

VILLAGE OF GLENCOE
PLAN COMMISSION

Regular Meeting
September 14, 2011

1. CALL TO ORDER

A regular meeting of the Plan Commission of the Village of Glencoe, Cook County was called to order by Chairman Thomas in the Village Hall Council Chamber at 7:34 p.m. on the 14th day of September 2011.

2. ROLL CALL

The following were present:

Caren Thomas, Chairman, Public-at-Large Representative
Larry Levin, Vice-Chairman, Village Board Representative
Louis Goldman, Glencoe Public Library Representative
Ed Goodale, Zoning Board of Appeals Representative
Bruce Huvad, Public-at-Large Representative
Andre Lerman, Glencoe Park District Representative
Marya Morris, Public-at-Large Representative
Gary Ruben, School District #35 Representative
Tom Scheckelhoff, Historic Preservation Commission Representative

The following were absent:

Walt Eckenhoff, Public-at-Large Representative

The following were also present:

David Mau, Director of Public Works
Nathan Parch, Community Development Analyst
Andrew Fiske, Village Attorney

3. CONSIDER THE JULY 27, 2011 PLAN COMMISSION MEETING MINUTES

The minutes from the July 27, 2011 Plan Commission meeting were approved.

4. PUBLIC COMMENT TIME

Chairman Thomas welcomed Gary Ruben as the new School District #35 Representative. She thanked Edward Chez for his long and valued service on the Plan Commission. It was agreed that a thank you letter would be sent to Mr. Chez.

5. CONTINUE REVIEW OF PRELIMINARY AND FINAL PLAT FOR THE 2-LOT LEFKOVITZ RESUBDIVISION LOCATED AT 669 DUNDEE ROAD

Community Development Analyst Nathan Parch updated the Plan Commission on this item since it was last reviewed on July 27th. Mr. Parch reported that neighbor concerns voiced at the July 27th meeting were addressed regarding site conditions

and tree preservation/landscaping. Other than routine landscape maintenance, all construction work at the site remained on hold. The Plat of Resubdivision and Improvement Plans presented at the July meeting were not changed except for a revision to the new curb cut required by IDOT. Director of Public Works explained that portion of Dundee Road is under the State's jurisdiction with final determination provided by IDOT regarding new curb cuts/driveways. In this case, IDOT required the width of the driveway apron be widened to 24 feet at Dundee Road.

Mr. Parch reported that staff worked with the Village Attorney's office to finalize a draft Subdivision Agreement that, among other things, specified the improvements required to be constructed and installed as part of the subdivision. Additionally, a model Declaration document was prepared by the Village Attorney to be executed by the property owners that set forth the rights and responsibilities relating to the shared storm water improvements and shared driveway and turnabout.

Commissioner Huvad made the following suggestions:

- The ingress/egress easement shown on the Plat of Resubdivision should be extended to include the entire turnabout;
- The Declaration document should include language regarding maintenance of the shared driveway;
- A provision should be added to the Declaration document providing the Village the right, but not the obligation, to enforce the easements; and
- Section 3 of the Subdivision Agreement should specify those improvements that are considered public improvements.

Following the review, the Plan Commission determined that the proposed subdivision met the standards for granting approval. It was moved by Trustee Levin and seconded by Commissioner Scheckelhoff to recommend that the Village Board approves the preliminary and final plat of the Lefkovitz's Resubdivision with the inclusion of Commissioner Huvad's suggestions.

The motion was approved by the following vote:

AYES: Goldman, Goodale, Huvad, Lerman, Levin, Morris, Ruben, Scheckelhoff, and Thomas

NAYES: None

ABSENT: Eckenhoff

6. REPORT FROM SUSTAINABILITY WORKING GROUP

In Commissioner Eckenhoff's absence, Chairman Thomas provided a status report of the Sustainability Working Group. She reported that the following four subcommittees were formed: Website, Community Outreach, Code Audit, and Pilot Projects.

7. STANDING COMMITTEE REPORTS

Chairman Thomas stated that she planned to invite representatives from Writers' Theatre and Studio Gang Architects to a future Plan Commission meeting.

Trustee Levin provided a summary of the Dell Place street end matter and explained that the Village Board would be reviewing it further at its meeting on September 15.

Commissioner Lerman reported on the Park District's strategic road map planning and invited those interested to attend the Park District's public hearing on Monday, September 19.

8. SCHEDULE NEXT MEETING OF THE PLAN COMMISSION

The next meeting of the Plan Commission was scheduled for 7:30 p.m. on Wednesday, October 26, 2011 pending there being new business to discuss.

9. ADJOURNMENT

The meeting was adjourned at 8:40 p.m.

Respectfully Submitted,

Nathan J. Parch,
Community Development Analyst