

**THE VILLAGE OF RIVERWOODS
COMPREHENSIVE PLAN**

**Adopted by the President and Board of Trustees
of the Village of Riverwoods**

on September 6, 2011

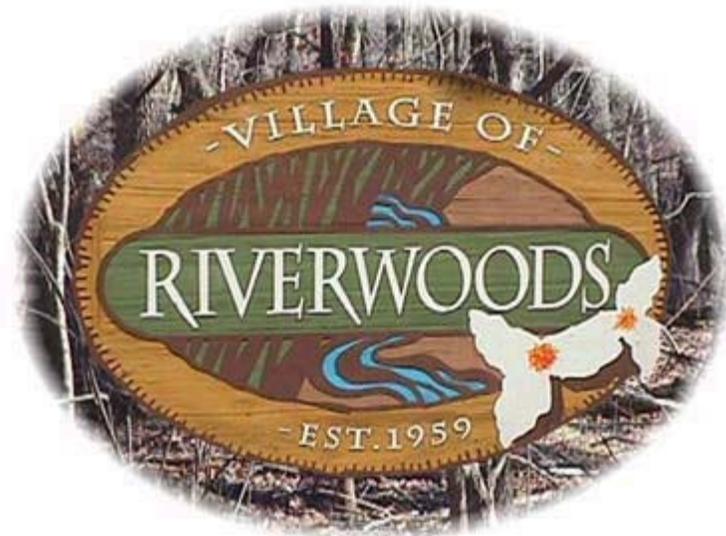


TABLE OF CONTENTS

INTRODUCTION	1
CHAPTER ONE: VILLAGE CHARACTER	1
Background	1
Village Services	1
Population and Development Trends	3
CHAPTER TWO: COMPREHENSIVE PLAN MAP- LAND USE CATEGORIES	3
Single Family Residential	3
Business and Business Compatible	5
Institutional and Governmental	5
Office Research and Office Compatible	5
Open Space	6
CHAPTER THREE: GOALS AND OBJECTIVES	6
Character	6
Ecology	7
Services	8
Finances	9
CHAPTER FOUR: POLICIES FOR PLANNING TOPICS	10
Woodlands and Drainage	10
Gateway Streets and Paths	11
Residential Areas	14
Office Campus Area	16
Milwaukee Avenue Corridor	17
Village Property and Services	20
CONCLUSION	21
MAPS	
2011 COMPREHENSIVE PLAN MAP	EXHIBIT A
VILLAGE BIKE PLAN	EXHIBIT B

INTRODUCTION

This Comprehensive Plan is intended to guide planning and development decisions in the Village of Riverwoods. In residential areas, re-development is anticipated to occur via tear-downs replaced with new homes. Future commercial development may occur in the Milwaukee Avenue corridor. Deerfield Road, the major east-west street bisecting the Village, is anticipated to be improved with a multi-use path which will be linked to other segments of the Village's pathways. Completing the Deerfield Road path, improving stormwater management, extending the Lake Michigan water system, and enhancing the health of ecosystems are the anticipated immediate challenges ahead.

This Comprehensive Plan provides recommendations arranged by topic matter to guide local government authorities and citizenry in their decision making on these and other issues as they arise. The Plan serves as a guide for administering land use policy through such tools as the Zoning Ordinance, Subdivision Control Ordinance, Riverwoods Development Ordinance and the Woodland Protection Ordinance.

CHAPTER ONE

VILLAGE CHARACTER

Background

The Village was incorporated in 1959 and more than doubled from 1,571 persons in 1970 to the present population of 3,660 according to the 2010 census. There are 1319 single family dwellings. The Village land area is approximately 4 square miles.

The Village is known for its wooded, semi-rural character. One- and two-acre lots are the most common zoning lots. Barns and stables are permitted on two-acre lots, and a small number of residents continue to keep horses. While the Village has neighborhoods characterized by lawns and many landscaped properties, generally the residents place a high value on the unique abundance of woodlands and natural habitat in the Village.

Local streets, narrower than standard width, have rural charm. Curbs and gutters are not found except in the Thorngate Subdivision, and drainage is provided by ditches and swales. With few exceptions, the streets are privately owned and maintained. There are approximately 30 homeowners associations that exist to maintain private streets.

Village Services

The Village has maintained a semi-rural character and has organized its functions so that it is not presently called upon to furnish extensive municipal services.

Since the majority of streets in the Village remain privately owned and maintained, the Village does not have a public works department. It uses private contractors to maintain and snow plow Village-owned streets.

The Village operates reservoirs and a water distribution system to distribute Lake Michigan water, which is principally purchased from the Village of Northbrook under a long-term contract. The Village can also purchase water from the village of Deerfield using an emergency interconnect. The Village's sanitary sewage is treated at the Pekara treatment plant operated by Lake County. Under an intergovernmental agreement, the Village contracts with Lake County for the county to perform maintenance and non-capital repairs to the Village's sanitary sewer and water systems.

The Village has a police department. Furnishing police services is one of the major costs in the Village budget. The department is supported in part by a referendum-approved property tax levy for police protection. Most of its funding comes from the General Fund of the Village, which derives revenue from a number of non-property tax sources.

The Village provides enforcement of zoning and building regulations, police services, operation of the sanitary sewer and water systems, and maintenance of Village-owned streets and appurtenant drainage ditches.

The Village does not have departments for parks, library services or fire prevention, but residents in different parts of the Village are located within the overlapping jurisdiction of other governmental districts that do provide such services. Residents living in such districts pay property taxes levied by those districts, which are independent taxing bodies under Illinois law.

The Lincolnshire-Riverwoods Fire Protection District serves the west 2/3rds of the Village; the Deerfield-Bannockburn Fire Protection District serves the east 1/3rd of the Village. Under a mutual aid agreement, the two districts coordinate responses to emergency calls in the Village.

The Village is served by three elementary school districts and two high school districts. School attendance is based on the district in which a particular home is located.

Part of the Village is located within and served by the Vernon Area Public Library District, and those Village residents living in this district pay taxes to support the library and are entitled to use the library system. Village residents living outside the boundaries of a library district may purchase library cards from either the Vernon Public Library or the Deerfield Library to use the library system.

