



## STEERING COMMITTEE MEETING #2

Mon, December 14, 2020, 5:00 pm

*Public comments received by email or in writing by the Community Development Director prior to 5:00 pm on the day of the meeting were welcome on any topic. Public comments or testimony were also allowed during the electronic meeting using the Zoom Meeting ID and Access Code that was posted on the Village's website at least 2 hours before the meeting. The meeting was conducted electronically via Zoom due to the ongoing public health emergency and consistent with the Governor's most recent emergency declaration, various Executive Orders entered by the Governor, and the recent amendments made to the Open Meetings Act in Public Act 101-640.*

## MEETING MINUTES

Virtual Zoom Meeting

1. **Call to Order:** The Regular Meeting of the Village of Riverside TOD Supportive Zoning Code Update Steering Committee was held on Monday, December 14, 2020, electronically via Zoom. Chairperson Mateo called the Regular Meeting to order at 5:00 p.m.

2. **Roll Call:**

Present: Chairperson Jill Mateo,  
Jeff Cermak  
Jennifer Henaghan  
Doug Pollock

Also Present: Community Development Director Sonya Abt

Also on the Meeting: Management Analyst Will Bouman  
Planning Consultant Todd Vanadilok, Egret & Ox Planning  
Planning Consultant Konstantine Savoy, Savoy Consulting Group  
Senior Planner Alex Devlin, RTA

3. **Project Schedule:** Consultant Vanadilok provided an overview of the project schedule, including the work that has been completed from the start of the project in July 2020 up through the current date in December 2020. He also highlighted the work that will be completed over the next several months, including: (1) preparation and review of an initial set of proposed Zoning Code amendments; (2) refinement and review of the proposed Zoning Code amendments; and (3) final review and approval of the Zoning Code amendments.



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4. **Virtual Public Workshop Summary:** Consultant Vanadilok presented a summary of findings from the [Virtual Public Workshop](#) that was held via the Social Pinpoint online community engagement platform from October 12, 2020, through November 2, 2020. The [complete summary document](#) is provided on the project website.
- **General Statistics:**
    - 45 total comments
    - 17 interactions on other’s comments via upvotes or downvotes
    - 193 participants who visited the site, regardless if they left a comment
  - **Key Takeaways (Central Business District):**
    - Physical appearance of parking more an issue than amount of spaces
    - Need more bike parking
    - Highly walkable already
    - Signs to provide wayfinding and enhance buildings
    - 3 stories seemed acceptable (up to 5 stories in some areas)
    - Improvements to safety and physical appearance (e.g., lighting, safe walking environment, landscaping, public art/murals, etc.)
  - **Key Takeaways (Harlem Avenue Corridor):**
    - Excessive parking footprint
    - Mixed feelings on illuminated and neon signs, but okay w/ blade signs and signs along railroad
    - Acceptable height of 4 to 5 stories
    - Need a more pedestrian-/bike-friendly corridor, particularly in a mixed use environment
    - Limit amount of ground floor office
    - Support for high quality development
    - Limitations of small front yards/setbacks

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5. **Discussion:** Consultant Vanadilok led the Steering Committee through a discussion of key zoning issues that impact the Central Business District and Harlem Avenue Corridor, particularly with respect to improving walkability and supporting transit. Discussion of each zoning issue was prefaced with: (1) the significance of the issue; (2) things to consider, such as existing zoning standards and insights from the Virtual Public Workshop; and (3) discussion questions to prompt discussion.
- **Height**
    - **Significance:** Building height influences the capacity to add density (e.g., more housing units or employment-generating office space) to a TOD area, but must respect the character of adjacent neighborhoods and the perception of a pedestrian-friendly environment
    - **Central Business District:**
      - › Consider potential for a minimum height limit, such as 2 stories
      - › Consider permitting up to 4 stories maximum, with up to 5 stories possible for a special use or PUD
      - › Provide for adequate setbacks to minimize shadowing of taller buildings on the public right-of-way and adjacent properties
    - **Harlem Avenue Corridor:**
      - › Consider up to 4 stories as a generally acceptable
      - › Consider up to 5 stories around the railroad, perhaps from Herrick Road on the north to Quincy Street or Lawton Road on the south
      - › Assess how parking is accommodated, whether as surface parking or on one of the floors of a multi-story building
  - **Yards, Setbacks, and Bulk Standards**
    - **Significance:** Yard and setback requirements influence how the pedestrian environment may be formed, including space for sidewalks, links to transit facilities, shortened crossing distances, complete tree canopy, etc.
    - **Central Business District:**
      - › Keep existing yard and setback standards as is but better define how setbacks can be used by property owners
      - › Clarify how yard standards may change as height increases

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Due to the time constraints of the meeting, the following key zoning issues will be discussed at the next Steering Committee Meeting (likely to be set in January 2021), which will serve as a continuation of this meeting:

- **Transit-Supportive Zoning**
  - **Potential Incentives**
  - **Other Zoning Issues**
6. **Public Comment:** No members of the general public were present and no written comments were submitted.
7. **Next Steps:** Next steps in the project include:
- Conduct Steering Committee Meeting #3 as a continuation of this meeting
  - Prepare initial set of proposed Zoning Code amendments
  - Review draft Zoning Code amendments w/ Steering Committee
  - Review draft Zoning Code amendments w/ Village Board
8. **Adjourn:** Meeting adjourned at 6:30 pm.



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