwoods? Can residents of Meadowlake have an opportunity to share concerns about the impact on our neighborhood, as well as ideas for the kinds of businesses we would like to have there?
4. How will the proposed development of the Federal Life site ensure that access to Meadowlake, particularly West Lake, is restricted? Residents of our neighborhood have noted that, despite our frequently voiced fears about safety and liability should residents of the proposed development trespass on lake properties in particular, the latest proposal has



no fence and features a walking trail through the woodlands close to the water. It is hard to imagine that adults and children would not be drawn to walk through the woods to the water's edge, and perhaps attempt to fish, boat, or swim there. Meadowlake has also asked for fencing and landscaping that would screen our neighborhood from noise, building and landscaping lights, and car headlights from the proposed development. The latest proposal completely ignores our requests for such barriers.

5. May we know where utility lines will be placed so that we can be assured that their installation will not require the removal of woodlands?
6. We have asked repeatedly that the "barracks" design and grid layout be rethought. Yet the latest proposal shows a half dozen three-story barracks (with more buildings behind them), arranged in long rows, with multiple windows on the end of each facing into our neighborhood. These barracks will loom over the woodland barrier in a most unnatural way - spoiling the rustic beauty of the scenery, invading our privacy and creating light pollution, at a great detriment to our enjoyment of our properties. Building one or two story residences with attached garages would eliminate this problem. Can Lexington submit a plan that arranges buildings in a way that conforms to the natural setting, rather than on a grid pattern, and limits building height to two stories, that is, below the treetops?
7. Reducing height to two stories and arranging buildings in clusters would necessitate a reduction in density, resolving another concern that Meadowlake homeowners have repeatedly voiced. We proposed a maximum density of four homes per acre, which is four times the village norm and double the only present exception, within portions of Thorngate. My neighbors feel that this is a very generous position and that we should not have greater density than this imposed upon us. We understand that developing the site will involve a costly demolition, but we don't think we should have to bear the cost of this through our quality of life and property values. Perhaps Federal Life will have to accept a reduced sale price and Lexington will have to accept a smaller profit, along with the tax advantages it will enjoy. We didn't offer four times the village norm as a preliminary bargaining position; we were stating our strongly held position for the sake of clarity. Can the village leadership help broker a deal between Federal Life and Lexington that will protect the unique low density, woodland setting we all came here to enjoy?
8. Can we know the basis of the assurances given us at the March 16 Plan Commission meeting that there will be very few children (Lexington claimed there would be no tax burden for public schools) in these two and three bedroom homes? And that there will be too little traffic generated by the development and access/through road to necessitate a traffic signal?

I know that many of my neighbors in Meadowlake are concerned about significantly increased foot and bike traffic through Meadowlake as residents of the proposed development look for the closest place to exercise, wary of the risks of increased flooding, and afraid that the serene, naturally lovely, and safe environment we enjoy in Meadowlake will be irretrievably compromised. Many are concerned about the value of their properties. I'm sure that you will hear from them. Continuing guidance from the Board and Plan Commission about density, height, engineering, aesthetics, and screening of the proposed development could resolve these issues.

I truly appreciate your consideration of my concerns and questions.

Sincerely,

Mary Oler

Dear Mayor Ford, Chairman Breitkopf, Chief Dayno, Village Trustees, and Plan Commission Members,

We were encouraged as a community to submit questions and comments regarding the most recent proposal from Lexington that was presented on March 16<sup>th</sup>, 2023. Here is my feedback:

I appreciate the design change that Lexington made to vary the color of the buildings and the reduction of the number of units.

I hope that windows and lighting will be positioned and shielded with consideration for Meadowlake neighbors and in keeping with Riverwoods' ongoing concern for wildlife.

I would still like the development pushed south, allowing more open green space (Mature trees), between Riverwoods Reserve and Meadowlake. In addition, remove some of the units to have a lower density. attached sample images.

I didn't hear any discussion of the buffer on the Meadowlake side, and more details need to be shared. The Meadowlake buffers are owned by 3 individual lake homeowners. I personally feel that no one from Meadowlake should incur any expense to shield ourselves or conduct risk mitigation at our cost from this development.

**My most urgent concerns are the following:**

1. This development shares a property line which backs directly up to Meadowlake's West Lake.
  - **Safety:** Drowning,
  - **Liability:** Attractive Nuisance
    - If someone is harmed while trespassing in the lake? Who is legally, responsible? What laws protect Meadowlake West Lake residents? How can we be held harmless. I want to suggest it happens more than you think it does.
  - **Privacy:** The right to enjoy our property without visual and physical intrusion.
  - **Managing Risk:** Is the Village accountable for confirming risk and doing risk mitigation planning? Will we need to pay to obtain additional insurance to protect ourselves?

