

VILLAGE OF GLENCOE
PLAN COMMISSION

Regular Meeting
April 24, 2013

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 24th day of April 2013.

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
Louis Goldman, Glencoe Public Library Representative
Ed Goodale, Zoning Board of Appeals Representative
Bruce Huvard, Public-at-Large Representative
Andre Lerman, Glencoe Park District Representative
Marya Morris, Public-at-Large Representative

The following were absent:

Gary Ruben, School District #35 Representative
Tom Scheckelhoff, Historic Preservation Commission Representative

The following were also present:

David Mau, Director of Public Works
Nathan Parch, Planning & Development Administrator
Andrew Fiske, Village Attorney

3. CONSIDER THE APRIL 3, 2013 PLAN COMMISSION MEETING MINUTES

The minutes from the April 3, 2013 Plan Commission meeting were approved.

4. PUBLIC COMMENT TIME

Chairman Thomas stated that the Village Board approved the proposed steep slope ordinance at its April 18th meeting. She thanked Commissioners Eckenhoff, Goodale, and Lerman for their attendance.

5. CONSIDER A PRELIMINARY AND FINAL PLAT FOR THE 2-LOT BLUFF SUNSET SUBDIVISION LOCATED AT 1020 BLUFF ROAD

The Plan Commission considered an application from property owner 1020 Bluff LLC (Heritage Luxury Builders) to subdivide the 29,917 square foot property located at 1020 Bluff Road into two zoning compliant lots. Planning & Development Administrator Nathan Parch explained that the existing 2-story residence along with its raised brick patio and full-size tennis court will be

demolished. Lot 1 will be 15,497 square feet with an average lot width of 83.89 feet fronting Bluff Street. Lot 2 will be 14,419 square feet with an average lot width of 80.62 feet fronting both Bluff Street and Sunset Lane. The two lots exceed the minimum requirements of the R-B single family residential zoning district.

Steve Aisen, of Heritage Luxury Builders, introduced project attorney Victoria Birov and project engineer Randall Kuras. Mr. Aisen explained that both lots were under contract for construction of a new home with 2-car attached garage. Lot 1 will have an additional 2-car detached garage. Driveway access for Lot 1 will be from Bluff Street and driveway access for Lot 2 will be from Sunset Lane. Mr. Kuras noted that both lots are designed to be in conformance with the Village's storm water requirements for new single family homes.

The following neighbors commented on the proposed subdivision:

- Robert Simonson, 445 Sunset Lane, inquired about the proposed landscaping, specifically along the west (rear) property line.
- Larry Garland, 980 Bluff Road, questioned whether renovation of the existing home was considered. Mr. Garland also noted his concern about the loss of neighborhood character that will result from the subdivision.
- David Eder, 1054 Bluff Road, stated his concern that the size of the lots would be the smallest in the Skokie Heights subdivision. Mr. Eder also inquired about the proposed building materials and the sale price of the two properties.
- Gayle Eder, 1054 Bluff Road, stated her concerns about construction staging and safety with five new homes being built in such close proximity of one another at the same time.

Following discussion of the application, it was moved by Vice-Chairman Levin, and seconded by Commissioner Morris, to recommend to the Village Board approval of the preliminary and final subdivision plat for the Bluff Sunset Subdivision. The motion was approved by the following vote:

AYES:	Eckenhoff, Goldman, Goodale, Huvard, Lerman, Levin, Morris, and Thomas
NAYS:	None
ABSENT:	Ruben and Scheckelhoff

6. CONSIDER A PRELIMINARY AND FINAL PLAT OF CONSOLIDATION FOR 385 AND 391 DUNDEE ROAD

Commissioner Huvard stated he would recuse himself from the discussion and excused himself from the room.

The Plan Commission considered an application from Christopher and Elise Klein for the Klein Property Consolidation that includes the properties at 385 and 391 Dundee Road. Planning & Development Administrator Nathan Parch explained that the Klein's, who currently reside at 385 Dundee Road, recently purchased the adjacent property at 391 Dundee Road and plan to demolish the existing 1-1/2 story home in order to construct a 2-story addition to their

existing home. The proposed improvements necessitate consolidating the two lots in order to conform to the Village's building setbacks, floor area ratio (FAR), and impervious surface/storm water requirements.

Mr. Parch explained that the addition will be constructed primarily on the 391 Dundee Road property and will include five garage stalls (2-front loading & 3-side loading) with living space on the second floor. The current 2-car attached garage will be converted to living space. Both existing curb cuts will be retained and incorporated into a larger driveway that will improve vehicular access by allowing cars to access Dundee Road without having to back out of the driveway. In order to comply with the Village's storm water management requirements, most of the new driveway will be permeable pavers facilitating a greater absorption of rain/ground water. The addition of new landscaping is expected to exceed the applicants' minimum requirement for replanting based on the total tree caliper inches removed.

Attorney Bruce Waldman introduced property owner Elise Klein. Architect Foster Dale of Foster Dale Architects, Inc. and Landscape Architect Robert Milani of Chalet were also introduced.

Following discussion of the application, it was moved by Vice-Chairman Levin, and seconded by Chairman Thomas, to recommend to the Village Board approval of the preliminary and final subdivision plat for the Klein Property Consolidation. The motion was approved by the following vote:

AYES:	Eckenhoff, Goldman, Goodale, Lerman, Levin, Morris, and Thomas
NAYS:	None
ABSTAIN:	Huvar
ABSENT:	Ruben and Scheckelhoff

7. STANDING COMMITTEE REPORTS

Commissioner Goldman stated that the Library Board recently hired Juli Janovicz as its new executive director.

Chairman Thomas stated that the May 15th Plan Commission meeting will be the official public debut of proposed plans for the new home of the Women's Library Club and Writers' Theatre. Representatives of the Women's Library Club, Writers' Theatre, and members of Studio Gang Architects will be present.

8. SCHEDULE NEXT MEETING OF THE PLAN COMMISSION

The next meeting of the Plan Commission was scheduled for 7:30 p.m. on Wednesday, May 15, 2013.

9. ADJOURNMENT

The meeting was adjourned at 9:05 p.m.

Respectfully submitted,

Nathan J. Parch,
Planning & Development Administrator