

APPROVED

Village of Riverwoods
Plan Commission Meeting
Meeting Minutes March 2, 2023

A meeting of the Village of Riverwoods Plan Commission was held on Thursday, March 2, 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

Absent:

Carey Rothbardt

Also Present:

Bruce Huvad, Village Attorney

1. Approval of Minutes

Commissioner Levin moved to approve the minutes from the February 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.

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 noted the Village received a revised site plan from Lexington Homes. Staff met with Teska Associates who wrote a memo stating the plan still has not met the Village's standards of excellence. Teska sent sample designs to Lexington of how they

could address the Village's concerns. The Village will meet with Lexington next week to determine whether they will make revisions to the proposed plan along the lines of Teska's suggestions. Lexington asked if the Plan Commission could hold a special meeting to consider its revised plan sooner than the April Plan Commission meeting. The Commissioners determined they could hold a Public Hearing on March 14, 2023 or March 16, 2023.

Mr. Huvad explained that Lexington has been working with the Village Ecologist and has designed a more natural slope for the detention ponds.

Commissioner Blalock moved to continue the Public Hearing to a special meeting on March 16, 2023 at 7:30 pm. Commissioner Levin seconded the motion. The motion passed unanimously on a voice vote. The motion was amended to begin the meeting at 7:00 pm.

4. New Business

There was no new business.

5. Comments by the Village Attorney

Mr. Huvad informed the Plan Commission that people are showing interest in Air BnB and short-term rentals of single family residences in the Village. When the Village Board last discussed the issue, it created an ordinance for registration of short-term rentals. Last summer, one resident rented out their pool on a short-term basis for parties. Mr. Huvad reviewed the Village's ordinances and determined short-term rental of pools was not a permissible use because it was a home occupation conducted in an accessory structure. The Village may need a text amendment to clarify conditions for short-term rentals.

Mr. Datt explained one of his clients started purchasing single family homes as a revenue generator to be used as Air BnBs. He believes the Village should have ordinances to control short-term rentals. Mr. Huvad explained the Village could limit the number of rental days per month or the number of occupants per room. Chairperson Breitkopf suggested that the Plan Commission review what other municipalities are doing and how Riverwoods may control short-term rentals. Mr. Huvad will review the ordinances in other Villages.

Mr. Huvad has received information about the Baxter property in unincorporated Deerfield. The proposed uses include a recreation center and logistics/distribution center. He will forward information to Commissioners about the proposed uses. The Deerfield Plan Commission expressed concern about potential truck traffic on Deerfield Road. Riverwoods will try to get a traffic analysis.

Mr. Huvad explained that the Village has asked Teska Associates to develop conceptual models for the Wolters Kluwer site, including the possibility of re-purposing

the existing building. Teska suggested the Village add a sub-area plan to the Comprehensive Plan to consider options for the Wolters Kluwer site. The Village should establish what its community vision is for the site. Currently, the development community is interested in building multi-family housing or attached units with a higher density. Mr. Datt stated that logistics centers will remain popular with developers. They can be easily adapted and are inexpensive to build and operate.

6. Adjournment

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

The meeting was adjourned at 8:12 pm.

The next scheduled meeting of the Plan Commission is March 16, 2023 at 7:00 pm.

Respectfully submitted,

Jeri Cotton