These values were adopted in the Strategic Plan in the following vision statement: *Riverwoods is an Independent Woodlands Community*

The findings from the Strategic Plan highlighted two core values of residents that reinforce each other:

1. The privacy and independence enjoyed by residents living on larger lots, in a low-density community, where a number of functions and services are organized by residents rather than by village government and where government services are provided generally on a "user-pay" basis; and
2. The constant presence of the woodland environment enjoyed by residents as they socialize with each other and go about their daily lives.

**The Issue of Trespassing**

Kids who trespass on private property are not treated exactly the same as adults who venture onto private property. Children below a certain age can not commit negligence due to their age. This means property owners might be found liable for injuries endured by kids while on the property due to the presence of one or several attractive nuisances.

- **Maintaining Green Space** Paying special attention to protecting and enhancing the woodlands and established wildlife and their dens.

## Attractive Nuisances

- It is likely that residents of the proposed development will be drawn to Meadowlake for recreation, where they will see the lakes being used recreationally. The village and developer need to find a solution to the risk of people going into the lakes.
- Are the police willing to enforce a special ordinance or special fine?
- Can the Village of Riverwoods guarantee that the Meadowlake Homeowner's Association and individual lake lot owners from whose property someone accessed the lakes will not be liable if someone is injured or drowns? Our lake is like a big, huge pool. Pools are required to have fences. Although lakes are not required to have fences, we are dealing with the same risks as pool owners, but with a far greater area, lower visibility, and countless entry points. Again, this is a recreational lake.
- Meadowlake residents have asked for fencing between the development and Meadowlake to create a barrier for protection and privacy. While it would be a help, I am not sure it is a total solution. A fence needs to be attached to something. People will just walk to either end of the fence and walk around into Meadowlake property and our lake. Because of the density of this development is still high, and we are so close, they have a recreational lake in their back yard,
- What are other potential solutions?
  - Do Not Trespass signs? If we called the police, what consequences will the Riverwoods police support and comply with? Might the chief of Police have any ideas?
  - What recourse do Meadowlake homeowners have? Our Meadowlake by-laws do not allow individual homeowners to fence their property, and we do not wish to become a neighborhood of fences and "No Trespassing" signs.
- Our privacy needs to be protected. I believe this is our right.
  - This project should not move forward until this issue has been thoroughly explored and sound solutions have been agreed upon.

Keeping that in mind, here is a list of some of the most common attractive nuisances that tend to be cited by plaintiffs in lawsuits:

1. Swimming Pools. ...
2. Railroads. ...
3. Construction Sites. ...
4. Artificial Ponds, Fountains and Lakes. ...
5. Discarded Appliances. ...
6. Abandoned Automobiles.

<https://resultsyoudeserve.com> › wha...

## 2. High Density

There is not enough parking, which is a red flag waving, waving, waving... right in front of our eyes. This is too dense of a project.

- The units are small.
- The amount of available parking is insufficient.
  - Guests will have to enter through the garage.
- Is someone from Lexington or the Village working out parking arrangements with the Shopping Center or the rehab facility across the street to accommodate anyone needing additional parking.
  - What % of the 54 Townhomes host a holiday event? *EG: 10% want to host on the same holiday. 6 homes host, each home has 4 guest cars. 6 homes x 4 guest cars = 24 required spaces*
- Who are going to buy these units with these drawbacks?
- The reason this is a concern is because as soon *as you give approval to build on this site, the Village has now set a density precedent in the village*, and I believe that would be moving in the wrong direction.
- We believe that neighborhoods throughout Riverwoods will oppose this degree of density with insufficient parking, green space, and living space.
- It would be great to see Village leadership should ask Lexington to further reduce density and increase green space and have more adequate living space and parking per unit.
- See sample design at end of document.

**How many families gather each Thanksgiving for a dinner?**

**96%** of American families gather for a feast, according to [Nationwide](#). Based on the survey results shown above, this figure probably applies in normal times, not this year.

**What is the average number of dinner guests per household on Thanksgiving?**

**11** is the average number of dinner guests per household according to [Financial Times](#), and 28% of Americans had more than 12 people at their table in 2019, according to Nationwide.

## 3. Wildlife Protection

- I remain very concerned about the wildlife that inhabit the woodlands buffer and areas adjoining the proposed construction. I want to see plans that demonstrate expert care for their preservation during any construction.

**Goal: Ecology**

The goal is a balanced and healthful relationship between people and nature's life support systems.

I appreciate your time and consideration.

