

VILLAGE OF GLENCOE
PLAN COMMISSION

Wednesday, February 27, 2013
7:30 p.m.

Village Hall
Council Chamber
675 Village Court

The Village of Glencoe is subject to the requirements of the Americans With Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact the Village of Glencoe at least 72 hours in advance of the meeting at (847) 835-4114, or the Illinois Relay Center at (800) 526-0844, to allow the Village of Glencoe to make reasonable accommodations for those persons.

AGENDA

1. CALL TO ORDER AND ROLL CALL

Caren Thomas, Chairman, Public-at-Large Representative
Larry Levin, Vice-Chairman, Village Board Representative
Gary Ruben, School District #35 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
Marya Morris, Public-at-Large Representative
Louis Goldman, Glencoe Public Library Representative
Tom Scheckelhoff, Historic Preservation Commission Representative

2. PUBLIC COMMENT TIME

Individuals interested in addressing the Commission on any matter not listed on the agenda may do so during this time.

3. CONSIDER THE JANUARY 30, 2013 PLAN COMMISSION MEETING MINUTES

The minutes from the January 30, 2013 Plan Commission meeting are attached.

4. CONSIDER AN APPLICATION FOR A BLADE SIGN FOR THE NORTH SHORE EXCHANGE LOCATED AT 372 HAZEL AVENUE

Members of the Plan Commission will consider an application for a blade sign proposed to be mounted to the exterior of new business – North Shore Exchange – located at 372 Hazel Avenue, the site of the former Glen Cote Resale Shop. Adding a blade sign to this building requires the approval of the Plan Commission.

5. CONSIDER A PRELIMINARY AND FINAL PLAT FOR THE 3-LOT BLUFF EASTWOOD SUBDIVISION LOCATED AT 985 BLUFF ROAD

The Plan Commission will consider a preliminary and final plat for a proposed 3-lot subdivision located at 985 Bluff Road. The applicant has requested concurrent approval of the preliminary and final plat pursuant to Section 31-1.20(b) of the Village's subdivision regulations.

6. STANDING COMMITTEE REPORTS

Members of standing committees will have the opportunity to make announcements of current events.

7. SCHEDULE NEXT MEETING OF THE PLAN COMMISSION

The next meeting of the Plan Commission is scheduled for Wednesday, March 27, 2013 in the Council Chamber at Village Hall.

8. ADJOURNMENT

VILLAGE OF GLENCOE
PLAN COMMISSION

Regular Meeting
January 30, 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 30th day of January 2013.

2. ROLL CALL

The following were present:

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 (*arrived at 7:55 p.m.*)
Marya Morris, Public-at-Large Representative
Gary Ruben, School District #35 Representative
Tom Scheckelhoff, Historic Preservation Commission Representative

The following were absent:

Caren Thomas, Chairman, Public-at-Large Representative
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
Lee Brown, Village Planner

3. CONSIDER THE JANUARY 16, 2013 PLAN COMMISSION MEETING MINUTES

The minutes from the January 16, 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

Community Development Analyst Nathan Parch updated the Plan Commission on this item since it was last reviewed on November 28, 2012. Mr. Parch reported that a newly-instituted subdivision application form was recently provided to staff listing the property owners as Paul Joseph and Kamlesh Macwan, M.D., of Woodlawn Glencoe LLC, along with their contact information. It was also reported that a revised written description of the proposed

subdivision was authored by owner Paul Joseph providing additional detail along with expanded responses to the Statement of Justification for the lot depth variation request. Mr. Parch concluded by emphasizing that the original subdivision proposal first presented in November did not change in terms of its configuration, lot dimensions, building setbacks, proposed building footprints, or storm water management plans.