Part of the Village is located within and served by the Deerfield Park District, and those Village residents living in this district pay taxes to support the park district and are entitled to participate in its programs. Village residents living outside the Deerfield Park

District may enroll in district programs but in some cases are subject to non-resident rates or do not enjoy the same priority as residents.

The Village has presently elected to be a member community of the North Suburban Special Recreation Association (NSSRA). The NSSRA is an intergovernmental association of districts and municipalities in the northern suburban area of Chicago that provides and facilitates year-round recreation programs and services for children and adults with disabilities who live in the member communities. Residents can learn about programs at the NSSRA website: info@nssra.org.

Population and Development Trends

The Village is a mature community and there are less than a dozen vacant lots. Residential development will often occur as replacement of existing housing stock.

Until the credit collapse in 2008, homes sales volume in the Village averaged approximately 80 to 90 homes per year, with most buyers being younger families with children. Also, approximately 7-10 homes were demolished each year and replaced by larger homes. In the last three years, sales volume slowed significantly and only a handful of homes were built.

While little change in the number of homes in the Village is expected, the population trends of the Village will reflect changing patterns in the composition of households. According to the 2010 U.S. Census, the average household size in the Village was 2.86 persons. While newly built houses in the Village have usually been larger than the homes they replace, it remains difficult to forecast changes in household size and any resulting change in population.

CHAPTER TWO

COMPREHENSIVE PLAN MAP – LAND USE CATEGORIES

The general land use categories of the Village are shown in the 2011 Comprehensive Plan Map, attached as Exhibit A hereto and hereby adopted by this Comprehensive Plan. The general categories are: Single Family Residential; Business; Business Compatible; Institutional and Governmental; Office Campus; Office Compatible; and Open Space. The 2011 Comprehensive Plan Map is a general map that serves as a blueprint for future development by indicating where major categories of land use in the Village should be located.

Single Family Residential

The residential areas in the Village are classified in the following zoning districts:

- 1-R 42,000 square feet single-family (inclusive of road easements);
- R-1 42,000 square feet single-family;
- R-1A 60,000 square feet single-family;
- R-2 80,000 square feet single-family;
- R-3 200,000 square feet single-family; and
- R-4 Golf course and country club.

In the Village, the R-2 district corresponds to two-acre zoning, and the R-1 district corresponds to one-acre zoning, even though one acre is actually 43,560 square feet. The size of lots is measured (except in the 1-R District) by excluding the portion of the lot subject to a street easement, which is common with private streets.

In the early 1960's, the Village annexed Country Club Estates Subdivision into the R-4 golf course and country club district, which limits lot coverage to 25% of each lot. The district was formulated with one-acre lots (rather than the two-acre standard then prevalent in the Village) because counting the golf course land abutting the lots provided a total land area of two acres per house.

In 1980, the Meadowlake Subdivision was developed west of the Des Plaines River in the 1-R zoning district. This district is limited to contiguous developments of 50 acres or more, lot coverage is restricted to 15% of the lot area, and detached accessory buildings are prohibited.

In 1993, to assert Village control over impending redevelopment of the Thorngate Country Club, the Board of Trustees voted to annex that property into the R-1 district, with a special use for a residential planned unit development. The planned development contains restrictions that limit lot coverage, establish conservancy areas, and mandate a master landscape plan.

In 1994, to control development on its north border and to solve health concerns with older septic systems, the Village annexed approximately 40 lots, east of the intersection of Riverwoods Road and Duffy Lane. This area predominantly contains lots of less than one acre, which are now classified as legal non-conforming lots in the R-1 district.

Except in unusual circumstances (such as the Duffy Lane annexations), the Village has attempted to offset the density of lots of less than two acres by requiring open space, conservancy areas and restrictions on building lot coverage.

The R-1 zoning district also includes certain facilities classified as special uses, such as: the Orphans of the Storm, an animal rescue center; the Center for Enriched Living, a facility serving the needs of persons with developmental disabilities; and the Brentwood North Health and Rehabilitation Centre.

Business and Business Compatible

The main business areas of the Village are classified in the B-1 Neighborhood Business District and B-2 Business Compatible District. The business uses are typically retail and related service uses, including food stores and restaurants. This land use category also encompasses the automobile service station district, which applies to one service station at the corner of Deerfield Road and Saunders Road.

A number of special uses are allowed in the B-1 District, including a mixed-use planned development (for a site of at least 3 and ½ acres) and a small parcel special use (for a site of less than 3 and ½ acres). In addition, a parcel zoned in the B-1 District may be mapped into the Transitional Business Overlay District, in which other special uses, such as operation of a wood waste recycling facility, may be authorized.

The northeast corner of Milwaukee Avenue and Deerfield Road has been developed with retail shopping: the Colonial Court Shopping Center, constructed in 1979, and the Shoppes of Riverwoods, which was completed in 2004. They are classified as special uses (mixed-use planned developments) in the B-1 District. Also at this corner, the Wellness Medical Clinic is classified as a small parcel special use.

Two properties annexed in 2011 on Estonian Lane have been classified to the B-2 Business Compatible District. Estonian House, a cultural center for persons of Estonian descent, has been granted a special use for a private dining facility, which allows the center to be rented out for a restricted number of events to non-members.

The southeast corner of Milwaukee Avenue and Deerfield Road, a site of 4.5 acres, was occupied by a restaurant. The site is now vacant and subdivided into two lots, but storm water detention and compensatory storage are required before the lots are usable.

Institutional and Governmental

The P-1 Public Lands District presently applies to the parcels on which the Village Hall and Police Station are located.

Office Campus and Office Compatible

The corresponding zoning districts are the Office and Research One (O & R1) district and the Office and Research Compatible District (O and R/C).

The uses in the O & R1 District are intended to permit low-intensity office and research uses "in such a way as to enhance and protect the woodland character of the village". The O & R1 District requires a minimum site area of 50 acres, but allows a special use for a large office campus special use for a tract having a minimum site area of 75 acres.

Wolters Kluwer NV (which acquired CCH, Inc.) occupies a 50-acre campus. Discover Financial Services occupies an 80-acre corporate campus. Both tracts have addresses on Lake Cook Road and are used as headquarters office buildings rather than as multi-tenant office parks. The extensive building setbacks, landscaping and open space illustrate the office campus concept.