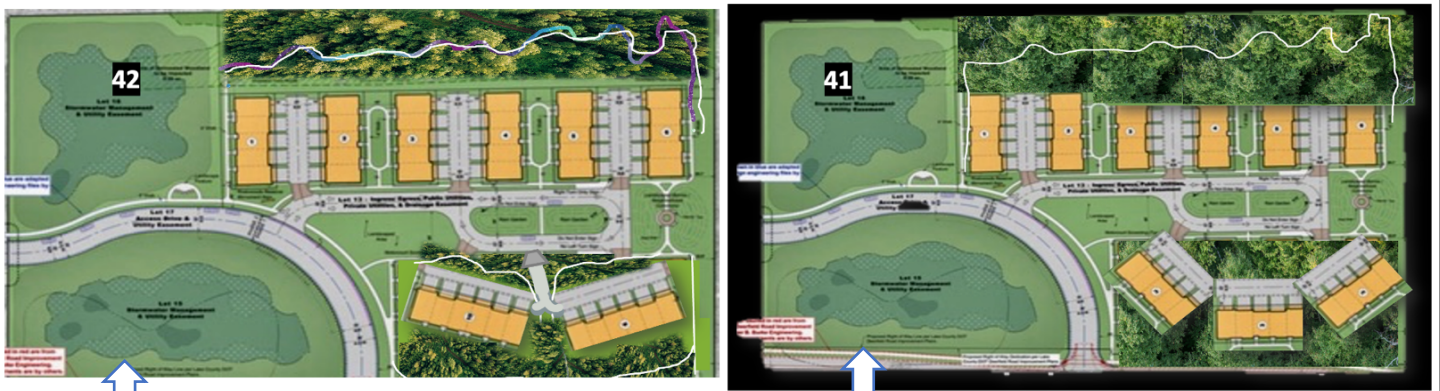
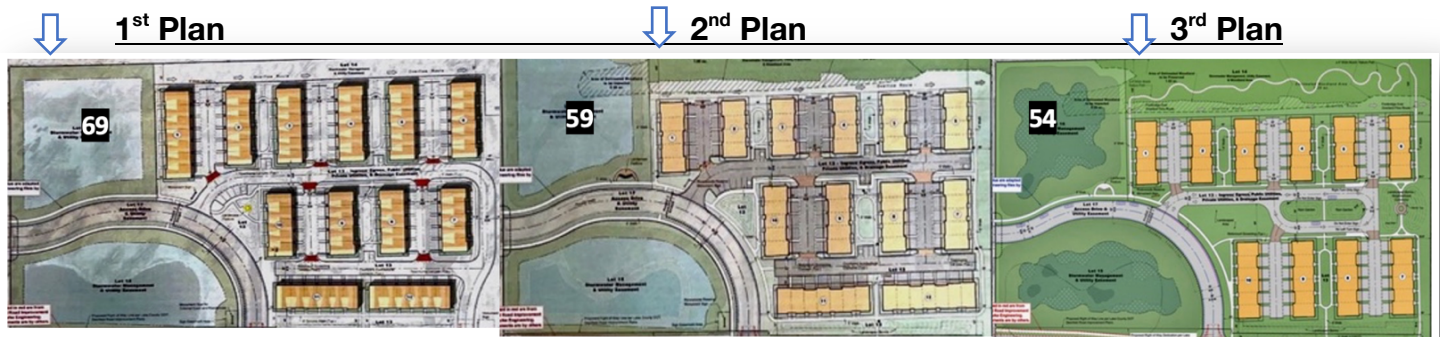
Sincerely

*Christy Sherman*

Christy Sherman – 18 Chicory Lane 847-778-6878

Attachments: Below are two examples/mock-ups incorporating some of my feedback.

