

Village of Riverwoods
Plan Commission

Meeting Minutes

September 4, 2014

A meeting of the Village of Riverwoods Plan Commission was held on Thursday, September 4, 2014. Chairman David Niedelman called the meeting to order at 7:30 PM.

Present were:

David Niedelman, Chairman
Laurie Breitkopf
Jim Ginsburgh
Sherry Graditor
Henry Hollander
Stephen Levin

Absent was:

David Shimberg

Also Present:

John Norris, Mayor
Robert Durning, Director of Community Services
Patrick Glenn, Village Engineer
Bruce Huvad, Village Attorney

Minutes taken by Jeri Cotton

1. Approval of Minutes

Commissioner Graditor moved to approve the minutes from the May 15, 2014 Plan Commission meeting. Commissioner Ginsburgh seconded the motion. The motion passed unanimously on a voice vote with minor corrections by the Commissioners.

Commissioner Levin moved to approve the minutes from the June 12, 2014 Plan Commission meeting. Commissioner Graditor seconded the motion. The motion passed unanimously on a voice vote with Commissioner Breitkopf and Commissioner Ginsburgh abstaining.

Commissioner Graditor moved to approve the minutes from the August 7, 2014 Plan Commission meeting. Commissioner Ginsburgh seconded the motion. The motion passed unanimously on a voice vote with minor corrections by the Commissioners with Commissioner Hollander abstaining.

2. Visitors Wishing to Address the Plan Commission

There were no visitors wishing to address the Plan Commission.

3. Old Business

Consideration of a Text Amendment to the Zoning Ordinance concerning Outdoor Parking of Recreational Vehicles

Commissioner Breitkopf believes the phrase loading and unloading is vague. She suggested there be some limitation on how long loading and unloading may occur. Mr. Hollander suggested having it read active loading and unloading.

Commissioner Breitkopf questioned whether the Text Amendment should consider screening the front yard as well as the side yard. Mr. Huvard explained the front yard is handled by the positioning of the vehicle.

Chairman Niedelman questioned having recreation vehicles 80% screened. Mr. Hollander believes the screening should be reasonable. Mr. Huvard questioned how the percentage would be measured. Commissioner Hollander explained landscape screening would not be 100%, which would mean the homeowner would need to install a fence. Commissioner Levin suggested removing the percentage and adding substantially opaque. Chairman Niedelman believes it would be too subjective. Commissioner Breitkopf would rather have a number. Commissioner Graditor noted a recreational vehicle should not be required to be 100% screened. The commissioners would be more comfortable with the required screening being 90%. Mr. Hollander believes the screening should be 90% over 3', to allow for a tree trunk. Mike Corn asked if the Village requires a permit for fences. Chairman Niedelman explained fences do require Village approval but vegetation does not. The Commission requested the screening be changed to 90%.

Commissioner Graditor previously suggested the petitioner present an overall plan that would show the screening. Mr. Durning explained that the word "pad" is usually not indicated on a plat of survey. Mr. Huvard suggested if paving is installed for an RV pad, the permit application must include a screening plan for the pad landscaping and/or fencing.

Commissioner Hollander questioned if there is a height limit to a recreational vehicle. Commissioner Graditor explained a recreational vehicle could include a sail boat, and the mast would be greater than 11'6". Commissioner Levin does not believe recreational vehicles cannot be higher than 11'6" because of the height of overpasses. Commissioner Hollander believes the Village should research the legal height limit. Commissioner Graditor noted a recreational vehicle is not supposed to be visible from the first floor of a house. Mr. Glenn explained the maximum recreational vehicle height is 13'7".

Mr. Huvad noted the maximum fence height in the Village is 12' high. Chairman Niedelman asked if the Commission should require any screening over 12' high to be screened by vegetation rather than a fence. Mr. Glenn explained the slope of a property could also affect the screening. Commissioner Hollander suggested removing the height restriction. If a recreational vehicle is taller than 11'6", the recreational vehicle pad would either need to be moved further than 10' from the property line or screened by vegetation. If a recreational vehicle is taller than 12' in height, it would need to be screened with vegetation rather than a fence because, "a fence used to screen recreational vehicles shall not exceed the height of the vehicle or 10', whichever is less" according to Village Code. Mr. Hollander explained because the maximum fence height is 10' and most recreational vehicles are 11'6" in height, 90% of the recreational vehicle height is 10' which is the maximum height of the fence according to the Ordinance. Therefore, the height of the fence for screening must comply with section 9-2-6-9.

Mr. Huvad summarized the proposed changes. Recreational vehicles will need to be screened 90% rather than 80% as originally proposed. If you need a permit for paving a recreational vehicle pad, the permit application will include plans for screening. The height limitation on screening will be removed, but the width must not exceed 30 feet. Commissioner Levin suggested also removing tall grass from section (k).

Commissioner Breitkopf moved to recommend the Board adopt the Text Amendment as corrected. Commissioner Hollander seconded the motion. The motion passed unanimously on a voice vote.

4. Comments by the Chairman

Ch. Niedelman attended the Board meeting and presented the Commission's findings on the Terraco proposal. He was very clear it was a very preliminary discussion as the report is not yet complete. The goal is to complete the discussion on the Commission's report and have the information brought to the Board before their next meeting. Mr. Huvad suggested the commissioners send comments to be included in the report. The purpose of the report is for the Commission to make findings based on the standards which were voted on at the meeting.

Commissioner Breitkopf, as the sole "no" vote on the Terraco property, would like to have her substantive comments reflected in the report. She will send the comments to Ch. Niedelman and Mr. Huvad to be included in the report. Mr. Huvad questioned whether comments would need to be voted on before being presented to the Board. Commissioner Levin does not think these are minutes; rather, is a report submitted by the Chairman. If additional comments are submitted and the Chairman believes they should be included in the report, he will include them in the report. Commissioner Graditor would like the report to stand as is and have addendums added as attachments. Therefore, the Board would get the original report in its entirety. Ch.

Niedelman believes the Commissioners could give their comments and they could be attached.

Commissioner Hollander indicated if he were present at the meeting, he would have supported the petition.

Mayor Norris would prefer to see the comments included as an addendum. Commissioner Levin would not want names to be mentioned in the report. If sentiments were submitted to the Chairman, he would have the option to incorporate the comments into the report. Commissioner Breitkopf believes her comments reflect what happened at the hearings. She would like the report to reflect the totality of the discussion. She said that her comments will not be made in the form of a dissenting opinion, but consist of several sentences to be inserted in the current draft report. These additional comments reflect questions she raised at the hearings. Commissioner Breitkopf said she would submit her comments within a few days, so finalization of the Commission's report will not be delayed.

Ch. Niedelman invited the Commission to attend the Board meeting.

5. Adjournment

There being no further business or discussion, Commissioner Graditor moved to adjourn the meeting. Commissioner Levin seconded the motion. The motion passed unanimously on a voice vote. The meeting was adjourned at 8:46 PM

The next regular meeting of the Plan Commission will be October 2, 2014 at 7:30 PM.

Respectfully submitted,

Jeri Cotton
Secretary

Rob Durning
Director of Community Services