

MEMORANDUM

TO: STAFF

COPY: VILLAGE PRESIDENT & BOARD OF TRUSTEES
DEPARTMENT HEADS

FROM: Richard Nahrstadt, Village Manager

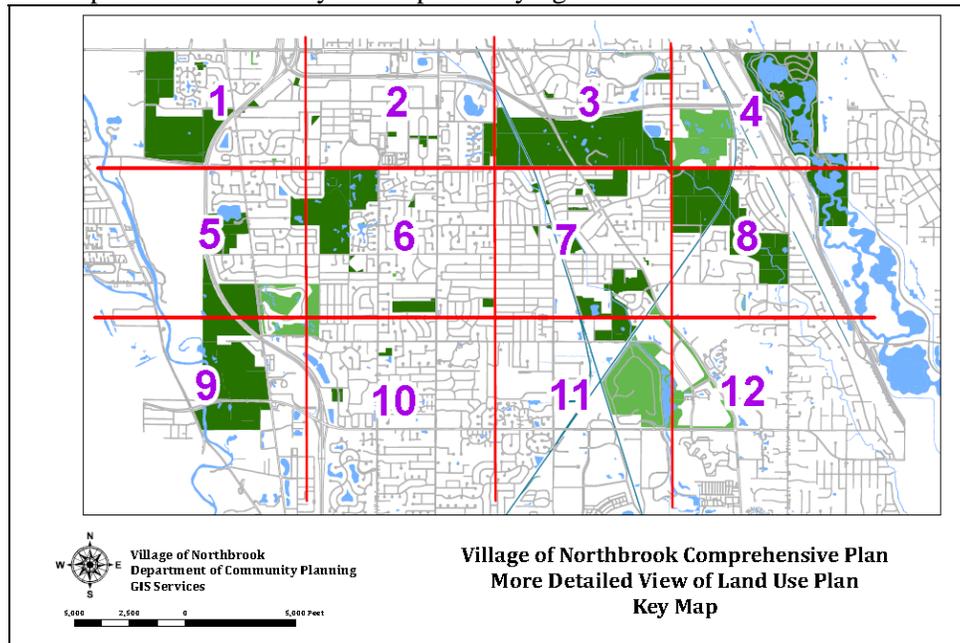
DATE: February 19, 2010

RE: STAFF BRIEFING

WEEK OF FEBRUARY 15, 2010

FEBRUARY 16 PLAN COMMISSION MEETING

The Northbrook Plan Commission devoted their entire meeting on Tuesday, February 16, to a review of the proposed Future Land Use Map of the Comprehensive Plan. The Commission reviewed a set of twelve detailed maps of the community. A map identifying the twelve areas is shown below.



The Plan Commission suggested a number of adjustments to the Future Land Use Map that had been recommended by the CPAC. Among the changes suggested by the Plan Commission were the following:

- Map 1: The single family homes on the west side of Sanders Road, between Bordeaux and Picardy should be shown as multi-family, so long as access is available via Picardy Circle.
- Map 2: The large single family lot at the northeast corner of Dundee Road and Greenwood should be shown as multi-family, not single family.
- Map 4: The Henrici Drive public right-of-way should be shown as ultimately becoming part of the adjoining private properties, reflecting the Village's long-term desire to completely vacate this road.
- Map 6: The boundaries of Westmore School should be adjusted to extend to Shannon and not show park land.

- Map 7: The two lots on Shermer Road, across from the Village Presbyterian Church, should be changed from Institutional to Transition 1.
- Map 10: The area north of the Northbrook Community Synagogue property should be changed from Institutional to single family to reflect the recently approved rezoning and subdivision request.

The Commission was very pleased with the overall content and policy direction of the Plan.

PLANNING & ZONING COMMITTEE

On Tuesday, February 16, the Planning and Zoning Committee reviewed Docket No. 09-08, a request for zoning and subdivision relief to allow the commercial redevelopment of the northwest corner of Dundee Road and Sanders Road to allow a drive through bank (Chase Bank) and a 6,200 square foot commercial/office building. After listening to a staff presentation and a presentation by the applicant regarding the request, the Committee members (Trustees Karagianis, Buehler, and Heller) discussed the item. In the end, **the Committee adopted a motion indicating that the Committee concurs with the Plan Commission's recommendation.** The Plan Commission recommended approval of the application subject to the following conditions:

- a) Only Phase 1 of the development shall be approved for construction. Prior to construction of any further buildings or improvements on the Subject Property, the Applicant shall secure Village approval of an amendment to the special permit for multiple buildings on a single zoning lot. The amendment shall be processed in accordance with Section 11-602 of the Zoning Code, provided, however, that the Village shall have no obligation to approve any amendment to the special permit for multiple buildings on a single zoning lot, regardless of whether the use proposed for Phase 2 is a permitted, conditional or special use in the C-2 District. *(The Applicant has agreed to this condition);*
- b) Vehicular access onto Sanders Road shall be restricted to **right-in/right-out only** movements by means of a raised median installed in the driveway. *(The Applicant continues to request full access onto Sanders Road.);*
- c) The proposed berm running the entire length of the western side of the property and all of the landscaping proposed on top and around it shall be installed during Phase 1 construction of the development *(The Applicant has agreed to this condition);* and
- d) The Douglas Fir trees along the western side of the property shall be replaced with Norway Spruce trees, subject to approval by the Village Arborist *(The Applicant has agreed to this condition).*

At the Applicant's request, the Planning and Zoning Committee's recommendation will be discussed at the March 9, 2010, Board of Trustees meeting.