**1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> Plans are Lexington plans.**



**Example 1: less density, greener 42 Units**

**Example 2: less density, greener 41 Units**

**Examples 1 and 2 are mockups incorporating my feedback.**

**Example 1: less density, greener 42 Units**



**Example 2: less density, greener 41 Units**

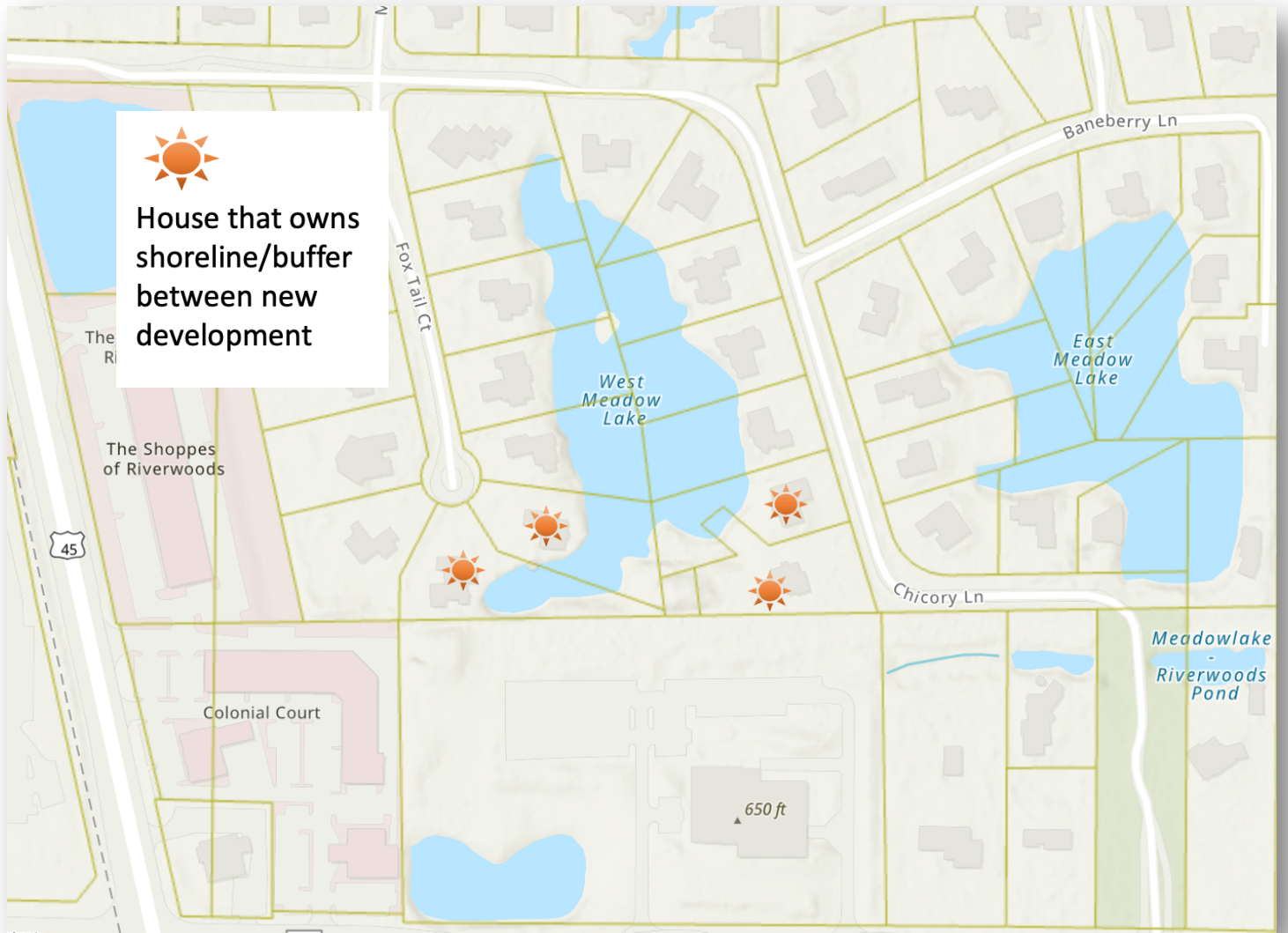


Proximity of new development and Meadowlake homes





A star represents each home that own the buffer up to the property lines.





Bruce Huvad &lt;bhuvad@riverwoods.gov&gt;

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## Regarding Lexington Homes Riverwoods Reserve Project

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Julie Donley &lt;jjdonley@sbcglobal.net&gt;

Sat, Apr 22, 2023 at 9:17 AM

To: Lbreitkopf@riverwoods.gov, bhuvad@riverwoods.gov, kford@riverwoods.gov, crothbardt@riverwoods.gov, kblalock@riverwoods.gov, rjdatt@riverwoods.gov, sgraditor@riverwoods.gov, slevin@riverwoods.gov, mclayton@riverwoods.gov, Ldikin@riverwoods.gov, aeastmond@riverwoods.gov, mhaber@riverwoods.gov, hhollander@riverwoods.gov, rjamerson@riverwoods.gov, jeff.b.smith@att.net

To Village of Riverwoods Leadership,

We have been residents of Meadowlake in Riverwoods for 2 years. When we decided to move to this area, we had a vision that included being next to the woods. To be able to walk and bike out our door and be surrounded by nature. When we read about Riverwoods tree/woodland protection ordinance and the Ecological cost-share program, we thought this is the place! This is a village that really cherishes and protects nature.

We have participated in the cost-share program on our property, and with permission of the LCFP we have carried the woodland preservation into part of Ryerson woods that borders our property entirely at our own cost.