In the late 1990's, the remaining smaller tracts located along Saunders Road and Lake Cook Road, at the edge of the office campus, came under development pressure. The Board of Trustees recognized that applying setbacks and other standards that were appropriate to a 50- or 75-acre office campus tract would not prove practical with a smaller parcel and so approved the creation of a new zoning district, called the Office and Research Compatible District. In this district, besides office uses, special uses can be granted for hotels (on sites of between 6 and 10 acres) and small office buildings (on sites of between 1 and 8 acres) that would complement the office campus. All of the existing sites in the O&RC District are now developed.

On the west side of the Village, the Federal Life Office Building located on Deerfield Road is classified in the O & R Research One District. Future office uses are not encouraged in the Milwaukee Avenue Corridor (all of which is slated for business use) unless authorized as part of a mixed-use planned development.

Open Space

The corresponding zoning district is the P-2 Wildlife Preserve District. The Village owns the 10-acre "Rivenburgh" parcel which is presently the only parcel classified in this district. The zoning ordinance states that "Lands in this use district shall be devoted to the preservation of wildlife, flora and fauna, in their natural habitats and shall not be used for recreational facilities."

CHAPTER THREE

GOALS AND OBJECTIVES

The Village possesses a character already defined by past comprehensive plans and development. With the exception of commercial development along Milwaukee Avenue, any new development, rehabilitation or expansion will likely occur on previously developed sites. The goals and objectives that follow have been established to guide that change in a consistent manner that is reflective of community desires and community character.

Character

The goal is retention of the qualities of a semi-rural, low density land-use, single-family residential community. To the greatest extent possible, objectives are to:

1. Assure that the scale, arrangement and appearance of development will be compatible with a semi-rural residential environment.
2. Provide, retain, encourage and enhance open spaces such as forest preserves, parks, conservation areas, and golf courses.
3. Permit a limited number of low-density headquarters, office buildings and other compatible commercial development at selected locations on the periphery of the community.
4. Give special attention to the desired semi-rural character of all public and private roadways and utility rights of way, consistent with their intended function, desired levels of safety, and a reduced environmental impact.
5. Encourage building design and site landscaping compatible with the natural setting of the area.
6. Encourage the dedication or contribution of environmentally sensitive lands, development rights, or conservation easements, to responsible public or quasi-public organizations.

Ecology

The goal is a balanced and healthful relationship between people and nature's life support systems. To the greatest extent possible, objectives are to:

1. Respect the natural topography, soils and geology.
2. Protect the Des Plaines River and the West Fork of the North Branch of the Chicago River and streams and wetlands from pollution and degradation.
3. Retain adequate stormwater drainage capacities of drainage basins, floodplains and waterways and promote increased stormwater absorption through the use of bio-retention areas.
4. Conserve groundwater supplies and protect underground aquifers from contamination, overuse and misuse.
5. Encourage and promote groundwater recharge and protect recharge areas.
6. Conserve and enhance native trees and plants and other compatible vegetative cover, especially the woodlands.

7. Achieve a favorable balance between improved areas and woodland areas.
8. Achieve a favorable balance among human activity, conservation of native trees and plants and the protection of wildlife habitats.
9. Mitigate adverse impacts of air pollutants, pesticides and fertilizers, odors, sounds and artificial lights.
10. Encourage and promote site planning and building design for green buildings, using building guidelines such as those recommended by the U.S. Green Building Council for Leadership in Energy and Environmental Design (LEED) or other similar organizations, while ensuring that new materials and technology are incorporated in a manner that respects the Village's character.

Services

The goal is the provision of essential services for the health, safety and general welfare of the residents. To the greatest extent possible, objectives are to:

1. Coordinate planning and decision-making between the Village Board and various planning bodies of other governmental units which have overlapping jurisdiction on Riverwoods and its planning area.
2. Establish and maintain intergovernmental agreements with adjacent municipalities regarding municipal boundaries, land uses, water purchase agreements, and public services.
3. Expand municipal services to areas or neighborhoods where there is a majority expression of citizen desire and willingness to pay for the proposed expanded municipal services or where Village-supported services are deemed necessary for community-wide benefit.
4. Provide effective public water supply and sanitary sewer systems serving those parts of the Village where use of individual on-site systems is contrary to public health standards or undesirable to a majority of residents.
5. Provide a system of safe roadways which route traffic around the community, rather than through the community when feasible. To the extent that non-local traffic must use roadways within the Village, make use of street design, traffic calming measures, appropriate speed limits and enforcement, and landscape screening to ensure that non-local traffic respects the residential character of the area at all times.
6. Emphasize private ownership and maintenance of minor streets and lanes, but

sponsor efficient means of providing such maintenance through the use of special service areas.

7. Encourage cul-de-sacs and curvilinear streets or lanes in new subdivisions.
8. Pursue the annexation of contiguous properties to protect the Village from and better regulate development that would otherwise detract from the desired character of the community, provided such annexation can be pursued consistent with the Village's ability to serve such properties adequately and with the desired character of the community.
9. Coordinate the conservation and improvement of the Des Plaines River, the West Fork of the North Branch of the Chicago River, and adjacent forest preserves with the Lake County Forest Preserve District.
10. Cause to be provided an adequate system of police, fire, and emergency medical care.
11. Provide access to the most efficient methods of telecommunications to the Village, while limiting the location of any unsightly wireless communication facility only to municipal property or non-residential areas whenever feasible.
12. Encourage cooperative efforts among municipalities affected by any expansion of Chicago Executive Airport and its attendant noise pollution.

Finances

The goal is a financially sound and equitable municipality. To the greatest extent possible, objectives are to:

1. Coordinate growth of the Village with the level of public services that can be provided at reasonable cost.
2. Consider utilizing financial and legislative incentives to attract and implement desired forms of commercial development along Milwaukee Avenue as a means of expanding and diversifying revenue sources for the Village.
3. Consider ways to share costs with other municipalities and units of government.
4. Provide for adequate funds for the maintenance and repair of Village infrastructure.

