



NORTHFIELD WOODS SANITARY DISTRICT

MINUTES OF ANNEXATION OF LEXINGTON HOMES LLC MEETING OF THE BOARD OF TRUSTEES OF THE NORTHFIELD WOODS SANITARY DISTRICT, COOK COUNTY, ILLINOIS HELD ON July 22, 2019 AT 3633 WEST LAKE AVE SUITE 403, GLENVIEW, ILLINOIS

1. ROLL CALL

The meeting was called to order at 6:30p.m. by President Botvinnik of the Northfield Woods Sanitary District. Upon Roll Call, the following Trustees were present:

ALEX BOTVINNIK
JEROME CEPA

Also present were Attorney David Arena, Engineer David Gewalt, Attorney Hal Francke, Engineer Todd Shaffer of Haeger Engineering and Alex Wynsma of Lexington Homes LLC.

2. MEETING PUBLICATION

Attorney Arena noted that a notice of Public Hearing was published on July 5, 2019 RE: Annexation of Lexington Homes LLC.

3. PURPOSE OF MEETING

The purpose of the public hearing is to consider the approval of an annexation agreement for the 8.5 – acre parcel of property situated in unincorporated Cook County at 3365 Willow Road, and commonly known as the Gibson Property/Lexington Homes LLC. Permanent Index Numbers for the Property are: 04-20-101-007-0000 and 04-20-101-009-0000.

The Annexation Agreement, which is to be entered into by the Sanitary District and Glenview Chase LLC, and Illinois limited liability company (“owner”). The Owner of the Property, contemplates, among other things, the annexation of the Property to the Northfield Woods Sanitary District and the Sanitary District’s provision of sanitary sewer services to a 29-unit single family residential development that the Owner is planning to construct on the Property, to be known as “Parkside of Glenview”.

4. PLAN COMMISSION

The applicant presented three site plan options including:

- a.) **Site Plan Option A** - includes an extension of Meadowview Drive connecting Glenridge Meadows to the proposed subdivision then west to the Villas of Indian Ridge in accordance with prior Village Plans.

- b.) **Site Plan Option B** – Removed the extension of Meadowview Drive across the proposed subdivision in favor of a looped street and emergency access easement to the Villas of Indian Ridge.
- c.) **Site Plan Option C** – Removed the segment of Meadowview Drive extended through the center of the proposed subdivision and introduced a fixed gate accessible only via a Knox box/key system to the Glenview Fire Department.

Site Plan Option B was eliminated from consideration due to operational concerns associated with the maintenance and design of the emergency access easement.

Site Plan Options A & C were evaluated in regard to balancing resident concerns with both maintenance and public safety concerns inherent to any fixed gate. Although staff recommended connecting the three subdivisions with a public right-of-way and no gate as prescribed by prior Village plans, the Plan Commission concluded that a privately owned and maintained gate installed across Village right-of-way in accordance with a license agreement would be an acceptable design solution to appease residents of the three subdivisions which would be impacted by the proposed design.

The Plan Commission considered the requested exceptions from underlying zoning characteristics and determined the requests were similar to those previously approved for the adjacent cluster home development, Glenridge Meadows, and these were subsequently supported.

5. SITE PLAN ANALYSIS

- a. **Access** – In accordance with standard suburban land planning best practices, large subdivisions should be provided with multiple points of access to nearby arterial streets. This policy provides a distribution of traffic volumes during peak periods and ensures that remote extents of subdivisions remain accessible during emergency and maintenance events including residential fires, vehicle accidents, other police response events, emergency watermain/roadway repairs, weather event clean-up and roadway construction. Although both site plan options provide a secondary means of access among the subdivisions, Site Plan Option A would provide ongoing distribution of traffic volumes as well as immediate alternative vehicular access in the event a roadway blockage might occur along Indian Ridge Drive, Seminole Drive, or Meadowview Drive.
- b. **Traffic** – Residents of Indian ridge, the Villas of Indian Ridge, and Glenridge Meadows have relayed concerns regarding potential cut-through traffic if a public extension of Meadowview Drive extended from Glenridge Meadows to the Villas of Indian Ridge. In accordance with the evaluations of both the applicant's traffic engineer and the Village's third-party traffic engineer, the proposed Site Plan Option A would reduce the volume of traffic at the intersection of Landwehr Road and Indian Ridge Drive. As projected, the traffic

generated from the proposed development would utilize Meadowview Drive to access Landwehr Road. Additionally, some existing traffic from the Villas of Indian Ridge subdivision which currently utilizes Indian Ridge Drive to access Landwehr Road would instead begin to utilize Meadowview Drive to enter and/or exit the neighborhood. In following, the proposed secondary access provided via Site Plan Option A would reduce cut-through traffic through Indian Ridge, but would increase traffic through Glenridge Meadows.

- c. **Maintenance** – The design associated with Site Plan Option A would be constructed by the developer and the improvements would subsequently be accepted by the Village as public improvements to be maintained thereafter by the Village. The design associated with Site Plan Option C would similarly be constructed by the developer. With Site Plan Option C, the circular roadway and east leg of Meadowview Drive would become public infrastructure.

6. BOARD OF TRUSTEES CONSIDERATION

Staff has prepared two versions of the proposed Resolution, Annexation Agreement, and development Ordinances with respect to which of the two site plans the Board of Trustees may approve. Staff recommends approval of Site Plan Option A. Alternately, the Board may consider Site Plan Option C as recommended by the Plan Commission with an additional caveat that if a private gate is installed this will be within a segment of Meadowview Drive which will be privately owned and maintained. Only one site will be developed.

Attorney Arena recommends to move to approve the Annexation Agreement contingent upon the language being finalized and approve the enactment of the Ordinance upon the condition of the agreement being satisfied.

President Botvinnik moved to approve the Annexation Agreement provided the conditions are satisfied, and Vice President Ceba seconded the motion. No discussion ensued.

President Botvinnik moved to approve the Ordinance provided the conditions are satisfied, and Vice President Ceba seconded the motion. No discussion ensued.

7. OTHER - Sinkhole of Franklin

Engineer Gewalt obtained a proposal from Kloefer Construction for 378 feet of 8inch sanitary sewer to be lined at a cost of \$22,680.00 for the lining.

President Botvinnik moved to approve up to \$28,000.00 to Kloefer Construction as a maximum bid. Vice President Ceba seconded the motion.

- 8. ADJOURNMENT** - President Botvinnik moved to adjourn meeting and Vice President seconded the motion. Meeting adjourned at 7:13pm.