In regards to the Lexington homes townhouse development located at [3750 Deerfield Road](#) in Riverwoods bordering Meadowlake.

We are very concerned about the population and building density, lack of green/recreational space and parking for the residents. This development is at odds with what the Village of Riverwoods stands for.

From the "Welcome to the Woods" flyer:

*The Village has unique, private homesites in a woodland-preserve like setting, miles of bike paths, woods packed with hundred-year-old oak trees, a rich natural environment and a lush woodland understory. Our residents protect it, cherish it, and are determined to help it prosper.*

We also understand that the current owner no longer needs the space and the Village would like a new use for this area. We would also like the right development on this lot that fits with the Village mission. We would hope that the latest design is not the final design as there are options that would allow these residences to be more in keeping with the natural surroundings.

Hopefully there can be some thoughtfulness in design that will keep some of that Riverwoods nature oasis feel.

We have some additional ideas to assist the buildings to blend into the natural environment and soften the townhomes encroaching into Meadowlake to keep with the "unique woodlands preservation community with a semi-rural character."

Neighbors of Meadowlake would be open to discussions with the Village ecologist regarding more and larger native plantings in the woodlands area at the south end of Meadowlake and the north end of the townhomes to better shield the view of the townhome development from the Meadowlake community. We suggest that Lexington pay the entire cost of these new plantings and if this is not feasible, then other cost sharing arrangements can be negotiated.

We would also like Lexington to make the end of the north units that face Meadowlake to have a green element to them so as not to be so obtrusive, please see examples in the images below. Whether it be attached lattice with ivy or plants growing directly on the building wall.

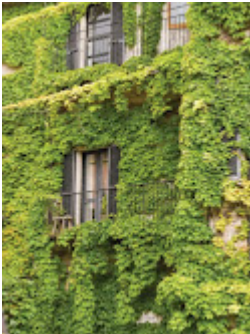
Thank you for your consideration and we look forward to a development that is in keeping with the unique woodlands Riverwoods community.

Julie and Joe Donley  
[8 Baneberry Lane](#)



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**2 attachments**



**PastedGraphic-2.tiff**  
905K



**PastedGraphic-3.tiff**  
737K



Bruce Huvad &lt;bhuvad@riverwoods.gov&gt;

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## Proposed Lexington Homes Development

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**LEWIS BARR** <lew barr@comcast.net>

Tue, Apr 25, 2023 at 2:37 PM

To: "Lbreitkopf@riverwoods.gov" <Lbreitkopf@riverwoods.gov>, "crothbardt@riverwoods.gov" <crothbardt@riverwoods.gov>, "kblalock@riverwoods.gov" <kblalock@riverwoods.gov>, "rjdatt@riverwoods.gov" <rjdatt@riverwoods.gov>, "sgraditor@riverwoods.gov" <sgraditor@riverwoods.gov>, "slevin@riverwoods.gov" <slevin@riverwoods.gov>, "mclayton@riverwoods.gov" <mclayton@riverwoods.gov>, "Ldikin@riverwoods.gov" <Ldikin@riverwoods.gov>, "aeastmond@riverwoods.gov" <aeastmond@riverwoods.gov>, "mhaber@riverwoods.gov" <mhaber@riverwoods.gov>, "hhollander@riverwoods.gov" <hhollander@riverwoods.gov>, "rjamerson@riverwoods.gov" <rjamerson@riverwoods.gov>, "bdayno@riverwoods.gov" <bdayno@riverwoods.gov>, "jeff.b.smith@att.net" <jeff.b.smith@att.net>, "bhuvad@riverwoods.gov" <bhuvad@riverwoods.gov>, "kford@riverwoods.gov" <kford@riverwoods.gov>

We have lived in Riverwoods for more than 40 years have have enjoyed the tranquility, foliage, wild-life and space that this village has provided to us. The Village's very nature is threatened by Lexington Homes proposal. Meadowlake Subdivision will lose its charm and beauty as the proposed multiunit buildings are placed alongside our homes. None of the Village trustees live in Meadowlake and therefore the age-old adage of "Not in my backyard" may have no meaning for them; however, it has great meaning for those of us who live here. For the sake of the 50 families who live in Meadowlake and well as for the entire Village of Riverwoods, do NOT allow Lexington's Homes development to move forward

Lewis Barr; [5 Columbine Ln.](#); [Riverwoods](#)



Bruce Huvad &lt;bhuvad@riverwoods.gov&gt;

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## An insightful warning about Meadowlake West shoreline.