CHAPTER FOUR

POLICIES for PLANNING TOPICS

The Goals and Objectives of this Plan provide a general set of guidelines for realizing the vision of the community as change arises from redevelopment, population growth, and environmental stress. The planning topics in this chapter identify areas of concern and recommend strategies for realizing the general goals and objectives to the greatest extent possible:

- Woodlands and Drainage
- Gateway Streets and Paths
- Residential Areas
- Office Campus Area
- Milwaukee Avenue Corridor
- Village Property and Services

Woodlands and Drainage

The Village takes its identity from the presence of native woodlands and rivers. The Des Plaines River and the West Fork of the North Branch of the Chicago River run through the Village. The floodplains of these rivers and their tributaries and presence of abundant wetlands create unique ecosystems. The rivers and floodplains have to be respected. The capacity of the soil to absorb runoff and reduce the danger of flooding is essential to residents. The Village's Woodland Protection Ordinance is an important tool to protect woodlands. The presence of deer, smaller animals, reptiles, birds and predators such as coyotes are important attributes of living in the Village. The preservation of the Village's ecosystems requires ongoing efforts. The following policies are recommendations for advancing the goals of the Village, especially with respect to the character and ecology of the Village:

- Apply the Riverwoods Development Ordinance, as a consolidated review process for development, with the objective of retaining woodlands, preventing unnecessary loss of trees (*e.g.*, where removal is not undertaken as part of forestry restoration activity), protecting wetlands and drainage channels, preventing flood damage to properties, and protecting the capacity of floodplains to accommodate 100-year storm waters in the Des Plaines River watershed and the West Fork of the North Branch of the Chicago River watershed. Enforce code requirements that the lowest level of new construction be located not less than two (2) feet above the base flood elevation established by FEMA.

- Monitor the quality and/or deterioration of native woodlands and assess the conditions of the ecological assets of the Village. Intervene to reduce the spread of disease and pests by annual monitoring of Dutch Elm Disease and evaluating the need to control for pests or infestations, such as the gypsy moth and emerald ash borer. Intervene to control tick and mosquito populations when necessary to reduce the danger of West Nile virus, Lyme disease and other diseases in the community.
- Consider means of promoting the removal of invasive plants such as buckthorn and garlic mustard.
- Promote awareness of Village programs so that residents will make greater use of the assistance available for removing non-native, invasive species, for re-planting trees and desirable native plants and for thinning the tree canopy where appropriate to promote reforestation.
- Encourage residents to maintain wetlands, ponds and retention areas on their properties in a sound ecological manner.
- Review Flood Hazard Insurance Mapping as it affects residents in the Village and promote awareness of the means to obtain letter of map amendments from FEMA in individual cases.
- Maintain the low density land use, single-family residential and open-space character of the area.
- Require land planning design for the platting and development of vacant parcels which is compatible with the character of the Village.
- Encourage the Army Corps of Engineers to continue monitoring the operation of Reservoir 27 to prevent flooding of areas near the West Fork of the North Branch of the Chicago River watershed.
- Consider adopting a Village-wide citizen or Village-supported program to clear and restore drainage courses in the Village and consider adopting stormwater management fees to fund such operations.
- Promote awareness of bio-retention techniques, encourage residents to install bio-retention areas on individual parcels and use Village programs to facilitate such improvements.

Gateway Streets and Paths

The Village has historically sought to maintain the two-lane rural, wooded character of Deerfield Road and Portwine Road. Deerfield Road, under the jurisdiction of Lake County, is the primary east-west thoroughfare in the Village. Portwine Road and Riverwoods Road are major north-south streets and points of entry to the Village. There are signs posted on these streets to indicate Village boundaries.

Deerfield Road carries approximately 20,000 cars per day. Most of the traffic is through-traffic by non-residents. Rapid growth in vehicular traffic outside of the borders of the Village means that Deerfield Road is largely at a standstill in the direction of rush hour traffic, first in the morning traveling eastbound, and then in afternoon traveling westbound. Yet, residents have no choice but to access Deerfield Road to reach other destinations and are therefore forced to make dangerous turns onto Deerfield Road and merge into heavy traffic.

The on-going and potential development of the Milwaukee Avenue commercial corridor, including particularly the 37 acre landfill parcel, will also prompt changes (see discussion under Milwaukee Avenue Corridor).

In 2004, the Village commissioned Schreiber/Anderson Associates to prepare a master plan for a shared use path and bike system, identified as a "Master Bike Plan". That plan is attached as [Exhibit B](#) and deemed a part of this Comprehensive Plan. The Deerfield Road corridor serves as the main east-west linkage in the Village for pedestrians and cyclists and is assigned the highest priority for path extension under the plan. The plan recommendations also include extensions of paths on Riverwoods Road, Saunders, Portwine Road and Duffy Lane.

Lake County has recently constructed a bike path on Deerfield Road, stopping just west of Thornmeadow Road. Another portion of bike path resumes at the intersection of Deerfield Road and Saunders Road, some 1,500 feet away. If the missing segment on Deerfield Road is completed, pedestrians and cyclists will have a continuous path from one end of the Village to the other, on an east-west axis. The linkage of the bike path would promote regional transportation connectivity and open up trails extending in many directions. It is the kind of project that receives high eligibility marks for grant funding because of its regional importance. The completion of the missing segment of bike path is therefore a goal that is shared by a segment of the Village population as well as certain non-residents. For residents facing Deerfield Road, installation of the bike path will lead to a loss of trees and buffer between their homes and Deerfield Road, a condition which should be addressed if and when the path is constructed.

The Village has held discussions with Lake County to achieve an intergovernmental agreement, whereby Lake County, as lead local governmental agency, would supply the local share of funds and apply for grants to pay the balance of construction costs for

the missing segment of the Deerfield Road bike path. Lake County has conditioned the agreement, however, on Village recognition that the new path segment will be installed at a location that contemplates the potential widening of Deerfield Road to four lanes. Lake County controls the right-of-way needed to widen Deerfield Road. The Village's pursuit of the agreement concerning the bike path should be understood as a means of facilitating the bike path and ameliorating negative conditions that would follow any road widening, rather than as a Village endorsement of widening Deerfield Road.

