

MEMORANDUM

TO: STAFF

**COPY: VILLAGE PRESIDENT & BOARD OF TRUSTEES
DEPARTMENT HEADS**

FROM: Richard Nahrstadt, Village Manager

DATE: February 10, 2012

RE: STAFF BRIEFING

WEEK OF FEBRUARY 06, 2012

PLAN COMMISSION

On Tuesday, February 7, the Plan Commission held its first public hearing on Docket No. 11-11: North Shore Place Senior Living Community – 1000 Sunset Ridge Road. The applicant, Senior Lifestyle Corporation, requests zoning and subdivision relief to allow the construction of a 188-unit assisted living facility with a memory care component.

After hearing testimony from the Applicant, the Commission heard comments from four members of the public. Of the four, three were residential neighbors to the west, including a representative of the Northbrook East Homeowners Association (NEHA). Two of the neighbors expressed concerns regarding how this project relates to the proposed Village stormwater project along the bike trail to the west, the height and bulk of the building, lighting, noise from service vehicles and ambulances, and adequate parking. Other comments related to ensuring that the building remains a senior living facility and that the approvals to operate the facility go specifically to Senior Lifestyles. The last comment was that until Phase 2 is constructed, could the Applicant provide additional landscaping on the Phase 2 portion of the property in the mean time.

After hearing comments from the public, Plan Commission members provided their comments. The consensus of the Committee was that the proposed use is appropriate for the site and that the Applicant did a good job with massing and articulation of the building to downplay its size. The Commission found the proposed access points and the number of parking spaces acceptable. The Commission deferred to the Fire Chief in terms of the Chief's finding that the Village has capacity to provide service to the proposed project and that the Applicant's proposed staffing levels will minimize the number of non-emergency calls to the facility. The Commission did ask for additional information regarding (a) a more direct connection to the bike trail, (b) additional landscaping on the Phase 2 portion of the property, (c) how the proposed Village stormwater project relates to the Applicant's project; (d) what types of "green infrastructure" measures could be installed by the developer to help further reduce storm water from the property, and (e) data concerning the current supply and demand for assisted living units in the community.

The public hearing was continued to Tuesday, March 6 for the Commission to review the Architectural Control Commission recommendations and the Applicant to have an opportunity to provide the additional requested information.

ARCHITECTRUAL CONTROL COMMISSION

On Thursday February 9, the Architectural Control Commission conducted its regular meeting. During the meeting the ACC reviewed and approved a Level II Design Review Permit for additional text for the Northbrook Bank & Trust ground sign located at the corner of Shermer Road and Waukegan Road. The additional text would be located on the existing brick base of the sign below the business name.

The ACC also reviewed two Level III Design Review Permit applications. The first permit reviewed was for a new wall sign in the Meadow Shopping Plaza for Three Bags Full Knitting Studio. The ACC recommended approval of the wall sign as proposed with three gooseneck light fixtures illuminating the sign from above. The

ACC also recommended approval of a request by the Albine Wieszmann Trust for a rooftop alteration at 1356 Shermer Road (the building next to the Landmark). The applicant requested to install a railing along the northern edge of the rooftop, as well as privacy fencing along the east and west side of the roofs to accommodate the residential units above the storefronts. The ACC ultimately recommended approval of the request with a modification to reduce the privacy fence height to five feet located above the two foot parapet wall. Both of the Level III Design Review recommendations will appear before the Board of Trustees for review on February 28, 2012.

During the meeting, the ACC also conducted a review of Docket 11-11: 1000 Sunset Ridge Road – Senior Living Facility. The applicant for this project presented a thorough overview of the proposed development with specific focus given to the overall height, building materials, and landscaping of the site. Following the detailed presentation the ACC conducted a brief discussion on the proposed plan. The ACC commended the applicant for proposing a detailed, well-designed development and recommended approval of the proposed plan as presented to the Committee. This application is still undergoing review by the Plan Commission. Following the Plan Commission's completion of its review of the application, both commissions' recommendations will be forwarded on to the Board of Trustees.

Lastly, the ACC reviewed three new single family home elevations for compliance with the monotony policy in the Municipal Code. Ultimately the ACC approved two of the homes and asked that the third home (on Chapel Court) reappear before the Commission following revisions to the design to comply with the Village Zoning Code standards.

