

VILLAGE OF GLENCOE  
PLAN COMMISSION

Wednesday, April 24, 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 APRIL 3, 2013 PLAN COMMISSION MEETING MINUTES

The minutes from the April 3, 2013 Plan Commission meeting are attached.

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

The Plan Commission will consider a preliminary and final plat for a proposed 2-lot subdivision located at 1020 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.

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

The Plan Commission will consider a preliminary and final plat for a proposed 2-lot consolidation located at 385 and 391 Dundee 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, May 15, 2013 in the Council Chamber at Village Hall.

8. ADJOURNMENT

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 3<sup>rd</sup> 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 Huvad, 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, Community Development Analyst  
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

Building & Zoning 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, Huvad, 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,  
Building & Zoning Administrator