

APPROVED

Village of Riverwoods
Plan Commission Meeting
Meeting Minutes September 8, 2022

A meeting of the Village of Riverwoods Plan Commission was held on Thursday, September 8, 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
Carey Rothbardt

Absent:

Jay Datt

Also Present:

Bruce Huvad, Village Attorney
Rick Jamerson, Village Trustee

1. Document Approval

Mr. Rothbardt moved to approve the minutes from the August 11, 2022 Plan Commission meeting. Ms. 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.

3. Old Business

There was no Old Business.

4. New Business

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

Mr. Huvad noted the Federal Life parcel to the 1-R District which has a current special use that states:

“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.”

If no changes were made to the current language and the property was given a Special Use permit, 58 units would be allowed on the site. Currently, Riverwoods does not have multi-family housing. The Federal Life parcel is adjacent to Meadowlake, which is zoned 1-R. The site plan submitted to the Village for the Federal Life parcel has 68 units.

When Thorngate was developed in 1993, the density was adjusted to allow two houses per acre. The purpose of a Planned Unit Development is to allow a combination of uses with different yards as well as common areas and amenities. Thorngate is essentially just houses while planned unit developments accomplish additional objectives. Density bonuses may be granted for the presence of exceptional design features in a residential Planned Unit Development.

Mr. Huvard provided a draft addition to the Ordinance, which could work for multiple properties within the Village.

“Adjacent to Business District: Notwithstanding the limitation on minimum area in this section 9-11-12, if any land proposed for redevelopment forms a tract that is adjacent to land classified to a business district under chapter 5 of this title, the minimum site required for a Residential Planned Unit Development shall be five (5) acres. The procedures and standards for requesting and granting approval of a Residential Planned Unit Development for such tract shall be the same procedures and standards as otherwise pertain in this section 9-11-12, except that when an affordable housing plan is adopted for the planned unit development pursuant to the village’s affordable housing goals, an increase of up to fifteen (15) percent of the base residential density may be granted. This density bonus may be added to other density bonuses if more than one is present, subject to the maximum permitted residential bonus described in Section D.”

If the Lexington property were zoned 1-R, the Village would have to determine the underlying density standard of 7000 square feet, but could be modified to read:

“Multiple dwellings, if approved as a residential planned unit development pursuant to the provisions of section 9-11-12 of this title and provided that the minimum lot area per dwelling unit shall be seven thousand (7,000) square feet, except as such density may be modified by the granting of density bonuses pursuant to the provisions of section 9-11-12 of this title.”

The Lexington property would need a 15 percent increase (density bonus) to get to their desired number of units. Mr. Huvad suggested requiring affordable housing as part of the density bonus. A density bonus could be a means of facilitating the Village's interests.

The commissioners looked at provisions for affordable housing in Highland Park and Northbrook. Highland Park allows 1.5 additional units to offset the affordable units. Northbrook allows 1 additional dwelling unit for each affordable unit. Using either of these standards would provide Lexington with the additional units. Mr. Huvad noted there are a number of standards required for affordable/inclusionary housing and many communities partner with agencies that administer the housing. There are a number of challenges administering inclusionary housing, especially if they are owned units, including assessments, pricing gaps over the years, improvements, etc. Other considerations include ensuring an affordable unit is sold as an affordable unit purchased by a qualified buyer.

The Village's goal is to get affordable housing. The petitioner's goal is to get the development approved. If the affordable units were sold to a not-for-profit, they could administer the restrictions. Ch. Breitkopf believes the Village has a goal and needs to find a way to achieve it. The State's goal is to have 15 percent of new units as affordable. Lexington's proposal currently offers three affordable units with an additional four units in lieu of payments. Mr. Huvad noted the TIF money cannot be used to pay for the affordable units. The commissioners would like to see presentations from some of the not-for-profit agencies.

Trustee Jamerson noted the Village should not be the administrator for the affordable units. He suggested having too many affordable units could be a burden to those selling regular units in the future. Ch. Breitkopf noted the Village should be educating residents on inclusionary/affordable housing. She believes what Lexington offered is insufficient.

5. Discussion

Mr. Huvad provided an update on Thorntons. There is currently a 1.5 year wait to get a transformer from ComEd. Thorntons is looking into getting solar panels to provide power to the site.

6. 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 next scheduled meeting of the Plan Commission is October 6, 2022.

Respectfully submitted,
Jeri Cotton
Secretary