Mr. Joseph reviewed a PowerPoint presentation detailing his proposal. In support of the lot depth variation request, Mr. Joseph explained that he evaluated shifting the rear property line of Lot 1 southward in order to lessen the extent of the variation request. The effect of doing so further narrows the width and area of Lot 2, thereby reducing the yard areas. Additionally, a review of neighboring properties found that many adjacent lots do not conform to the Village's zoning regulations in terms of width, depth, and/or area. Based on the additional information presented by Mr. Joseph, members of the Plan Commission indicated their support in favor of the variation request.

Several neighbors were in attendance related to the proposed subdivision.

Bruce Kelly of 172 Euclid voiced his concern about long-standing drainage issues in the surrounding area. Mr. Kelly explained that he hired a third party civil engineer to evaluate the storm water management plan proposed for the subdivision. Mr. Kelly reported that his engineer raised some concern about the proposed plan. A report from Mr. Kelly's engineer was not available.

Jodi Fuchs of 384 Woodlawn voiced her concern about adjacent construction impacting existing mature trees in her front yard.

Members of the Plan Commission requested staff to further review the drainage concerns raised by Mr. Kelly and his engineer prior to further consideration of the subdivision proposal.

6. CONSIDER DESIGN REVIEW APPLICATION FOR A NEW COMMERCIAL BUILDING AT 332 PARK AVENUE TO BE OCCUPIED BY CHASE BANK

Nathan Parch reviewed the Plan Commission's role of exterior appearance review for all development proposals located in the business and multiple family zoning districts and explained the Plan Commission's authority to take final action on such decisions, thereby requiring no Village Board review or action. Mr. Parch introduced architect Timothy Meseck, of the Architect's Partnership, Ltd., who presented the proposed Plans.

Mr. Meseck explained that Chase Bank proposes to construct a new 3,500 square foot commercial building at 332 Park Avenue, which is the site of the former Bank of America building (*southwest corner of Park Avenue and Village Court*). The new building will house a Chase Bank branch that will offer a level of personal banking services comparable to the 791 Elm Street Winnetka location. The new building is designed to have the appearance of a two-story façade so that it matches the height and scale of nearby buildings. However, there will be no actual second floor as the ground floor will have a vaulted ceiling with upper casement windows admitting additional daylight into the lobby and office areas.

The materials and colors include cast stone veneer and accents (limestone), brick masonry veneer (Montclair Oaks), aluminum (Dark Bronze) and glass storefronts, prefinished aluminum cap (Mystic Beige), fabric awnings (Black), and aluminum channel signage. A January 24, 2013 review memorandum prepared by the Village Planner notes the materials proposed are compatible with the surrounding area and are appropriate to the character of the proposed building.

It was moved by Commissioner Goodale and seconded by Commissioner Scheckelhoff to approve the design review application for a new Chase Bank commercial building located at 332 Park Avenue, subject to the approved set of plans listed below.

Approved Plans:

- Alta/ACSM Land Title Survey, dated February 3, 2012;
- Proposed Site Plan, dated January 25, 2013;
- Proposed Floor Plan, dated January 25, 2013;
- Preliminary Engineering (*2 pages*), dated August 20, 2012;
- Exterior Elevations (*2 pages*), dated November 29, 2012;
- Color Renderings with Signage, dated November 29, 2012;
- Sign Package (*7 pages*), dated November 14, 2012; and
- Material Sample Board, dated December 16, 2012.

The motion was approved by the following vote:

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

7. STANDING COMMITTEE REPORTS

Commissioner Lerman noted that the next Friends Park planning meeting was scheduled for February 5th.

Commissioner Ruben reviewed the status of the School District's consideration of geothermal heating/cooling at Central School.

Commissioner Goldman reported that Executive Director Peggy Hamil announced her retirement and that a recruitment process for a new director was underway.

8. SCHEDULE NEXT MEETINGS OF THE PLAN COMMISSION

The next meeting of the Plan Commission was scheduled for 7:30 p.m. on Wednesday, February 27, 2013.

9. ADJOURNMENT

The meeting was adjourned at 9:53 p.m.

Respectfully Submitted,

Nathan J. Parch,
Community Development Analyst