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Alan Schulman &lt;Alan@glentronics.com&gt;

Tue, Apr 25, 2023 at 5:23 PM

To: "Lbreitkopf@riverwoods.gov" <Lbreitkopf@riverwoods.gov>, "bhuvad@riverwoods.gov" <bhuvad@riverwoods.gov>, "kford@riverwoods.gov" <kford@riverwoods.gov>, "crothbardt@riverwoods.gov" <crothbardt@riverwoods.gov>, "kblalock@riverwoods.gov Planning" <kblalock@riverwoods.govplanning>, "rjdatt@riverwoods.gov Datt" <rjdatt@riverwoods.govdatt>, "sgraditor@riverwoods.gov" <sgraditor@riverwoods.gov>, "slevin@riverwoods.gov Stephen Levin" <slevin@riverwoods.govstephenlevin>, "mclayton@riverwoods.gov Michael Clayton" <mclayton@riverwoods.govmichaelclayton>, "Ldikin@riverwoods.gov Lilia Dikin" <Ldikin@riverwoods.govliliadikin>, "aeastmond@riverwoods.gov Andrew Eastman" <aeastmond@riverwoods.govandreweastman>, "mhaber@riverwoods.gov" <mhaber@riverwoods.gov>, "hhollander@riverwoods.gov Henry Hollander" <hhollander@riverwoods.govhenryhollander>, "rjamerson@riverwoods.gov" <rjamerson@riverwoods.gov>, "bdayno@riverwoods.gov Bruce Dayno" <bdayno@riverwoods.govbrucedayno>, "jeff.b.smith@att.net Jeff Smith (new trustee)" <jeff.b.smith@att.netjeffsmith>

Dear Village leaders,

As you know there have been numerous points made regarding the possible building for townhomes that will be touching the south side of Meadowlake West. I totally agree with the comments made by my neighbors and friends. A development of this magnitude is not consistent with the open/wooded nature of our community.

I am writing to you today to alert you to a potential disaster that could occur if this new construction is allowed to proceed as proposed. As 20+ year resident and past lake manager and very active user of Meadowlake West, I am informing you that the southeast shoreline of the lake has a very deep slope dropping into the lake.

This slope has always been covered and secured by native trees and bushes that line the shoreline. From what I am seeing in the plans for development these trees would be removed, and no secure fence will replace it. This will be an invitation for children and adults to want to explore the shoreline. Without the old tree line protecting this shoreline it could rapidly weaken and slide into the lake. That would block the water access to the homes on the North side of the lake.

It can be assumed that Lexington residents will want to go fishing in "their" lake. Of course, this would amount to "poaching" and cause conflicts. More importantly, just imaging a child goes behind the buildings to fish or play, slips into the lake and , well I don't even want to contemplate what would follow.

In my business builders like Lexington are my customers. Finding land to build on is always a huge challenge for these companies. I fully understand and appreciate why this land parcel is important to them. Unfortunately, it just does not fit into our quant little village.

If building revenue for the village dictates that this development of this magnitude is approved, then so be it. My message is that a substantial fence capable of keeping anyone from gaining access to the south shore of Meadowlake West must be a requirement to any permit to build this development.

Respectfully,

5/12/23, 1:34 PM

Village of Riverwoods, IL Mail - An insightful warning about Meadowlake West shoreline.

Alan Schulman

CEO

Glentronics, Inc.

[645 Heathrow Dr.](#)

[Lincolnshire, IL 60069](#)

[alan@glentronics.com](mailto:alan@glentronics.com)



Bruce Huvad &lt;bhuvad@riverwoods.gov&gt;

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## Concerned Citizens of Riverwoods—unalterably changing the very nature of Riverwoods

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Susan M. Serota &lt;susanserota@me.com&gt;

Wed, Apr 26, 2023 at 10:48 AM

To: Lbrietkopf@riverwoods.gov

Cc: bhuvad@riverwoods.gov, kford@riverwoods.gov, crothbardt@riverwoods.gov, kblalock@riverwoods.gov, ridatt@riverwoods.gov, sgraditor@riverwoods.gov, slevin@riverwoods.gov, mclayton@riverwoods.gov, Ldikin@riverwoods.gov, mhaber@riverwoods.gov, bhollander@riverwoods.gov, rjamerson@riverwoods.gov, bdayno@riverwoods.gov, jeff.b.smith@att.net, aeastmond@riverwoods.gov

We built our home in Meadowlake in 1987, among the first settlers of the subdivision. We were drawn to beautiful Riverwoods for all the same reasons everyone has been enthralled with our beautiful village—the serenity, the trees, the beautiful winding roads, the 1 acre minimum for property. These qualities were insured by the long-standing village codes. Now, the planning commission and the village trustees are ignoring these codes and instead willing to set a precedent of building unattractive barracks style housing—in fact, 6.75 homes per acre, on the Federated Life property. Additionally, Lexington Homes has indicated it intends to build several other developments on vacant property in Riverwoods. This precedent, of course, will negatively and completely change the character of Riverwoods. Additionally, the concomitant necessities of increasing the infrastructure to support this massive increase in population to our charming village are not being addressed with this proposal.

