

VILLAGE OF GLENCOE
PLAN COMMISSION

Regular Meeting
February 27, 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 7:35 p.m. on the 27th day of February 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
Gary Ruben, School District #35 Representative
Tom Scheckelhoff, Historic Preservation Commission Representative

The following were absent:

Andre Lerman, Glencoe Park District 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
Lee Brown, Village Planner

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

The minutes from the January 30, 2013 Plan Commission meeting were approved.

4. PUBLIC COMMENT TIME

There were no public comments.

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

Members of the Plan Commission considered 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. Community Development Analyst Nathan Parch explained that the Village Board amended the signage regulations in 2007 to allow blade signs in the B-1 central business district. Mr. Parch noted that this matter was before the Plan Commission for exterior appearance review, specifically because an existing

wall sign on the east (side) wall of the building would be removed and replaced with a blade sign mounted to the north (front) of the building. Mr. Parch confirmed that the proposed sign met all zoning requirements.

It was moved and seconded to approve the application for one projecting sign for the North Shore Exchange at 372 Hazel Avenue. The motion was approved by the following vote:

AYES: Eckenhoff, Goldman, Goodale, Huvard, Levin, Ruben, Scheckelhoff, and Thomas

NAYS: None

ABSENT: Lerman and Morris

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

Chairman Thomas stated she would recuse herself from the discussion and excused herself from the room.

The Plan Commission considered a joint application from property owner Ida Scully and developers Highgate Builders, Inc. and Heritage Luxury Homes to subdivide the 45,520 square foot property located at 985 Bluff Road into three zoning compliant lots. As proposed, Lots 1, 2, & 3 of the subdivision will each be developed with new single-family homes; two will be constructed by Highgate Builders, Inc. and one by Heritage Luxury Homes.

Mr. Parch explained that the existing property is considered one zoning lot, comprised of 3 lots of record (lots 29, 30, & 41). A single family home built in 1930 is located primarily on Lot 29 with landscape improvements extending onto Lot 30 and an existing driveway extending from Bluff Road through to Eastwood Road (Lot 41). The home is listed on the Village's Historic Architectural Survey and Architectural Guide Map, but is not protected with landmark status. In response to subdivision inquiries about the property that included demolition of the existing home, members of the Historic Preservation Commission in July 2012 attempted to intervene by providing the property owner with a zoning analysis illustrating how the property could be subdivided into three lots while preserving the existing significant home. The attempted intervention was unsuccessful.

Mr. Parch explained that the applicants worked with staff to configure the driveway layout for Lot 2 in a way that avoided impacts to, or removal of, three existing parkway trees. An ingress/egress easement is provided on Lot 1 to accommodate a portion of the driveway for Lot 2. The two driveways for Lot 1 are sited to maximize tree protection as well. The applicants also worked with staff on planting plans for landscape buffers along the south property lines of Lots 2 and 3 that include a mix of evergreen trees and shrubs to mitigate tree removal in both areas.

Attorney William Levy introduced the subdivision applicants. Project Engineer Randall Kuras was introduced and proceeded to present the Drainage & Grading Plan. Mr. Kuras noted that each lot will have a separate storm service collecting storm water runoff designed to be in conformance with the Village's storm water requirements for new single family homes.

Several Plan Commission members voiced concerns about the loss of the architecturally significant home and the applicants' noninterest in considering alternative subdivision layouts that would retain the home.

Commissioner Huvard raised a concern about the change in neighborhood character that will result from the subdivision, specifically the formation of three new lots smaller in size that

those surrounding the property. Commissioner Huvard also questioned how a future fence installation would impact the landscape buffer planting plans for the south property lines of Lots 2 and 3.

The following neighbors voiced concerns about the loss of the existing home and changes in neighborhood character resulting from construction of three new homes:

- John Clark & Cindy Cummins, 991 Bluff Road
- Larry Garland, 980 Bluff Road
- Adam Heavenrich, 961 Bluff Road

Commissioner Goodale noted the importance of preservation in light of the neighbors' concerns.

Neighbor Cindy Cummins expressed concern about possible impacts to her Green Ash tree (TR-09) as a result of driveway widening proposed for Lot 1. Commissioner Eckenhoff concurred with Ms. Cummins' concern and questioned whether the driveway for Lot 1 could be reconfigured in order to also preserve the American Elm tree (TR-10).

Following discussion of the application, it was moved by Commissioner Eckenhoff, and seconded by Commissioner Huvard, to recommend to the Village Board approval of the preliminary and final subdivision plat for the Bluff Eastwood Subdivision, subject to the conditions listed below.

Conditions:

- a) The north driveway on Lot 1 and its related storm drainage improvements are reconfigured in order to preserve trees TR-09 and TR-10; and
- b) Any future fencing to be installed along the south property line of Lots 2 & 3 is approved by Village staff to confirm that it will not interfere with the landscape buffer plantings.

The motion was approved by the following vote:

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| AYES: | Eckenhoff, Goldman, Huvard, Ruben, and Levin |
| NAYS: | Goodale and Scheckelhoff |
| ABSTAIN: | Thomas |
| ABSENT: | Lerman and Morris |

7. STANDING COMMITTEE REPORTS

Director of Public Works David Mau noted that the Village Board will be reconsidering the proposed Steep Slope Ordinance at its April 18th meeting. The proposed ordinance was tabled by the Village Board in May 2010. Plan Commission members agreed it would be helpful for staff to prepare a presentation on the history and scope of the proposed steep slope ordinance in order to refresh current members and educate new members at the next meeting.

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 3, 2013.

9. ADJOURNMENT

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

Respectfully submitted,

Nathan J. Parch,
Community Development Analyst