



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

- I. *Call to Order:* The Special Meeting of the Village of Riverside Planning and Zoning Commission was held on Monday, May 1, 2023. Chairperson Mateo called the Special Meeting to order at 7:00 p.m.

- II. *Roll Call*
 - Commissioner Marhoul
 - Commissioner Miller
 - Commissioner Henaghan
 - Commissioner Brom
 - Chairperson Mateo

Absent: Commissioner Mathews
Commissioner Pelletier

Also Present: Village Planner Cyran

- III. *Approval of Minutes:*

None.

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

None.

- VIII. *Old Business:*
 - A. PZ 23-0001 – Site Plan Review – Central-Hauser Parking Lot & Site Improvements

Commissioner Marhoul recused himself because is a member of the District 96 School Board.

Planner Cyran reviewed the history of the application, how the Planning and Zoning Commission’s comments from the previous meetings have been addressed in the revised plans, and changes to the plans as a result of the Village Board’s comments.

Commissioner Miller asked how difficult it would be to install EV charging stations in the parking lot in the future. Ryan Kelley, DLA Architects, responded that it would be relatively easy, using the

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site lighting conduits.

Chairperson Mateo asked about a comment from the Commission during the January 25 meeting regarding moving the crosswalk bump-out on Woodside further north. Mr. Kelley said the District has not included the bump out in the site plans because they have not yet determined the preferred location for it.

Chairperson Mateo said the Commission appreciated all of the changes that had been made given the Commission and Board's input. She asked for a motion. Commissioner Henaghan moved to approve the site plan. Commissioner Miller seconded.

Chairperson Mateo reviewed the standards for a site plan:

1. The arrangement of the structures on the site to:
 - (a) Ensure compatibility with development on adjacent property.
 - (b) Respond to existing off site utilities and service conditions to minimize the demand for additional municipal services, utilities and infrastructure.

The Commissioners agreed the standard was met.

2. The organization of circulation systems to:
 - (a) Minimize potentially dangerous traffic movements.
 - (b) Provide adequate and safe access to the site.
 - (c) Separate pedestrian and auto circulation wherever practical.
 - (d) Minimize curb cuts.

The Commissioners agreed this standard was met.

3. The design of off street parking lots or garages to:
 - (a) Minimize adverse impacts on adjacent properties.
 - (b) Promote logical, safe parking and interconnection with adjacent parking lots.
 - (c) In the B2 district, maintain the pedestrian orientation of the downtown.
 - (d) In the B2 district, limit breaks in the street wall defined by the front facades of buildings in the downtown.

The Commissioners agreed this standard was met.

4. The design of landscaping, screening and related improvements to:
 - (a) Promote and maintain Village standards for appearance and development quality.
 - (b) Provide harmonious transitions to adjoining lots and developments.
 - (c) Create a desirable and functional environment for motorists, pedestrians and occupants of residential dwellings, business owners and employees.
 - (d) Screen incompatible uses.
 - (e) Minimize the visual impact of the development on adjacent sites and roadways.
 - (f) Utilize approved plant materials listed in Appendix E of this Zoning Ordinance and

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that are suitable to withstand the climatic conditions of the Village, respect Village designation as a National Historic Landscape District, and are compatible and consonant with adjacent public plantings.

The Commissioners agreed this standard was met. Commissioner Miller noted that if District 96 maintains the landscaping, it will look better than it does now.

5. Site illumination in terms of fixture type and design, location and installation in a manner that will minimize adverse impacts to adjacent properties.

The Commissioners agreed this standard was met. Chairperson Mateo noted the neighbors will experience an improvement.

6. Conformance of the proposed development to the requirements of this Zoning Ordinance and other applicable codes and ordinances.

The Commissioners agreed this standard was met.

7. The relationship of the site plan to adopted Village land use policies and plans.

The Commissioners agreed this standard was met.

The Commissioners voted on the motion to recommend approval of the application.

AYES: Commissioners Miller, Henaghan, Brom and Chairperson Mateo.

NAYS: None.

Motion passed.

Commissioner Marhoul rejoined the meeting.

VIII. *Information:*

IX. *Adjournment:*

Chairperson Mateo noted that on May 4 she would be sworn in as a Trustee and the Village Board would vote to approve the appointment of Commissioner Henaghan as the next Chairperson of the Commission.

Chairperson Mateo said she has served on the Commission since 2014 and has enjoyed it and will miss it.

Motion to adjourn by Commissioner Marhoul, seconded by Commissioner Henaghan.

AYES: Commissioners Marhoul, Miller, Brom, and Henaghan, and Chairperson Mateo.

NAYS: None

Motion passed.

Meeting adjourned at 7:09 p.m.