As part of the intergovernmental arrangement with Lake County, any potential widening of lanes on Deerfield Road should be limited to the narrowest footprint available, in terms of lane width, including paved shoulders. In return for this concession and Lake County's funding of the bike path, the Village should agree to take the lead to provide additional landscape buffering for Village residents who will lose existing buffering when trees in the area of the path are cleared.

The following policies are recommended for advancing the goals related to this planning topic:

- Work to achieve the Intergovernmental Agreement with Lake County to develop cooperative policies for any potential widening of Deerfield Road and for the installation of last segment of the Deerfield Road bike path.
- Continue to seek funding for and improvement of other paths as indicated in the Master Bike Plan. Promote the construction of bike lanes on Riverwoods Road by Lake County in connection with street resurfacing programs.
- Encourage the placement of bike racks in convenient, well-lighted locations in existing and new shopping areas and continue to promote the linkage of paths and shopping areas to better utilize paths and lessen dependence on automobiles.
- Promote signage and traffic street warnings for marking paths in order to improve safety.
- Sponsor bicycle safety and education programs.
- Establish a continuing intergovernmental program with neighboring villages to coordinate land uses, transit and traffic and roadway improvements throughout the Deerfield Road corridor.

Residential Areas

When older housing stock is replaced with new and larger homes, there is often an increase in impervious surface and loss of woodlands. New residents do not always appreciate the virtue of maintaining woodland ground cover as a necessary component of the woodlands. The impact is felt as a change in the character of the community as well as a direct contributor to the decline of native woodlands.

In 2004 and early 2005, the Village examined through a series of extensive meetings and public hearings the question of how to prevent damage to the native woodlands. The Village answered the question by adopting the Woodland Protection Ordinance. Other attempts at regulating the floor area or size of new homes were rejected as being impractical given the large size of lots in the Village. The more central concern is the more precise issue of restraining the wholesale removal of the ground (herbaceous) and understory layers of the woodland canopy. The Woodland Protection Ordinance has proven itself a good starting point in limiting the removal of woodland areas.

Often, the new resident or builder can be guided to favor a more suitable site plan after meeting with the Village Forester and other consultants. These site planning sessions have been incorporated in the Riverwoods Development Ordinance, which gathered together disparate code sections, reviews and inspections into a unified development review process. Educational efforts must be ongoing to promote awareness of alternatives that protect the environment.

The Village has gradually been supplanting private water wells with its Lake Michigan water supply system by extending water mains, largely through the creation of special service areas. Since 1999, the Village has extended water mains and made Lake Michigan water available to over 300 homes. Most of the Village lying south of Deerfield Road (other than Thorngate Subdivision) and many areas north of Deerfield Road are not serviced by municipal water. In the summer of 2005, as persistent drought took hold, some private wells came close to failure and there was a concern that others might fail.

The policy of the State of Illinois is to encourage conversion to Lake Michigan water because of the overtaxing of the principal water aquifers that supply ground water in the region. Additionally, private water wells do not support a system of fire hydrants, thus increasing the fire risk where hydrants are unavailable. In the Village, the ability of the aquifer to recharge is a key component in maintaining water tables and the health of the woodlands. The Board of Trustees has similarly sought to encourage residents to band together in sufficient numbers to approve special service areas that pay for the water main extensions.

Residents in the Village are organized into approximately 30 homeowners associations, which have the primary duty of maintaining private streets and related amenities. A

good part of the character of the Village derives from the rural street network and the residents who volunteer their time to administer these associations. The Village has begun facilitating the formation of special service areas for private road associations as a means of assisting them in discharging their duties.

The following policies are recommended for advancing the goals related to this planning topic:

- Maintain the low density land use, single-family residential and open-space character of the area, including residential densities of one acre or more per unit and in some areas two acres or more per unit.
- Continue to maintain the application process for new construction that incorporates early design review by the Village Engineer and Village Forester to promote compliance with the environmental ordinances of the Village.
- Require land planning design for the platting and development of vacant parcels which is compatible with the character of the Village.
- Promote the voluntary granting of conservation easements to encourage the preservation of native woodlands.
- Promote the use of native plantings as superior to other choices.
- Promote traffic enforcement agreements with road associations to provide for police enforcement on private roads.
- Encourage road associations to maintain private streets under their jurisdiction and assist such associations in the formulation of updated covenants and restrictions or in the formation of road special service areas, when so requested.
- Consider providing local match funding to leverage the amount of federal or state grants that can be used to pay for the extension of the water system.
- Allow Village participation in the costs of water system extensions when the connection charges paid by residents in an area to be served will not cover the cost of their extensions while monitoring that the rates for connection charges system-wide will allow the Village to recoup its investment in such extensions within a reasonable time period.

Office Campus Area

Discover Financial Services doubled the square footage of improvements on its parcel with the Phase II office expansion project completed in 2003. Located on approximately 80 acres, this complex now includes multiple buildings containing approximately 900,000 square feet. The design for an eventual Phase III expansion, which would add approximately 350,000 square feet, was also approved, but the company has indicated that it has no need for further expansion at this time.

The development of Phase II of the Discover Financial Services corporate campus embodied many of the principles that have guided the development of the office campus. Faced with the need to construct a parking structure on its north boundary adjacent to the Thorngate Subdivision, the company was asked to create an extensively landscaped berm. The company was also asked to conceal the scale and mass of its new structures by placing landscaping around the entire periphery of the site in a natural style that evokes the woodland character of the Village.

Any future redevelopment of the Wolter Kluwers 50-acre parcel should be accomplished with the same sensitivity that was displayed in the Discover Financial Services expansion.

The office campus area is next to significant office complexes that are headquarters buildings for Baxter International Inc. and Takeda Pharmaceuticals North America, Inc. These offices are opposite the Discover Financial Services campus on the east side of Saunders Road but are not located within Village boundaries.

Traffic on Lake Cook Road has been an abiding concern, and the recent addition of the 1.2 million square feet for the Takeda campus will only add to the problem. The Village, Wolter Kluwers, Discover Financial Services, Baxter and others are members in the Transportation Management Association of Lake Cook (TMA of Lake Cook), a not for profit business association, whose mission is to improve employees' commute to work for a better quality of work. For example, the TMA operates the "Shuttle Bug" program, a public-private partnership between TMA of Lake Cook, Pace Suburban Bus, METRA Commuter Rail and area businesses which provides shuttle service connections between participating businesses and METRA stations.