LEADERSHIP NORTHBROOK LEARNS ABOUT PUBLIC SAFETY AND THE WATER PLANT

On Friday February 10, two dozen participants of the Northbrook Chamber's *Leadership Northbrook* program met at the Headquarters Fire Station #11 to learn about the public safety services available here in town. Fire Chief Nolan, Deputy Police Chief Caruso, and Counseling Services Director Vaccaro presented and answered questions about the roles of the public safety departments, counseling services unit and the Citizen Police Academy, which is scheduled for this spring, and how they relate to the residential and business community. The *Leadership Northbrook* participants finished up their program with a tour of the Northbrook Water Filtration Plant.

POLICE DEPARTMENT ACTIVITY

In the early morning hours of February 5, a Patrol Officer encountered a young man who appeared intoxicated at Shermer and Walters. During the encounter the man fled on foot to a friend's house nearby, where they locked the door and refused police entry. A check of in house records was conducted and the offender was identified as a nineteen year-old Mt. Prospect man. On February 9 the Officer and Tactical Officers responded to Mt. Prospect and took the man into custody. He was charged with Obstructing a Peace Officer and Consumption of Alcohol by a Minor, both misdemeanors.

This week an investigation led to the arrest of a man for Unlawful Possession of a Controlled Substance after he was found to be in possession of cocaine in the 1000 block of Waukegan.

Also this week, Tactical Officers observed suspicious activity on the 1000 block of Waukegan Road and stopped a man after he purchased two cases of beer for juveniles in exchange for cash. The juveniles were cited for minors in possession of alcohol and turned over to their parents. The adult was charged with Contributing to the Delinquency of a Minor.

In three separate incidents throughout the week five people were cited for Unlawful Possession of Cannabis/Drug Paraphernalia.

WATER MAIN BREAKS

The Village repaired four water main breaks this week. Breaks occurred on the 6-inch diameter cast iron water main in the 2300 block of Peachtree Lane, the 6 inch diameter cast iron water main in the 2200 block of Cherry Avenue, the 8-inch diameter cast iron main in the 1700 block of Shawnee Trail and the 8-inch diameter ductile water main at the water service tap connection for 809 Downing Street.



2300 Peachtree Lane



2200 Cherry Lane



2200 Cherry Lane

SKOKIE/HENRICI PACE SHELTER INSTALLATION

The Village has entered into a ten year agreement with Pace Suburban Bus to install and maintain a bus shelter at the corner of Skokie Boulevard and Henrici Drive. This agreement has a provision for Pace to remove and repair their shelters at their cost if we ever need to excavate or make improvements to the infrastructure in the area.



TECHNY ROAD PHASE III/IV PROJECT UPDATE

Proposals from six engineering firms have been submitted for the construction oversight of the Techny Phase III and Phase IV stormwater projects. Staff will be interviewing four of the firms with representatives of Cook County who will be incurring the cost of the engineering services as part of the jurisdictional transfer of Techny Road between Shermer and Pfingsten. Currently the construction of Phase III (with an alternate bid item for the construction of Phase IV) is out to bid. Staff anticipates a contract award for construction and construction oversight in March.

WATER TOWER UPDATE

With the new water tower online, crews began the process of draining the old water tower on Friday. Draining the old tower of the 500,000 gallons of water it contains is anticipated to be completed early next week. Staff will be bringing a report to the Village Board later in 2012 for further discussion on the future of the old water tower.

TRAFFIC SIGNALS AT SHERMER AND WALTERS

Public Works staff received complaints of traffic congestion at Shermer Road and Walters Avenue that motorists attributed to poorly timed traffic signals controlling the intersection. The congestion which occurs mainly between 6:30 and 9:00 AM is the result of two causes: the railroad and the pedestrian signals preempting the traffic signal cycle. Due to the proximity to the railroad, the timing of these signals is controlled by the Illinois Commerce Commission and the preemption cycle cannot be altered. Staff and our traffic signal maintenance contractor, Meade Electric, will continue to monitor the signals and will continue to look at alternative solutions to help alleviate the congestion at this intersection.

WEEK OF FEBRUARY 13, 2012

MON.	2/13		No Meetings
TUES.	2/14		<i>Valentine's Day</i>
		7:30 p.m.	Board of Trustees Regular Meeting - Cancelled
WED.	2/15	7:00 p.m.	Youth Commission - Cancelled
		7:00 p.m.	4th of July Association - Fire Station 11 Classroom
THURS.	2/16	7:00 p.m.	EQC - Terrace Room
FRI.	2/17		No Meetings
MON.	2/20		<i>President's Day - <u>Clean-up Day at the Village Hall</u></i>
			Village Hall Closed to Public