

APPROVED

Village of Riverwoods  
Plan Commission Meeting  
Meeting Minutes May 2, 2024

A meeting of the Village of Riverwoods Plan Commission was held on Thursday, May 2, 2024 at Village Hall. Chairperson Laurie Breitkopf called the meeting to order at 7:30 PM.

Present:

Laurie Breitkopf, Chairperson  
Karl Blalock  
Sherry Graditor  
Mike Marshall  
Kathryn Romanelli  
Carey Rothbardt

Absent:

Stephen Levin

Also Present:

Vivian Hofeld, Deputy Village Clerk  
Steve Witt, Director of Community Services

1. Approval of Minutes

Commissioner Blalock moved to approve the minutes from the March 7, 2024 Plan Commission meeting. Commissioner Romanelli seconded the motion. There were some corrections made by the commission. The motion passed unanimously on a voice vote as amended.

2. Visitors wishing to address the Plan Commission

There were no visitors wishing to address the Plan Commission.

3. New Business

Review of resident request to combine two parcels into one zoning lot

Director Witt explained the petitioner, Yury Zelechonok of 2887 Blackthorn, is requesting a favorable recommendation on the request to consolidate two (2) residential parcels into one (1) zoning lot. The basis of the request is to reduce the annual assessment by the HOA, which is assessed per parcel not by the property address. The zoning classification is R-2, 80,000 square feet single-family residential. The north lot is a corner lot and the south lot is an interior lot. The area of the combined lots is 208,661

square feet. Combining the two parcels does not have any impact on the zoning. The applicant obtained approval to remove 0.23 acres of protected woodlands on the south lot to accommodate the construction of the new house. The removed area converts to 4.9 percent of the total area of protected woodlands prior to construction. The final Plat of Subdivision should indicate the remaining area of protected woodlands that may be removed in the future is 0.66 acres.

Director Witt suggested if the commissioners recommend approval of the request, the approval should include the receipt of a mylar final Plat of Subdivision of the combined parcels containing appropriate agency and commission signoffs, an indication of the remaining allowable area of protected woodlands that may be removed in the future and a utility and drainage easement along the private road limits for existing utilities installed adjacent to the property.

Mr. Zelechonok explained one property has access to the road and the other property never had access. It was never intended to be a two-lot property. He would like to build a house that will be occupied by one family, but is currently being charged double from the homeowner's association and does not believe it is fair. Mr. Zelechonok applied and received approval for a single tax ID from Lake County.

Chairperson Breitkopf asked what Ordinances would cover a consolidation. Director Witt spoke with Village Attorney Huvard who indicated it would be considered a subdivision and the property needs to comply with Title 10 of the Village Code. In this case, the property is being developed with a single-family house and there would not be any changes in the zoning, use or classification. The County records show the total of the two properties in one index number. In order for the Village to recognize this as a single zoning lot, they need signoffs from the Plan Commission, the Village Board, and other agencies. The HOA will not accept this as a single lot until the mylar Plat of Subdivision is recorded with the County.

Chairperson Breitkopf asked whether the survey could be updated, since it is very old. Director Witt explained the applicant will have to get a new survey as part of the process and the aforementioned conditions, boundaries, house, existing and required setbacks, easements, etc. will have to be added to the final Plat of Subdivision. Mr. Zelechonok explained he purchased the property out of foreclosure and does not have a formal survey. As a condition of the consolidation, Mr. Zelechonok agreed to provide an updated survey with the requested information.

Commissioner Graditor moved to send a favorable recommendation to the Board of Trustees to approve the request to combine two residential parcels at 2887 Blackthorn Road in Riverwoods, Illinois into one zoning parcel, subject to the following conditions: receipt of a mylar final Plat of Subdivision including an updated survey, signoffs from the Plan Commission and other agencies, an indication of the remaining allowable area of protected woodlands that may be removed in the future and a utility and drainage easement along the private road limits for existing utilities installed adjacent to the

property. Commissioner Rothbardt seconded the motion. The motion passed by the following roll call vote:

AYES: Blalock, Graditor, Marshall, Romanelli, Rothbardt, Breitkopf (6)

NAYS: None (0)

#### 4. Old Business

There was no Old Business

#### 5. Staff Report

Director Witt reported he and Mayor Ford have been in frequent contact with the owner of Brunch Factory and believe they found a way to move forward. Director Witt has not heard anything from Camp Bow Wow, so he will remove it from his list. Baby Vegas has installed the fire alarm system. The owner of the property at Orange Brace and Juneberry owns two lots and would like to combine them and build third single-family home. The Village is awaiting a survey to determine whether the subdivision cuts off a septic system field or water well. Discussions continue between the Village and Federal Life; however, there is currently no signed letter of intent. The Riverwoods Montessori School will be submitting a site plan and survey to determine where a proposed garage structure would be located. The construction of a garage on the property would require a Special Use permit to be granted by the Village Board as the number of buildings permitted on the site is currently two. The property located at 2930 and 2950 Duffy Lane is being considered for a subdivision into three buildable lots (Chudy Subdivision). Orphans of the Storm is considering a redevelopment and large expansion of their existing facilities which may increase their built area by 2-3 times. The challenge is that they were grandfathered into the Zoning District as a Special Use but did not get a Special Use.

#### 6. Adjournment

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

The meeting was adjourned at 8:03 pm. The next scheduled meeting of the Plan Commission is June 6, 2024 at 7:30 pm.

Respectfully submitted,

Jeri Cotton