The citizens of Riverwoods have overwhelmingly voiced their disapproval. In fact, the commissioners acknowledged the unattractiveness of this proposal, that they would not want it next to their home, yet the proposal was quickly passed. It is particularly odious that trustees and commissioners were voted into office to protect the very same village codes, and yet quickly were ignored as the proposal was ramrodded through to presentation of the Trustees at their May 2 meeting.

Susan Serota

Sent from my iPad





Bruce Huvad &lt;bhuvad@riverwoods.gov&gt;

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**Development of 3750 Deerfield Rd. (Federated Life property - Lexington proposal)**

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**Eberhardt Jules** <jayeber@aol.com>

Sat, Apr 29, 2023 at 5:21 PM

Reply-To: Eberhardt Jules &lt;jayeber@aol.com&gt;

To: "lbreitkoff@riverwoods.gov" <lbreitkoff@riverwoods.gov>, "bhuvad@riverwoods.gov" <bhuvad@riverwoods.gov>, "kford@riverwoods.gov" <kford@riverwoods.gov>, "crothbardt@riverwoods.gov" <crothbardt@riverwoods.gov>, "kblalock@riverwoods.gov" <kblalock@riverwoods.gov>, "rjdatt@riverwoods.gov" <rjdatt@riverwoods.gov>, "sgraditor@riverwoods.gov" <sgraditor@riverwoods.gov>, "slevin@riverwoods.gov" <slevin@riverwoods.gov>, "mclayton@riverwoods.gov" <mclayton@riverwoods.gov>, "ldikin@riverwoods.gov" <ldikin@riverwoods.gov>, "aeastmond@riverwoods.gov" <aeastmond@riverwoods.gov>, "mhaber@riverwoods.gov" <mhaber@riverwoods.gov>, "nhollander@riverwoods.gov" <nhollander@riverwoods.gov>, "rjamerson@riverwoods.gov" <rjamerson@riverwoods.gov>, "bdayno@riverwoods.gov" <bdayno@riverwoods.gov>, "jeff.b.smith@riverwoods.gov" <jeff.b.smith@riverwoods.gov>

To Whom It May Concern:

We are against any multi-family home development of this property.

The negatives are overwhelming. More traffic, more people, more noise, less nature. A reduction of the quality of life for those living near the property.

Traffic is a specific concern. Access to Deerfield Rd. from Meadowlake, combined with the added traffic from the proposed development, will likely be more difficult especially during rush hours. Designing appropriate access roadways and safety measures such as adding a traffic light and pedestrian crossing may be necessary. Are two separate access roads the right answer? It could be difficult to integrate with improvements planned for Deerfield Rd. and the proximity to the Deerfield/Milwaukee intersection. It seems there is a high risk for a bad outcome. The entire traffic situation resulting from the development needs thorough analysis. Not aware this has been done.

There also are public safety considerations including potential of increased trespassing on private property. This presents risks for property owners. An example would be people seeking safe access to the Des Plaines River Trail without crossing Deerfield Rd. There isn't a public path for that. Also, increased traffic congestion and resulting accidents can cause increased response times to emergencies in the area.

The proposed development is not in keeping with the character of the village of Riverwoods, where we have lived for 27 years. A village of single-family homes with spacious lots, close to nature and a relaxing ambience. That is the heritage of Riverwoods and that was why we moved here.

The only development that would make sense for the property involved would be single-family homes of the style of the adjacent Meadowlake subdivision.

Let's keep Riverwoods, Riverwoods.

Thank you,

Diane & Jules Eberhardt  
10 Columbine Lane



Bruce Huvad &lt;bhuvad@riverwoods.gov&gt;

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**(no subject)**

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william lauth &lt;wmbrain@icloud.com&gt;

Wed, Apr 26, 2023 at 1:59 PM

To: bhuvad@riverwoods.gov

Cc: MammaCathie &lt;mammacathie@aol.com&gt;, William Lauth &lt;wmbrain@aol.com&gt;

*My wife and I built our home in Riverwoods in 1986. We have lived here for the last 37 years. We love Riverwoods for what is was and hopefully for what it will continue to be. We are Vehemently Against* the proposed construction which will require the acceptance of changing many long-standing village codes/ordinances which entails deforestation, reduction in native animal and plant species, and loss of privacy. These residential zoning changes will result in increased population density, and overall path to reduction of emphasis on nature in Riverwoods. Lexington Homes is proposing/ petitioning to build townhomes on the Federal building property located at [3750 Deerfield Rd.](#) This 9 acre parcel is currently Zoned for commercial use and this builder is asking for a list of exemptions which do not fit into the aesthetics or integrity of our village. If this townhome development is accepted by our planning commission or village trustees, it potentially violates many village protective codes we have lived by that protects our woodlands, wildlife and the privacy and seclusion that makes our community what it is today.

