



VILLAGE OF RIVERSIDE, ILLINOIS
PLANNING AND ZONING COMMISSION REGULAR MEETING
Minutes

I. *Call to Order:* The Regular Meeting of the Village of Riverside Planning and Zoning Commission was held on Wednesday, January 25, 2023. Chairperson Mateo called the Regular Meeting to order at 7:00 p.m.

II. *Roll Call*

Commissioner Pelletier
Commissioner Marhoul
Commissioner Henaghan
Commissioner Brom
Commissioner Mathews
Commissioner Miller
Chairperson Mateo

Absent: None

Also Present: Village Planner Cyran

III. *Approval of Minutes:*

A. Planning & Zoning Commission Regular Meeting minutes of December 28, 2022.

Commissioner Henaghan made a motion to approve the meeting minutes. Commissioner Marhoul seconded the motion.

AYES: Commissioners Pelletier, Marhoul, Henaghan, Brom, Mathews, and Chairperson Mateo.

NAYS: None

Commissioner Miller abstained from voting.

Motion passed.

IV. *Visitors, Petitions, Citizen Requests, and Communications:*

None.

V. *Liaison Report:*

A. Village Board Update

Village Planner Cyran reported the Village Board considered all of the Transit-Oriented

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Development oriented amendments on January 5. They supported a few additional changes to the amendments, which included: removing current limitations on ground floor office uses in the B2 District, and replacing existing front, side, and rear yards with a 20-foot setback for all buildings adjacent to a residential district or existing single- and two-family residential uses in the B1 District.

The Village Board also discussed the site plan review process. They agreed they were not in favor of having an informal review of site plans that don't involve a PUD, a special use review, or a variation by two Commissioners. But there isn't a consensus yet on what, if any, changes the Board would like to see for that process.

That topic will be on the agenda of the February 2 Board meeting. That meeting will also include a final vote on the TOD amendments, including the related sign amendments, and votes on the accessory structure and temporary tent amendment ordinances. The Board will consider two variation requests – the Presbyterian Church temporary tent request and the 148 Maplewood Rd fence request. The owners of 148 Maplewood Rd will also separately request a reasonable accommodation under the Americans with Disabilities act for the fence.

VI. *Public Hearings and Recommendations:*

VII. *New Business:*

A. Conceptual Review of Central-Hauser Site Plan

Commissioner Marhoul recused himself due to his position on the District 96 School Board.

Planner Cyran introduced the project. School District 96 is planning to renovate the Central-Hauser site. Construction is planned to begin in the early spring of 2024 and end the before the school year begins that fall. The improvements will separate vehicular travel and parking from pedestrian and bicycle travel and play areas to improve safety on the site. This is a conceptual review of the site plan. District 96 intends to return to the Commission to request a full site plan review along with a request for variations related to the site improvements.

Ryan Kelley with DLA Architects, the architects of record for Riverside School District, introduced Jason Green with WT Group. The project has four goals: to separate parking and play; to create better and safer pathways for pedestrians and bicyclists; alleviate congestion on Woodside Road, where the majority of pick-ups and drop-offs occur; and to create better and more usable recreation areas for both schools. Mr. Kelley reviewed the existing conditions on the site and how the proposed changes will improve the site.

Mr. Kelly reviewed the proposed changes to the site:

- Increase the number of on-site parking spaces from 77 to 86, including 4 ADA spaces.
- Create a new sidewalk along the recreation field to act as the primary thoroughfare for pedestrian and bicycle traffic.

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- Redevelop the recreation field. The District is still discussing the best way to do that in term of usability and cost.
- Develop a new playground, primarily to serve Central. The existing playground may be redeveloped, but enlarging it isn't feasible.
- In the parking lot, they are trying to provide as many landscape medians as possible and balance that with perimeter green space. They will request a variance for a reduced number of landscape medians.

Jason Green, WT Group, described an exhibit showing the surfaces that will be used on the site. The permeable surfaces include permeable pavers in the parking lot, the woodchip surface on the new playground and the permeable concrete on the foursquare and basketball court. Emergency access will be improved by installing collapsible bollards to reduce vehicular access to the north side of the Central building and providing a lane from the parking lot to the area behind the east wing of Central.

Mr. Green described the drainage on site. The proposed drainage will capture the onsite runoff and divert it into a stormwater system with a water treatment unit leading to an underground vault that will store and slowly release the stormwater. There should be an 80 to 90 percent reduction in the peak runoff. Mr. Green said 0.66 acres of permeable surfaces (pavers, woodchips, and concrete) will be used on the site. A curb extension on Woodside Road, as recommended by the traffic engineer, will reduce the width of the crosswalk and increase pedestrian safety.

Mr. Kelley said they would be requested variations for a reduced number of landscape medians in the parking lot, a reduced number of off-street parking spaces, and to install fences in the street yard.

The Commissioners asked for additional information on the following topics:

- The rationale for and characteristics of the four-foot fence separating the parking area from the pedestrian walkway, the fence surrounding the proposed playground, and the central walkway through the parking lot.
- The flow of the pick-up and drop-off area in the parking lot.
- The sidewalk and fence along Akenside Road.
- Existing planted green space versus proposed planted green space.
- The proximity of the new crosswalk to an existing crosswalk.
- The purpose, height, and other characteristics of the planters.
- How deliveries and similar vehicles will access the site.
- The purpose of the walkway along the south side of the site.
- The widths of the drive aisles in the parking lot.

Mr. Lonnie Sacchi, 111 Woodside Road, addressed the Commission. Mr. Sacchi said several sections of the fence next to his property need to be replaced. He would like to also ensure whatever plants may be installed along the shared property line won't grow over the property

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line and onto his property.

The Commission continued to discuss the proposed plans, including the following topics:

- The surface used for the emergency access lane.
- That no trees will be removed but that trees will be added along the recreation field and in the landscape medians.
- The existing and proposed impervious surface calculations.
- The new landscaping along the north side of Central.
- The location of the bicycle parking racks.
- Increasing the size of the landscape medians to allow larger trees to be planted.
- The material used for the walkway on the north side of the property.
- The materials used and lifespan of the underground vault and stormwater pipes.

At the end of the discussion, Chairperson Mateo summarized the Commission's suggestions and requests:

- Reconsider the 6-foot chain link fence along Akenside Road. Consider a fence that is shorter or ornamental.
- Provide information on existing and proposed green space.
- Consider moving the bump out on Woodside Road to a location that may be used more often.
- Reconsider the fence along the interior walkway along the recreation field.
- Provide further information about the planters, including what they'll be made of.
- Provide a plant list.
- Provide a current number of parking spaces.
- Consider merging the parking lot islands.
- Consider replacing the fence on the north side of the property.
- There is support for the proposed reduction in the number of parking spaces to increase the amount of green space on the site.
- Consider removing the central walkway.

VIII. *Old Business:*

VIII. *Information:* Next regular meeting is scheduled for February 22, 2023.

IX. *Adjournment:* Motion to adjourn by Commissioner Marhoul, seconded by Commissioner Mathews.
AYES: Commissioners Pelletier, Marhoul, Miller, Henaghan, Brom, Mathews, and Chairperson Mateo.
NAYS: None
Motion passed.

Meeting adjourned at 8:38 p.m.