

MEMORANDUM

TO: STAFF

COPY: VILLAGE PRESIDENT & BOARD OF TRUSTEES - DEPARTMENT HEADS

FROM: Richard Nahrstadt, Village Manager

DATE: November 8, 2013

RE: STAFF BRIEFING

WEEK OF NOVEMBER 11, 2013

PLAN COMMISSION

At its November 5 meeting, the Commission considered the following applications.

- Docket No. 13-09: 1435 Pfingsten Road - Three Lot Subdivision. The Commission adopted a resolution recommending approval to rezone the Subject Property and approval of a tentative plat with variations for a three-lot subdivision.
- Docket No. 13-01: 770 Skokie Boulevard - NorthShore 770 Mixed Use Development. The Commission held its continued public hearing on this application. At its October 1 meeting, the Plan Commission asked that the Applicant to consider making revisions to the proposed massing, density, design, and materials of the residential structure, increasing the parking ratio for the residential units, as well as addressing some other features of the project. Those revisions were presented to the Plan Commission at the November 5 meeting.



Previous

Residential Units	416
1 Bedroom	224
2 Bedroom	192
Parking	703
Internal	690
- Included Guest	63
- Included Tandem	132
External	13
Ratio	1.69
Building	
Floors	10
Height	110'
Floor Area	455,347

Current

Residential Units	342
1 Bedroom	142
2 Bedroom	200
Parking	599
Internal	586
- Included Guest	67
- Included Tandem	83
External	13
Ratio	1.75
Building	
Floors	8 / 9
Height	94' / 104'
Floor Area	402,576

After hearing a presentation from the applicant and from about 10 members of the public, most of which spoke in favor of the project, the Plan Commission closed the public hearing and discussed the revised application. The Commission found the applicant's proposed building design and other revisions acceptable and, by a vote of 6-1 (two members absent) directed staff to prepare a resolution recommending approval with the following conditions:

1. Green roofs should be installed on the roofs of the 8-story portions of the residential building in order to soften the visual impact of the roofs from the units located on the 9th floor.
2. Fourteen additional parking spaces should be added to the residential portion of the development so that parking would be provided at the following ratios - 1.5 space per 1-bedroom and 2.0 spaces per 2-bedroom.
3. The emergency exit for the Panera drive-through suggested by the Applicant at the November 5 meeting should be installed when the development is originally constructed and could be removed later if demonstrated that it is not needed.
4. The Applicant should not be allowed to place a restrictive covenant preventing future reuse of any commercial buildings for specific types of uses.
5. The Village must develop a Comprehensive Traffic Improvement Plan for the corridor and have it implemented in a manner so that improvements are completed in time for the opening of the proposed developments along the corridor.

The Commission is scheduled to vote on the resolution at its November 19 meeting.

- Docket No. 13-15: 3525 Walters Avenue – Three Lot Subdivision. The Plan Commission held its first public hearing on a request for combined tentative and final plat approval with variations for a three-lot subdivision. After the staff and applicant's presentations on the proposal, about eight members of the public spoke on the application. Most of the concerns expressed by the neighbors had to do with the impact of this development on stormwater runoff on adjacent properties as well as the proposed shared private drive extending off of the temporary cul de sac at the end of Coral Parkway.

The neighbors that live on Coral Parkway noted concerns about the existing substandard Coral Parkway cul de sac bulb and were under the understanding that a more permanent cul de sac bulb would be developed on the Subject Property when that property redeveloped. The temple to the west was also under the same understanding with the thought that such extension would provide access to the southern portion of its property. The Plan Commission continued the public hearing to



November 19 to provide the applicant with an opportunity to meet with the neighbors to try to identify an alternative to a standard size cul de sac bulb that would address everyone's concerns.

COMMUNITY RELATIONS COMMISSION MEETING

On Thursday evening, the Community Relations Commission held their regularly scheduled meeting to discuss upcoming events and current initiatives. The Commission will host the Annual Clergy Luncheon on Wednesday, December 4, in the Village Hall Board Room. Attendees will be addressed by President Frum and given an opportunity to discuss current issues with Village staff and commissioners. The commission also welcomed Ken Spiro, the new representative from School District 30.

Important dates to remember: November 27 the Interfaith Thanksgiving Service will be held at 7pm at the United Methodist Church; on Feb. 26, 2014 the Black History Month Program will be held at 6pm at the YMCA. The next regular Community Relations Commission meeting is scheduled for December 5, 2014.

UPRR TRACK CROSSING REPLACEMENT COMPLETED

Over the past week, the Union Pacific Railroad (UPRR) has worked to replace the at-grade crossing on Dundee Road just west of Skokie Boulevard. Work included complete replacement of the rubberized crossing materials and resetting of the tracks. The elevation differential between the two sets of tracks was reduced to provide motorists with a smoother ride. Work at the crossing was completed in time for Dundee Road to be opened for the Friday morning commute.



SHERMER ROAD RAIL BRIDGE

This week, the new rail bridge over Shermer Road was placed in service. Beginning last Saturday, November 2, Union Pacific Railroad (UPRR) crews began the process of sliding the new bridge onto its permanent foundations from the temporary foundations upon which it was assembled. Railway operations resumed over the new bridge on Monday, November 4.

