

VILLAGE OF GLENCOE
PLAN COMMISSION

Regular Meeting
April 3, 2013

1. CALL TO ORDER

A regular meeting of the Plan Commission of the Village of Glencoe, Cook County was called to order by Vice Chairman Levin in the Village Hall Council Chamber at 7:34 p.m. on the 3rd day of April 2013.

2. ROLL CALL

The following were present:

Larry Levin, Vice-Chairman, Village Board Representative
Walt Eckenhoff, Public-at-Large Representative
Louis Goldman, Glencoe Public Library Representative
Ed Goodale, Zoning Board of Appeals Representative
Bruce Huvar, Public-at-Large Representative
Andre Lerman, Glencoe Park District Representative
Marya Morris, Public-at-Large Representative
Gary Ruben, School District #35 Representative

The following were absent:

Caren Thomas, Chairman, Public-at-Large Representative
Tom Scheckelhoff, Historic Preservation Commission Representative

The following were also present:

David Mau, Director of Public Works
Nathan Parch, Planning & Development Administrator
Victor Filippini, Village Attorney
Lee Brown, Village Planner
Tony Kiefer, Steep Slope Consultant

3. CONSIDER THE FEBRUARY 27, 2013 PLAN COMMISSION MEETING MINUTES

The minutes from the February 27, 2013 Plan Commission meeting were approved.

4. PUBLIC COMMENT TIME

There were no public comments.

5. CONTINUE REVIEW OF AN APPLICATION FOR A 2-LOT SUBDIVISION LOCATED AT 388 WOODLAWN AVENUE AND A VARIATION TO ALLOW A LOT DEPTH OF 122.5 FEET FOR LOT 1

Planning & Development Administrator Nathan Parch noted that the Plan Commission previously conducted meetings to review the proposed subdivision on November 28, 2012 and January 30, 2013. During the course of both

meetings several neighbors voiced concern about drainage and long-standing flooding issues in the surrounding area and were worried that existing flooding problems would be exacerbated by redevelopment of the property. Mr. Parch explained that, aside from the Proposed Drainage & Grading Plan, the subdivision proposal was unchanged in terms of its configuration, lot dimensions, building setbacks, and proposed building footprints. Director of Public Works David Mau explained that the Drainage & Grading Plan was revised so that it exceeded the Village's minimum storm water requirements for single family homes by upsizing 81 L.F. of storm sewer located on Lot 1 and by adding a berm and providing 152 L.F. of new over-flow storm sewer on Lot 2. The above noted revisions to the plan were highlighted for members of the Plan Commission.

It was moved by Commissioner Morris, and seconded by Commissioner Goodale, to recommend to the Village Board approval of the preliminary and final subdivision plat and a variation from the subdivision regulations for the 388 Woodlawn Subdivision. The motion was approved by the following vote:

AYES: Eckenhoff, Goldman, Goodale, Huvard, Lerman, Levin, Morris,
and Ruben

NAYS: None

ABSENT: Scheckelhoff, and Thomas

6. OVERVIEW OF PROPOSED STEEP SLOPE ORDINANCE

Village Planner Lee Brown and Public Works Director David Mau presented information about the history and scope of the proposed steep slope ordinance, the parameters of the regulations, and examples of the impact of implementation. The intent of the presentation was to provide both affected property owners and members of the Plan Commission the opportunity to learn more about the proposed ordinance and to answer questions in advance of the Village Board's reconsideration of the ordinance on April 18, 2013.

The following residents addressed the Plan Commission with comments related to the proposed steep slope ordinance:

- Jane Carlton, 21 Lakewood Drive
- David Olshansky, 58 Lakewood Drive
- Celeste Robbins, 516 Sheridan Road
- Andrew Berlin, 20 Maple Hill Road
- Leigh Gignilliat, 90 Lakewood Drive
- Mark Goodman, 3 Rockgate Lane
- Bob Caplin, 444 Lakeside Terrace
- Joe Keefe, 411 Randolph Street
- Doug Duquette, 1063 Meadow Road
- Roberta Olshansky, 111 Lakewood Drive
- Laurie Morse, 271 Hawthorn Avenue

7. STANDING COMMITTEE REPORTS

None

8. SCHEDULE NEXT MEETING OF THE PLAN COMMISSION

The next meeting of the Plan Commission was scheduled for 7:30 p.m. on Wednesday, April 24, 2013.

9. ADJOURNMENT

The meeting was adjourned at 10:02 p.m.

Respectfully submitted,

Nathan J. Parch,
Planning & Development Administrator