

VILLAGE OF GLENCOE
PLAN COMMISSION

Tuesday, June 23, 2015
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
Barbara Miller, Vice-Chairman, Village Board Representative
Louis Goldman, Glencoe Public Library Representative
Ed Goodale, Zoning Board of Appeals Representative
Bruce Huvard, Public-at-Large 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

2. ANNOUNCEMENTS & INTRODUCTIONS

Chairman Thomas will welcome new Plan Commission member Dudley Onderdonk.

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

The minutes from the June 3rd Plan Commission meeting are attached.

4. PUBLIC COMMENT TIME

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

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

The Plan Commission will consider a preliminary and final plat for a proposed 2-lot consolidation located at 205 Franklin Road and 221 Sylvan 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. CONTINUE DISCUSSION OF DOWNTOWN TUNEUP

Members of the Plan Commission will continue discussion of the Downtown TuneUp, including:

- a) Review draft outline for Chapter 10, The Glencoe Downtown Subarea Plan
- b) Discuss schedule for remainder of 2015

7. STANDING COMMITTEE REPORTS

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

8. SCHEDULE NEXT MEETING OF THE PLAN COMMISSION

The next meeting of the Plan Commission will be held in the Council Chamber at Village Hall on Wednesday, July 22, 2015 at 7:30 p.m.

9. ADJOURNMENT

VILLAGE OF GLENCOE
PLAN COMMISSION

Regular Meeting
June 3, 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 7:00 p.m. on the 3rd 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
Bruce Huvard, Public-at-Large Representative
Marya Morris, Public-at-Large Representative
Louis Goldman, Glencoe Public Library Representative

The following were absent:

Seth Palatnik, 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 also present:

David Mau, Director of Public Works
Nathan Parch, Planning & Development Administrator
Lee Brown, Village Planner
Stewart Weiss, Village Attorney

3. CONSIDER THE MAY 13, 2015 PLAN COMMISSION MEETING MINUTES

The minutes from the May 13, 2015 Plan Commission meeting were approved as amended.

4. PUBLIC COMMENT TIME

Kevin Campbell shared that Glencoe was recently ranked the best suburb in Illinois by website <https://local.niche.com/>.

5. CONSIDER A PRELIMINARY AND FINAL PLAT FOR THE 2-LOT ADAMS BEND SUBDIVISION LOCATED AT 333 ADAMS AVENUE

The Plan Commission considered an application from property owner Pawel Lewandowski to subdivide the 20,851 square foot property located at 333 Adams Avenue into two zoning compliant lots. Planning & Development Administrator

Nathan Parch explained that the existing 1-1/2 story frame single family residence and detached garage will be demolished and the expansive gravel and concrete areas between the house and garage will be removed. Two new homes with attached garages will be constructed upon conclusion of the subdivision review process. Lot 1 will be 10,422 square feet with an average lot width of 52.06 feet. Lot 2 will be 10,429 square feet with an average lot width also of 52.06 feet. The two lots exceed the minimum lot area requirement of the R-C single family residential zoning district, which is 10,000 square feet, but are both below the average lot width requirement of 60 feet. The Zoning Board of Appeals (ZBA) approved a variation for the reduced average lot width for both subdivision lots on September 8, 2014. Mr. Parch concluded that staff has worked with the applicant and his engineer since January of 2015 to finalize all required plans and documents for the proposed subdivision and recommends approval.

Project engineer, and owner's representative, Randy Kuras was introduced. Mr. Kuras reviewed the site plan for the property showing the layout of the lots and the proposed house footprints, outdoor patio areas, and driveway locations. Mr. Kuras noted that both lots were designed to be in conformance with the Village's storm water requirements for new single family development and both homes would have their own storm services that tie directly into the Village's main on Adams Avenue.

Members of the Plan Commission briefly discussed the average lot width variation approved by the ZBA in September for both lots. ZBA representative Ed Goodale provided an overview of that process, which was reviewed by the ZBA over the course of three meetings, and resulted in neighbor support for the requested variation despite a lack of support from several ZBA members. Chairman Thomas clarified that the ZBA process was complete and not subject to the Plan Commission's consideration of the current request.

Commissioner Huvard suggested for future consideration of similar variation requests, that a condition be placed on the approval restricting further zoning relief should it be requested at a later time.

Following discussion of the application, it was moved and seconded to recommend to the Village Board approval of the preliminary and final plats for the Adams Bend Subdivision. The motion was approved by the following vote:

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

6. CONTINUE DISCUSSION OF DOWNTOWN TUNEUP

Chairman Thomas provided a brief update on the Downtown TuneUp planning process. She noted that at the next meeting staff would present an expedited calendar for completing the process by the end of the year.

7. STANDING COMMITTEE REPORTS

Ed Goodale invited everyone to the 'Wright Around Town Kickoff' hosted by the Glencoe Historical Society on Friday, June 5th.

8. SCHEDULE NEXT MEETING OF THE PLAN COMMISSION

The next meeting of the Plan Commission was scheduled for 7:30 p.m. on Tuesday, June 23, 2015.

9. ADJOURNMENT

The meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Nathan Parch
Planning & Development Administrator