Families move into Riverwoods to be in a small community surrounded by mature trees, winding private roads on minimum 1 acre lots (exception is Thorngate). We take pride in our small village that is a tree city and offers privacy and tranquility to all residents. This goes against everything our village was built upon. If this new development is allowed to proceed in its current proposed state, a strong precedent will be set to allow trees to be cut down indiscriminately, native ecosystems to be destroyed, and construction companies to be granted access to do what is the most profitable, rather than what fits into the ethos of Riverwoods. Is that the type of community-feel you want Riverwoods to turn into?

We, being residents of Riverwoods, are against the proposed construction, which entails deforestation, reduction in native animal and plant species, residential zoning changes resulting in increased population density, and overall path to reduction of emphasis on nature in Riverwoods.

**What is your incentive for changing our beautiful community? Why would you do this to us?**

**What are the motives? Why take a beautiful village and force the monumental change of urban living on us? Traffic, noise, danger, destruction of beauty, nature, home, life, and family. What gain do you hope to accomplish? What kind of neighborhood do you foist upon us? What motivates you to destroy our way of life and peaceful community? Why not build the structure across the street from our Village Hall on the vacant land now owned by the Village? The serenity of our Camelot slowly deteriorates for What? Gas stations, storage lockers, failing strip malls, and now over crowded, dense, high-rise apartment buildings, with parking lots, noise, traffic, and destruction of the serenity of our homes? Add to this the widening of our country road to four lanes. Is this modernity absolutely necessary? What do you gain from this?**

**What kind of village managers would do this?**

Catherine and William Lauth  
[1 Chicory Lane](#)  
[Riverwoods, Illinois 60015](#)

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**Take the next step!**

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Bruce Huvad &lt;bhuvad@riverwoods.gov&gt;

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## Lexington Homes proposal

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**Michael Kirschner** <Kirschnermk@comcast.net>

Tue, May 2, 2023 at 1:15 PM

To: bhuvad@riverwoods.gov, mhaber@riverwoods.gov

Cc: kford@riverwoods.gov, mclayton@riverwoods.gov, Ldikin@riverwoods.gov, aeastmond@riverwoods.gov, hollander@riverwoods.gov, rjamerson@riverwoods.gov, kirschnermk@comcast.net

Dear Mr. Huvad and Mr. Haber,

I am concerned about the developing situation involving Lexington Homes proposal to place numerous unattractive barracks-like multistory building on property adjoining Meadowlake. Legitimate concerns have been raised that such a drastic change to the Village of Riverwoods historic values and nature will seriously degrade property values in Meadowlake. Given the location and nature of this proposal, it seems reasonable on its face that if approved, there will be a direct impact on the valuation and perceived desirability of living in Meadowlake. Any promises made by Lexington Homes or the Village to try to mitigate its impact on Meadowlake cannot be trusted to be kept, as the sorry history of The Shoppes has shown. The Village of Riverwoods has been ineffective in policing the promises that The Shoppes made that are visibly not being kept.

Ultimately, the concern is that the drop in valuation, or even just the perception that valuation has or will drop, provides a strong incentive for litigation to challenge any approval of the Lexington Homes project. The legal risk to the Village will be increased in proportion to the extent that the Village is capable of disapproving the project, but does not do so in violation of any current zoning, ordinances, policies, or the like. Meadowlake has spent tens of thousands of dollars or more in recent years to protect the desirability and valuation of the neighborhood and the valuation of the homes therein. The possibility of litigation to protect the economic, aesthetic, and safety concerns of the Meadowlake community will exist if current zoning and/or other ordinances and/or longstanding Village policies are changed in order to approve the project. To the extent that this proposal is being viewed as setting a precedent that could impact other areas of the Village in the future, then support for such litigation might flow from residents throughout the Village.

People fighting for their neighborhoods and home values can be very determined. That determination can be enhanced to the extent that the concerns of the residents of Meadowlake have been and are continued to be ignored, dismissed, or treated with contempt.

Sent with the hope that unnecessary conflict can be avoided and in the hopes that the Village and its employees and contractors will listen to its citizens' concerns about this project.

With best wishes,

Michael Kirschner