

VILLAGE OF GLENCOE
PLAN COMMISSION

Regular Meeting
June 23, 2015

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 23rd day of June 2015.

2. ROLL CALL

The following were present:

Caren Thomas, Chairman, Public-at-Large Representative
Barbara Miller, Vice-Chairman, Village Board Representative
Ed Goodale, Zoning Board of Appeals Representative
Marya Morris, Public-at-Large Representative
Dudley Onderdonk, Glencoe Park District Representative
Harriet Resnick, Public-at-Large Representative
Gary Ruben, School District #35 Representative
Tom Scheckelhoff, Historic Preservation Commission Representative

The following were absent:

Louis Goldman, Glencoe Public Library Representative
Bruce Huvard, Public-at-Large Representative

The following were also present:

Philip Kiraly, Village Manager
David Mau, Director of Public Works
Nathan Parch, Planning & Development Administrator
Lee Brown, Village Planner

3. ANNOUNCEMENTS & INTRODUCTIONS

Chairman Thomas welcomed new Plan Commission member Dudley Onderdonk.

4. CONSIDER THE JUNE 3, 2015 PLAN COMMISSION MEETING MINUTES

The minutes from the June 3, 2015 Plan Commission meeting were approved.

5. PUBLIC COMMENT TIME

None

6. CONSIDER A PRELIMINARY AND FINAL PLAT OF CONSOLIDATION FOR 205 FRANKLIN ROAD AND 221 SYLVAN ROAD

The Plan Commission considered an application from Richard Ruzich to consolidate the properties of 205 Franklin Road and 221 Sylvan Road into a single zoning lot. Both properties are separate zoning lots, each improved with a single family home built in the 1920s, and located in the Ravine Bluffs Subdivision.

Planning & Development Administrator Nathan Parch noted that Mr. Ruzich owned and resided at the 205 Franklin Road property since 2012. Mr. Ruzich purchased the property next door at 221 Sylvan Road in late 2013 with plans to demolish the existing 1 ½-story house and remove the curb cut and driveway. Mr. Ruzich will retain his existing residence at 205 Franklin Road and landscape the adjacent lot as an expanded yard area. No further improvements are proposed at this time.

Mr. Parch explained that both properties are zoned R-A, single family residential, requiring a minimum lot area of 20,000 SF and an average lot width of 100 feet. The proposed lot size of the combined properties will be 54,004.57 SF. A few existing zoning nonconformities will be eliminated with this consolidation. The 221 Sylvan Road lot is only 50 feet wide (min. required width today is 100 feet) and the existing home encroaches several feet into the west side yard. Following demolition and consolidation, the combined properties will conform to the Village's zoning regulations in terms of lot width, lot area, and building setbacks.

John Zapala, legal counsel for the owner, was introduced along with property owners Richard and Amy Ruzich.

Following discussion of the application, it was moved and seconded to recommend to the Village Board approval of the preliminary and final plat of consolidation for 205 Franklin Road and 221 Sylvan Road. The motion was approved by the following vote:

AYES:	Goodale, Morris, Miller, Onderdonk, Resnick, Ruben, Scheckelhoff, and Thomas
NAYS:	None
ABSTAIN:	None
ABSENT:	Goldman and Huvard

7. CONTINUE DISCUSSION OF DOWNTOWN TUNEUP

Chairman Thomas stated that discussion regarding the Downtown TuneUp would be continued to the next meeting.

8. STANDING COMMITTEE REPORTS

Commissioner Resnick shared the news that Chicago Botanic Garden President and CEO Sophia Shaw is resigning and will remain on staff until her replacement is found.

9. SCHEDULE NEXT MEETING OF THE PLAN COMMISSION

The next meeting of the Plan Commission was scheduled for 7:30 p.m. on Wednesday, July 22, 2015.

10. ADJOURNMENT

The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Nathan Parch
Planning & Development Administrator