

VILLAGE OF GLENCOE  
PLAN COMMISSION

Regular Meeting  
November 28, 2012

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 7:35 p.m. on the 28<sup>th</sup> day of November 2012.

2. ROLL CALL

The following were present:

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

The following were absent:

Louis Goldman, Glencoe Public Library Representative  
Marya Morris, 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 APRIL 5, 2012 PLAN COMMISSION MEETING MINUTES

The minutes from the April 5, 2012 Plan Commission meeting were approved.

4. PUBLIC COMMENT TIME

There were no public comments.

5. CONSIDER A PRELIMINARY AND FINAL PLAT FOR A 2-LOT RESUBDIVISION LOCATED AT 388 WOODLAWN AVENUE AND A VARIATION TO ALLOW A LOT DEPTH OF 122.5 FEET FOR LOT 1

Community Development Analyst Nathan Parch explained that an application was received to subdivide the 22,987 square foot property located at 388 Woodlawn Avenue into two zoning lots. As proposed, Lot 1 would be 12,232 square feet with an average lot width of 99.85 feet fronting Woodlawn Avenue. Lot 2 would be 10,755

square feet with an average lot width of 61.34 feet fronting Lake Street. Mr. Parch noted both lots exceed the minimum requirements of the R-C single family residential zoning district.

The existing residence along with its patio and 2-car detached garage would be demolished in order to construct two new homes, each with a 2-car detached garage. New driveway access for Lots 1 & 2 would be from Lake Street. The existing curb cuts and driveways would be removed. Mr. Parch reviewed a site plan showing the layout of the two lots, proposed house and garage footprints, outdoor patio areas, driveways, and storm water detention basin. Mr. Parch noted that the existing house is four feet from the east property line and the new house on Lot 1 is proposed to be 18 feet from the same lot line.

Mr. Parch explained that the depth proposed for Lot 1 was 122.5 feet, which is less than the 125-foot minimum required by Section 31-3.2(a) of the subdivision regulations and thereby requiring a variation. Mr. Parch noted that the applicant addressed each of the four criteria for authorizing a variation in the Statement of Justification dated November 8, 2012.

Project Engineer Abhijit Veer was introduced and proceeded to present the Drainage & Grading Plan. He noted that the intensity of development proposed was factored into the overall drainage design for the subdivision.

Several neighbors were in attendance related to the proposed subdivision.

Sean O'Connor of 499 Oakdale Avenue expressed his concern with builder John Wojcik who recently completed a construction project near him at 507 Oakdale.

Richard Viglione of 180 Euclid Avenue and Bruce Kelly of 172 Euclid Avenue both noted long-standing drainage issues in the general area.

Joseph Fuchs expressed his concern with the property owner's lack of responsiveness in answering and returning phone calls.

When asked who the 388 Woodlawn Avenue property owner was, owner's representative John Wojcik responded "388 Woodlawn LLC". Mr. Wojcik noted that the owners live in Peoria and that he was hired to manage the construction project.

Several members of the Plan Commission were concerned with the absence of information regarding the property owners and their lack of responsiveness to neighbor inquiries. Questions were raised about what additional controls/protections the Village had in place to protect neighboring properties, specifically general liability insurance and licensing of general contractors. Concern was also raised pertaining to the proposed variation request and minimal information in support of the request.

Based on the above concerns, it was moved and seconded to process the subdivision application as two separate steps – preliminary and final plat approval – rather than concurrently. The motion was approved by the following vote:

AYES: Eckenhoff, Goodale, Huvad, Lerman, Levin, Ruben, Scheckelhoff, and Thomas  
NAYES: None

ABSENT: Goldman and Morris

Commissioners instructed the applicant to meet with staff to address the issues raised at the meeting before returning to the Plan Commission.

6. STANDING COMMITTEE REPORTS

Commissioner Lerman commented that the Park District was planning for a new Friends Park with a meeting scheduled for December 3<sup>rd</sup>. He noted that this planning process was occurring in the absence of an up-to-date plan for downtown Glencoe. Discussion ensued regarding the importance of a joint/cooperative project focused on future planning for the open spaces under the control of multiple Village jurisdictions. Such a joint/cooperative open space planning project would eventually be embedded as a component of a separate comprehensive master plan to be adopted individually by each jurisdiction.

The following motion was introduced by Trustee Levin and seconded by Commissioner Lerman:

That the Glencoe Plan Commission endorses the preparation of a combined Open Space Master Plan that provides policy direction for future planning of those open spaces under the jurisdiction of the Village of Glencoe, the Glencoe Park District, and School District 35 and also taking into consideration other public open spaces within the Glencoe community as appropriate (such as Forest Preserve lands), to be completed as a cooperative effort and funded jointly among the three units of government. The motion was approved by the following vote:

AYES: Eckenhoff, Goodale, Huvad, Lerman, Levin, Ruben, Scheckelhoff, and Thomas  
NAYES: None  
ABSENT: Goldman and Morris

7. SCHEDULE NEXT MEETINGS OF THE PLAN COMMISSION

The next meetings of the Plan Commission were scheduled for 7:30 p.m. on Wednesday, January 16, 2013 and Wednesday January 30, 2013. It was agreed to cancel the December 26<sup>th</sup> Plan Commission meeting due to its proximity to the Christmas holiday.

8. ADJOURNMENT

The meeting was adjourned at 9:40 p.m.

Respectfully Submitted,

Nathan J. Parch,  
Community Development Analyst