Other development in the office campus area includes one hotel which shares an entrance on Lake Cook Road with a two-story office building containing approximately 40,000 square feet. Finally, with an entrance on Saunders Road, the Saunders Woods Corporate Center operates with three condominium office buildings.

There are no vacant parcels presently remaining in the office campus area.

The following policies are recommended for advancing the goals related to this planning topic:

- Limit office-research and office-compatible development to low density campus settings at the periphery of the Village along Lake Cook Road and that portion of Saunders Road south of the Thorngate Subdivision, with extensive setbacks, low profile buildings, and naturally-landscaped sites.
- Encourage corporate citizens in the office campus area to consider alternatives for reducing vehicular trips and conflicts, including coordination of access points, staggered working hours, van pooling and participation in the Shuttle Bug program.
- Support the mission of the TMA of Lake Cook and otherwise seek to promote cooperation with state, county and local units of government and property owners on Lake Cook Road for solutions designed to reduce the excessive congestion and safety hazards which exist currently and may be exacerbated in the future.

Milwaukee Avenue Corridor

The significance of this area is two-fold: it contains the retail core of the Village and it is the one area in which the Village can grow through annexation. Otherwise, the Village is fully bounded by the incorporated territory of Lincolnshire, Bannockburn, Deerfield and Northbrook. The Village annexed the two easternmost parcels on Estonian Lane, just north of Deerfield Road, including the "Estonian House", and approved annexation agreements for two parcels lying northeast of Estonian House.

The Shoppes of Riverwoods and the Colonial Court Shopping Center, operate at the northeast intersection of Milwaukee Avenue and Deerfield Road. At the southeast corner of that intersection, there is currently a vacant, 4.5-acre parcel, which is suitable for development as a mixed-use planned development in the Neighborhood Business (B-1) District. Immediately south of that parcel, with frontage along Milwaukee Avenue, there is a 37-acre parcel that once operated as a landfill. Approximately 12 of the 37 acres are located in the Village, with the remaining portion of the site in unincorporated Lake County. The 4.5-acre parcel and 37-acre parcel have been the subject of a Tax Increment Financing Eligibility Study and found eligible for TIF designation at that time.

The 37-acre parcel is overgrown with unchecked vegetative growth. To preserve the integrity of the clay "cap" over the landfill, the Village is working with the owner to devise a new landscaping plan which should include as a goal preventing deep-rooting trees from breaching the cap. The Village however does not yet have full jurisdiction of

this parcel at present and should continue working to secure its annexation to the Village.

Environmental testing of the 37-acre parcel has been conducted and to the point that the parcel is now deemed a closed landfill by the Illinois EPA and is now classified as a “brownfield” site. According to the Illinois EPA’s website,

Brownfields are abandoned, unused, or underused industrial and commercial properties... A brownfield is a parcel of real property, or a portion of the parcel, that has actual or perceived contamination and an active potential for redevelopment.

The Village’s immediate objective is to encourage the property owner to enter into the Illinois EPA Site Remediation Program (SRP) and implement clean-up objectives, thereby readying the site for re-development with a mixture of uses that would fall under the Village mixed-use planned development regulations in the B-1 District.

To encourage the annexation of the unincorporated portions of the 37 acre parcel, the Village commissioned the TIF eligibility study, prepared a redevelopment project and plan and held hearings before a joint review board, preparatory to the adoption of ordinances designating the area for tax increment financing. The owner, however, did not commit to annexation following such hearings, citing market uncertainty.

Design plans presented to the Village in the past have shown approximately 300,000 square feet of commercial development proposed for this tract. The size and scale of this potential development may be beneficial to Village finances, but will necessitate the widening of Deerfield Road west from the bridge over the Des Plaines River to Milwaukee Avenue. Extensive traffic improvements will also be needed at the intersection of Deerfield Road and Milwaukee Avenue and further south on Milwaukee Avenue. A new traffic signal will be needed on Deerfield Road at a location approximately opposite the entrance into the Federal Life office building. The Village’s goal is for such a signal to be designed, to the extent feasible, to create “gaps” in flowing traffic that would allow residents better opportunities for entering and exiting Deerfield Road.

The Village should continue to pursue annexation of the unincorporated portion of the 37-acre parcel and should continue to explore implementing tax increment financing as a means of overcoming the extraordinary challenges to developing the site. The challenges include achieving street access, the requirement for very substantial off-site street improvements, land acquisition to obtain easements or additional right of way, on-site environmental remediation and extraordinary foundation and utility costs to construct over a landfill. Development in this area would facilitate the remediation of unsafe conditions that currently exist above the clay cap of the landfill and promote a sound fiscal base for the Village.

After the annexation of the balance of the 37 acres into the Village, the Village should consider whether additional annexations of contiguous properties would be helpful in promoting the goals of this Comprehensive Plan.

The following policies are recommended for advancing the goals related to this planning topic:

- Encourage the annexation of the balance of the 37-acre parcel and support the necessary environmental mitigation and related site development costs with tax increment financing when appropriate.
- Prepare and adopt the Redevelopment Plan required under the Tax Increment Allocation Redevelopment Act to establish the general mix of uses, desirable tenants and uses, and an overall strategy for redevelopment of the redevelopment project area.
- Promote more unified planning for traffic movements, appearance and landscaping, and regulation of uses for the entire Milwaukee Avenue commercial corridor.
- Ensure a unified approach to the development of the Milwaukee Avenue corridor, whereby a mix of uses, public and civic spaces, site amenities and creative site planning is required in return for zoning flexibility.
- Establish through land donations a “village green” or central open space which can serve as a focal point and a gathering place for residents and event programming.
- Promote the provision of an adequate supply of conveniently located parking to serve all commercial and retail areas.
- Provide opportunities for pedestrian and bicycle movement and access to open spaces, and other parts of the Village, capitalize on the high quality open space provided by the Lake County Forest Preserve.
- Enhance the appearance of the shopping areas by creating coordinated gateway features and signage.
- Ensure high standards in the building, site design and construction of new structures and landscape features in the Milwaukee Avenue corridor.

