

APPROVED

Village of Riverwoods
Plan Commission Meeting

Meeting Minutes

December 2, 2021

A meeting of the Village of Riverwoods Plan Commission was held via Zoom on Thursday, December 2, 2021. Chairperson Laurie Breitkopf called the meeting to order at 7:39 PM.

Present electronically were:

Karl Blalock

Laurie Breitkopf, Chairperson

Sherry Graditor

Carey Rothbardt

Absent:

Jay Datt

Stephen Levin

Also Present:

Bruce Huvad, Village Attorney

Mayor Kris Ford, Present at Village Hall

Patrick Glenn, Village Engineer

Henry Hollander, Village Trustee

1. Document Approval

Commissioner Rothbardt moved to approve the minutes from the November 4, 2021 Plan Commission meeting. Commissioner Graditor seconded the motion. The motion passed by the following vote:

AYES: Blalock, Graditor, Rothbardt, Breitkopf (4)

NAYS: None (0)

2. Visitors wishing to address the Plan Commission

There were no visitors wishing to address the Plan Commission in person, via email or on Zoom on non-agenda items.

3. Old Business

Continuation of Public Hearing on application of Vade Sankar, concerning 240 Saunders Road (i) to classify parcel to Office and Research Compatible District, (ii)

amend the Zoning Ordinance to authorize a limited restaurant (café/food shop) special use in the O & R/C district, and (iii) grant a small parcel office compatible special use for such use.

After the initial Hearing was continued, Mr. Huvad spoke with Mr. Sankar and Dr. Gore. The petitioners were anticipating that Dr. Gore would sell the building to Mr. Sankar but Dr. Gore will remain as a tenant who will continue to see patients. There are no internal or structural changes planned for the building. At the initial Public Hearing, Mr. Sankar explained he would have classes and services as well as juices and grab and go items. The majority of his revenue will come from services but he would like to offer both services and related food items.

The current special use in the R-1 Zoning was set up for the Center for Holistic Medicine. This special use allows a medical or other single purpose office building. Mr. Huvad explained that the “single purpose” language concerned the petitioners because of their desire to offer services and related products. Mr. Huvad explained the proposed amendments that would create a new special use in that district to authorize a medical office and related health and wellness services and products. Rezoning the property to Office and Research Compatible is consistent with the Comprehensive Plan.

Commissioner Graditor questioned changing the parcel size from 1 acre to ½ acre. Mr. Huvad explained this would be a special use, which is unique. To further define this particular use, the Village could require frontage on a major road.

Commissioner Blalock moved to recommend approval of the request to classify the parcel to Office and Research Compatible District; authorize a text amendment to the Zoning Ordinance amending the O & R/C District to add a new special use for medical office and related health and wellness services and products with frontage and access to a major road; and grant the new special use for the property. Commissioner Graditor seconded the motion. The motion passed by the following vote:

AYES: Blalock, Graditor, Rothbardt, Breitkopf (4)

NAYS: None (0)

4. New Business

Mr. Huvad reported Lexington Homes is proposing plans for a town home development on the former Federal Life property and will get materials to the Village on an informal basis for staff to review. Lexington has asked to appear before the Plan Commission for a workshop session on January 6, 2022. Ch. Breitkopf would like to explore affordable housing with the petitioner. Mr. Huvad noted Lexington Homes would like to commence construction in the fall of 2022, which is the same time the Thorntons project would be underway. As a result, some of the Deerfield Road work will be performed at that time which will have the effect of improving access to the Lexington site. But a number of details remain to be worked out for linking the access road on the Lexington site.

Mr. Huvad discussed affordable housing regulations and complexities, including the need for the units to remain affordable in perpetuity. Commissioner Graditor suggested inviting not-for-profit organizations specializing in affordable housing to make presentations to the Village. The Commissioners believe the Village should pursue affordable housing and this is an opportunity for the Village. Mr. Huvad would like the developer to make a proposal, but the Village will probably be asked to come up with the percentage of affordable units desired and the median income to qualify for affordable housing. Mr. Huvad noted having a strong commitment to affordable housing means having flexibility in regard to density. There may be trade-offs between the density and the number of affordable units. Ch. Breitkopf believes the Village should set high standards and should not sacrifice attractiveness and cohesiveness of the plan.

5. Comments from the Chairman

Ch. Breitkopf asked the commissioners to RSVP to the December 8 Volunteer Appreciation Luncheon as soon as possible.

6. Adjournment:

There being no further business or discussion, Commissioner Rothbardt moved to adjourn the meeting. Commissioner Blalock seconded the motion. The motion passed by the following vote:

AYES: Blalock, Graditor, Rothbardt, Breitkopf (4)

NAYS: None (0)

The meeting was adjourned at 8:50 pm. The next scheduled meeting of the Plan Commission is January 6, 2022.

Respectfully submitted,

Jeri Cotton