Though the new bridge is in place, there is still much work to be done before Shermer Road can reopen to vehicular traffic. First to take place is the removal of the stone and fill that made up the temporary bridge structure (visible in the picture beneath the new bridge). Once that is complete, the roadway will be assessed to determine how quickly it can reopen. Staff from Northbrook, Glenview, IDOT and the UPRR is scheduled to meet on November 20 to walk the site and assess what interim and long-term steps need to be taken to make the roadway safe for vehicular traffic. That meeting will mark the first time staff will be able to visualize the roadway and analyze it since the temporary bridge was installed on July 6, 2012. We remain hopeful that the roadway can be opened to traffic with interim improvements until the final roadway improvements are installed in spring 2014.



INFORMATION TECHNOLOGY MANAGER RICH KRAMER TO LEAVE THE VILLAGE

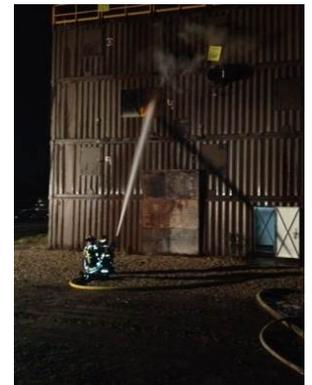
The Village's Information Technology Manager Rich Kramer announced this week that he will be leaving the Village to take another position with another government agency. Rich has been employed by the Village for four years, seeing the organization through numerous technological improvements and programs. His efforts have helped to modernize internal operations and streamline outdated processes, helping the Village to continue to improve the service it provides to its residents. His last day with the Village will be November 26. We thank Rich for his service and wish him well!

POLICE ACTIVITY

An employee at the Racquet Club on Dundee Road reported to police that sometime during his shift on Sunday, November 3rd, unknown persons had broken into his vehicle parked in the lot and stole a tote bag containing a wallet. Also reported to Police on Sunday, November 3rd, was a smashed vehicle window to a GMC Envoy parked in the 2900 block of Dundee Road. A tote bag containing a wallet was stolen. On Thursday evening, November 7th, an employee at Morton's reported that her keys were missing from her jacket stored in the employee area of Morton's and her purse was removed from her vehicle parked in Morton's parking lot. Investigations has been assigned the cases.

FIRE DEPARTMENT NIGHT DRILL

On November 6, 7, and 8, fire department crews conducted live fire training exercises at NIPSTA. The scenario presented multiple tactical concepts intended to address new challenges to firefighters in the context of modern building contents and modern lightweight construction techniques. The live fire night drill was presented in tandem with classroom and on-line study of fire behavior data provided by Underwriters Laboratories and National Institute of Standards and Technology. The night drill offers compliance with several training requirements due to the live fire element, to being conducted at night and consisting of multiple fire companies working together.



HOLIDAY DECORATIONS

Over the past week, the Village's holiday lighting contractor, Kinnucan Tree Experts, has worked to test all of the holiday lights in the downtown parkway trees (see photo).

The parkway trees will be lit from Thanksgiving until after New Year's Day and the light strands will be removed in January. In addition, the Village's landscape contractor, Brickman Landscaping group, has removed planters from the downtown light poles and over the next couple of weeks; Public Works crews will be working to hang decorations and banners throughout the Central Business District.



BREESWAY LANE SIDEWALK

Public Works crews have completed the installation of segments of sidewalk along both sides of Breesway Lane. These new segments connect to existing sidewalk and fill a gap, providing a continuous walkway between Elm Street and Walters Avenue, making it easier for children to get to Meadowbrook Elementary School. The photo depicts a Public Works crew working to pour concrete for the new sidewalk.



INTERSECTION OF WALTERS AND CEDAR

To further refine the traffic control devices at Cedar Lane and Walters Avenue and help make drivers on Cedar Lane at this intersection aware that traffic traveling east and west on Walters Avenue does not stop, Public Works Department removed the crosswalk on the west side of the intersection. The crosswalk on the east side of the intersection remains in place for pedestrians to use when crossing Walters Avenue. The signage in place at this intersection is included with the attached picture.



WATER MAIN BREAK

On Tuesday, Public Works crews worked to repair a water main break near the intersection of Birch and Woodlawn Roads. The break occurred on an 8-inch cast iron main that was originally installed in 1964. Extra caution had to be taken during the excavation of the water main due to its close proximity to a gas main and a 30-inch water main that provides service from the water filtration plant to the West Side Reservoir. Eight homes were affected by the break and all were notified prior to the water being shut off.

WEEK OF NOVEMBER 11, 2013

MON. 11/11

10:30 a.m.

VETERAN'S DAY

Veteran's Day Service – Northbrook Jr. High School

TUES. 11/12

6:30 p.m.

Communications & Legislation Committee – Terrace Room

7:30 p.m.

Board of Trustees Regular Meeting – Board Rm

WED. 11/13

9:00 a.m.

Fire Fighters Pension Board – Shermer Study

Noon-5pm

FEMA Chicago Watershed Flood Risk Mtg. – Bd. Room –

7:00 p.m.

Bicycle Task Force – **Cancelled, Re-scheduled to 12-4-13**

THURS. 11/14

5:30 p.m.

Architectural Control Commission – Terrace Room

7:00 p.m.

Senior Services Commission – Crestwood Place

FRI. 11/15

10:00 a.m.

No Meetings