- Require appropriate landscape buffering and screening between residential uses and any commercial development.
- Promote cooperation with state, county and local units of government and existing and potential developers on Milwaukee Avenue for solutions designed to reduce the excessive congestion and safety hazards which exist currently and may be exacerbated in the future.
- Execute intergovernmental agreements with other villages regarding annexation, land-use development standards, and traffic in the Milwaukee Avenue corridor.

Village Property and Services

The Village owns the 5-acre Village Hall property; a parcel of 4.5 acres next to the fire station at the northeast corner of Deerfield and Saunders Roads; a parcel of 10 acres on Riverwoods Road that is protected as a wilderness preserve; and three parcels totaling 7.5 acres on Chianti Street across the street from the Village Hall.

No change in use is anticipated for the Village Hall.

In 2010, the Village authorized the construction of a new police station on the 4.5 acre parcel next to the fire station. Further development of this parcel for concurrent uses is not possible. Traffic patterns and usage by the fire station and police department make it impractical to locate other users on the site. However, a pedestrian and bicycle oriented landscaped area, perhaps with a pergola or simple structure, could be developed on the site to take advantage of the bike and pedestrian path that wraps around the periphery.

The small building located behind the Village Hall formerly occupied by the police department should be evaluated for alternative uses.

The Village acquired the 7.5 acre parcel (now three different lots) on Chianti in a series of acquisitions. The Chianti property is directly across Portwine Road from the Village Hall. While presently classified in the R-2 District, this parcel may be rezoned if needed to authorize new uses. The Village at present has no active plans for developing this site and should continue to evaluate the site to determine how the use of such property could best serve the objectives and goals of this Comprehensive Plan.

With respect to Village services, in 2008 the Village entered into an intergovernmental agreement with Lake County for an initial term of 20 years, under which Lake County agrees to treat sewage and perform routine maintenance and emergency repairs on Village-owned sanitary sewer and water mains. Lake County bills Village residents, retains its share of user fees, and remits a portion of the user fees to the Village.

In 2006, the Village entered into an intergovernmental agreement with the Village of Northbrook for a term not expiring before September 30, 2036 (possibly extending to September 30, 2056) for the purchase of Lake Michigan water.

Under these arrangements, the Village is well positioned to continue providing sanitary sewer and water services to its residents without the necessity of having a separate public works department or undertaking large scale capital projects, except in connection with replacement of aging infrastructure.

The following policies are recommended for advancing the goals related to this planning topic:

- Systematically evaluate Village property and buildings in terms of serving the community in accordance with the goals and objectives of this Comprehensive Plan, prioritize maintenance and renovation planning accordingly.
- Conduct hearings and workshops to solicit citizen involvement and discussion whenever competing needs for Village property are being resolved.
- Seek funding through federal or state funding sources to pay for large capital or other projects which cannot be reasonably supported by user-pay charges.
- Seek land donations in the Milwaukee Avenue corridor for public uses.

CONCLUSION

Long-range planning has been an on-going function of the Village since its incorporation. The first Comprehensive Plan was adopted by the Village Board in 1961; major revisions were adopted in 1975, 1980, 1987, 1994, 1999 and 2006. These plans were prepared consistent with authority granted to municipalities by Illinois Municipal Code and have served the Village well. They have responded to the goals of Village residents, and to changing conditions and trends.

In keeping with this tradition, the Village Board and Plan Commission have caused this latest revision of the Comprehensive Plan to be prepared.

This Comprehensive Plan text and map were recommended by the Plan Commission on May 5, 2011. Both were adopted by the Village Board by Ordinance No. 11-9-__ on September 6, 2011.

BOARD OF TRUSTEES

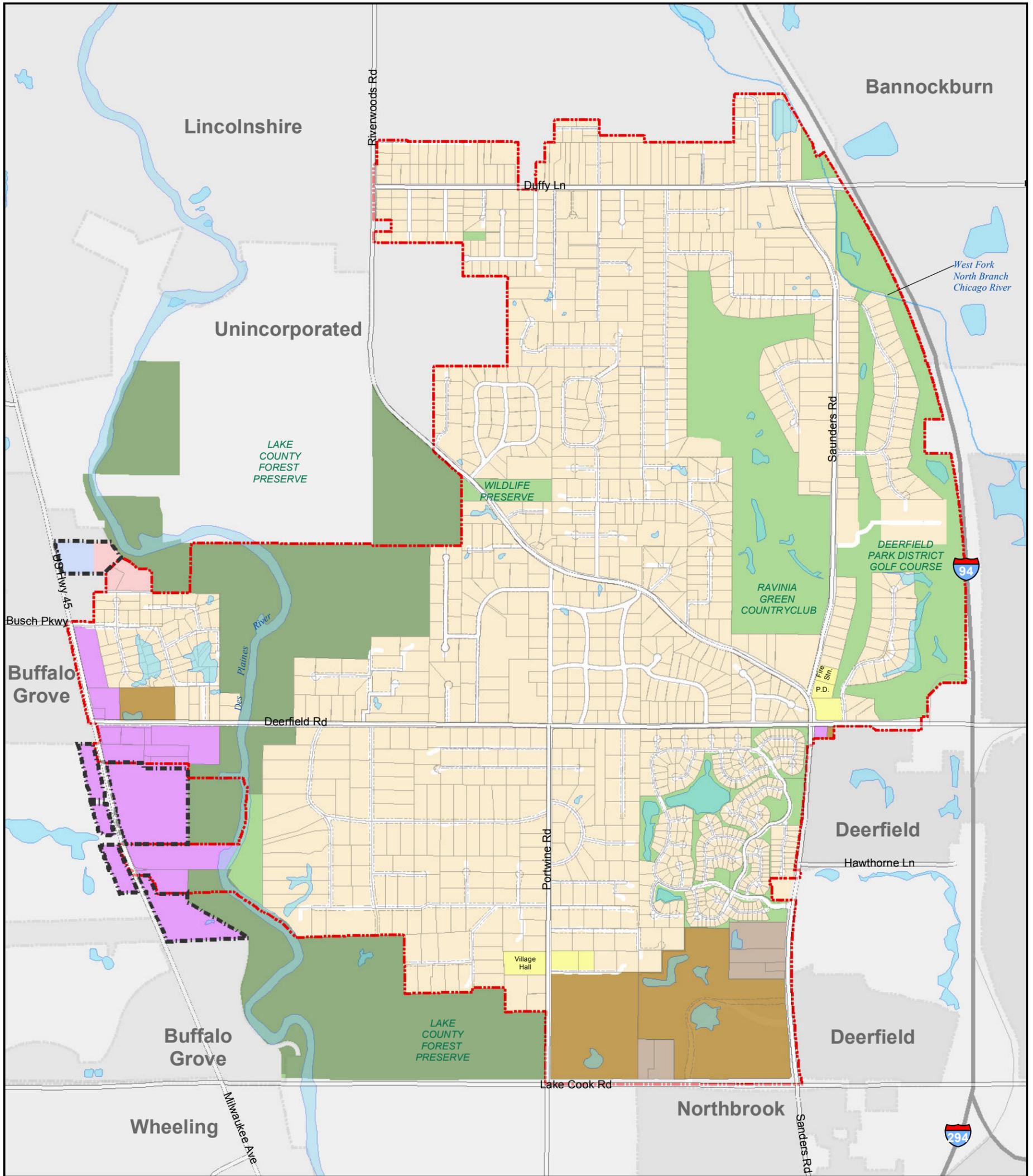
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VILLAGE CLERK