At the suggestion of Trustee Karagianis, the Committee has asked staff to gather information regarding the concept of adopting regulations that would prohibit non-sales tax generating uses from locating on the first floor of specific retail areas/corridors. The Committee is interested in preserving this space for sales tax generating uses. The Committee will discuss this issue at a future meeting.

ENVIRONMENTAL QUALITY COMMISSION MEETING

The Environmental Quality Commission (EQC) met on Thursday, February 18. Most of the meeting was devoted to a review of the draft Comprehensive Plan. The EQC discussed the advantages and disadvantages of having planning policies that were general versus very specific. Ultimately the Commission recognized that more general policies give the Village the ability to adjust its implementation priorities and tactics over time. The Commission supported the overall approach in the plan. Some additional prairie areas were identified as part of the discussion and they will be added to our

inventory. The Commission suggested consolidating a few of the environmental goals and adding goals related to air quality, energy conservation, and solid waste. They also suggested the environmental element include cross references to the bike planning objectives in the transportation element. Overall they were very pleased with the Plan and the efforts by the CPAC and staff.

STORMWATER MANAGEMENT COMMISSION

The Stormwater Management Commission met on Thursday evening and listened to a presentation of the draft Comprehensive Plan by Assistant Director of Community Planning/Economic Development Coordinator David Schoon. A quorum could not be achieved so each Commission member will submit their comments individually. For those members and staff liaisons that were present at the meeting, one of the collective comments involved re-wording the text in Element 7 of the Draft Comprehensive Plan (Public Services, Facilities & Infrastructure) regarding the Master Stormwater Plan to more strongly recommend investing in the implementation of the identified projects and programs as a means of improving flooding conditions in the community. The Commission is next scheduled to meet on April 15.

PARAMEDICS HELP APPREHEND ERRATIC DRIVER

Monday evening, February 15, Ambulance 10 was returning from a call when they witnessed a car driving erratically near Landwehr and Dundee Roads. The ambulance crew notified Police and followed the car from a safe distance. The suspect continued to swerve in all lanes of traffic until losing control and crashing into a utility pole near Normandy Hills. Ambulance 10 turned on its emergency lights to protect the scene and watched as the driver suddenly pulled away from the accident and accelerated west on Dundee Road. Paramedics followed the driver to Wheeling and told the Police they saw the car pull behind a building on Milwaukee Avenue. Wheeling Police apprehended the suspect.



HAZARDOUS MATERIALS BOX ALARM IN WILMETTE

Wednesday afternoon, February 17, the Wilmette Fire Department requested a Hazardous Materials response to the Box Alarm level for an unknown irritant inside Regina Dominican High School. Northbrook Haz Mat Technicians Martin and Kanelos, and MABAS Division 3 Haz Mat Team Liaison Chief Nolan responded with Decon 3 (which was being housed at Northbrook Station 12). The Division 3 Haz Mat Team assessed the situation, monitored the air quality, and determined the unknown irritant was most likely some type of Mace or Pepper spray. The building was ventilated and cleared by Haz Mat Technicians. Three individuals were affected by the irritant and were treated and/or cleared by EMS personnel.

ENERGY CODE WORKSHOP PLANNED

This week, the Department of Building and Development sent out over 150 email notices to architects and contractors to announce a workshop that they will be hosting on the *2009 International Energy Conservation Code* on March 5, 2010, at the Village Hall at 8:00am. An announcement of the workshop will also be included in the March Village newsletter. The workshop will focus specifically on the requirements for single family construction and the submittal documents that we help make the review and inspection process go smoothly.

WEEK OF FEBRUARY 22, 2010

SAT.	2/20	10:00 a.m.	Comprehensive Plan Public Forum – Village Hall Board Room
		11:00 a.m. & 2 p.m.	Black History Month Celebrations – Northbrook Public Library
MON.	2/22	7:00 p.m.	CPAC – Terrace Room
		7:30 p.m.	Zoning Board of Appeals – Board Room
TUES.	2/23	7:30 a.m.	ICDC – Terrace Room
		9:00 a.m.	BFPC – Terrace Room
		6:30 p.m.	Communications and Legislation – Terrace Room
		7:30 p.m.	Regular Board of Trustee Meeting – Board Room
WED.	2/24	5:00 p.m.	Electrical Commission Meeting – Terrace Room
		7:00 p.m.	Quiz Bowl Rehearsal – Board Room
THURS.	2/25	4-8pm	Youth Commission Quiz Bowl – Board Room
FRI.	2/26	9:00 a.m.	BFPC – Terrace Room