Michael W. Ford



- Legend**
- Single Family Residential
 - Business Compatible
 - Transitional Business Overlay
 - Business
 - Institutional and Governmental
 - Office Campus
 - Office Compatible
 - Open Space
 - Forest Preserve
 - Areas Suitable for Annexation

Village of Riverwoods Comprehensive Plan



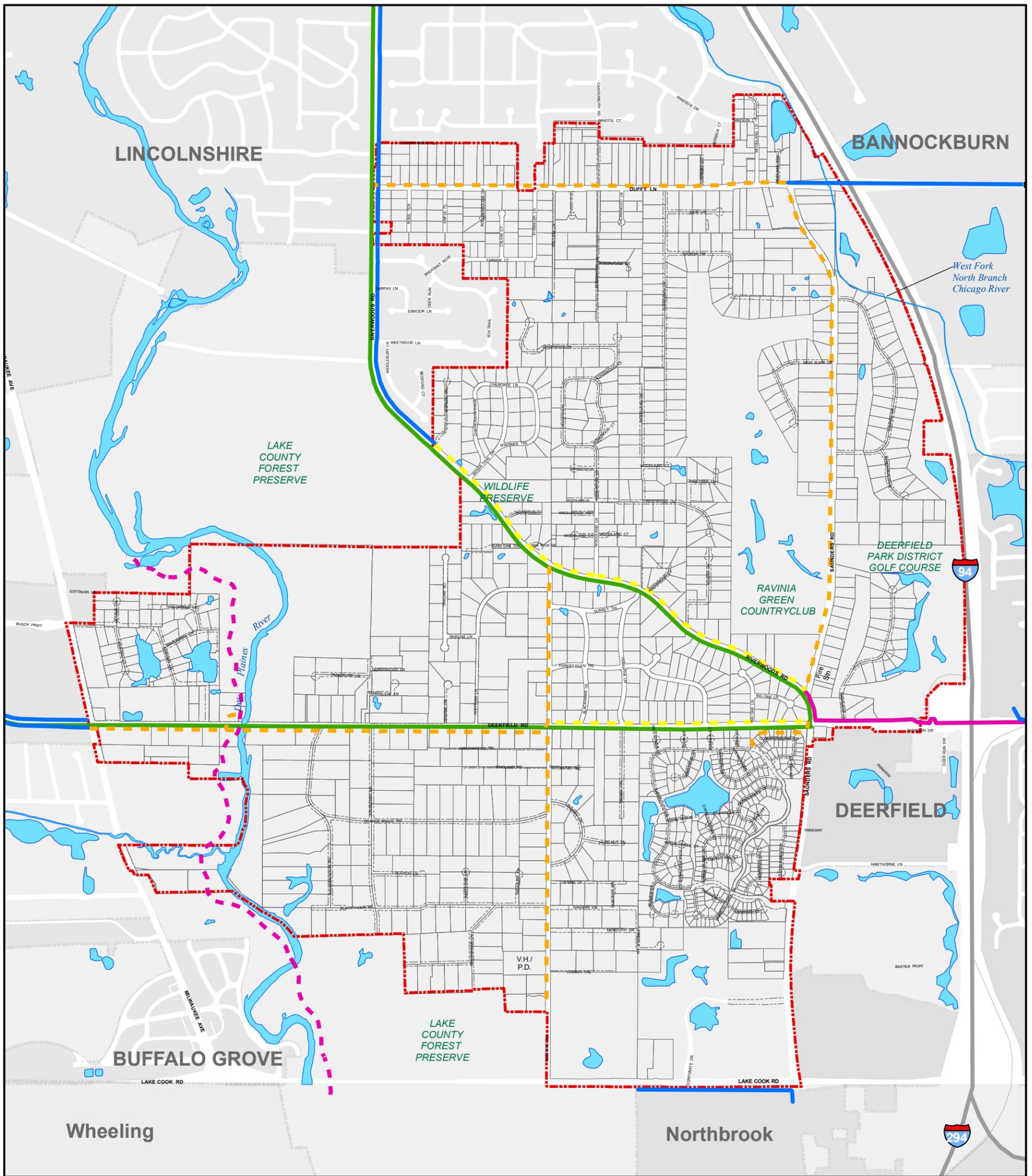
Exhibit A Comprehensive Plan Map

GEWALT HAMILTON ASSOCIATES, INC.

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Sources: Lake County; Cook County; NIPC

Map Code: 9511x17 Updated: 07.05.2011 Printed: 07.05.2011



Village of Riverwoods Comprehensive Plan

1 inch equals 1,500 feet
 0 375 750 1,500 2,250 3,000 Feet

RECOMMENDATIONS LEGEND

- Existing Others' Path
- Proposed Improved Lake County DOT 8' Path
- Proposed Improved Riverwoods 8' Path
- Proposed Lake County DOT Bike Lanes
- Proposed New Riverwoods 8' Path
- - - Existing Des Plaines River Trail



Exhibit B Bike Plan Map

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