



**MINUTES
VILLAGE OF GLENCOE
PLAN COMMISSION**

Village Hall Council Chambers
675 Village Court
Wednesday, August 28, 2019 – 7:30 p.m.

1. CALL TO ORDER AND ROLL CALL

The August 28, 2019 meeting of the Plan Commission was called to order at 7:30 p.m. in the Village Hall Council Chambers.

The following Commissioners were present:

Bruce Huvad, Chairman, Public-at-Large Representative
Barbara Miller, Vice-Chairman, Village Board Representative
Dev Mukherjee, School District 35 Representative
Dudley Onderdonk, Glencoe Park District Representative
John Satter, Zoning Board of Appeals Representative
Laura Solon, Glencoe Public Library Representative
James Thompson, Public-at-Large Representative
Greg Turner, Public-at-Large Representative

The following were absent:

Georgia Mihalopoulos, Public-at-Large Representative
Peter Van Vechten, Historic Preservation Commission Representative

The following were also in attendance:

Philip Kiraly, Village Manager
David Mau, Public Works Director
Cary Lewandowski, Public Safety Director
Nikki Larson, Finance Director
Stewart Weiss, Assistant Village Attorney
Lee Brown, Village Planner, Teska Associates
James Tigue, Civil Engineer
Marty Michalisko, Engineering Resource Associates
Jordan Lester, Management Analyst/Deputy Village Clerk

2. CONSIDERATION OF THE JUNE 26, 2019 PLAN COMMISSION MEETING MINUTES

Commissioner Satter motioned, seconded by Commissioner Miller, to approve the minutes of the June 26, 2019 Plan Commission meeting. The motion was approved with the following vote:

RESULT:	APPROVED
AYES:	Miller, Mukherjee, Onderdonk, Satter, Solon, Thompson, Turner (7)
NAYS:	None (0)
ABSENT:	Mihalopoulos, Van Vechten (2)

3. PUBLIC COMMENT

There were no comments from the public on non-agenda items.

4. CONTINUED REVIEW AND DISCUSSION OF THE PRELIMINARY PLAT OF SUBDIVISION FOR THE HOOVER ESTATES SUBDIVISION (1801 GREEN BAY ROAD)

Plan Commission Chair Bruce Huvad opened the meeting by providing an overview of the events that occurred since the Plan Commission's June 26, 2019 meeting. He reported that representatives of applicant Glencoe Developers LLC worked with Village staff to revise preliminary plat of subdivision application materials in response to the approximately 50 questions raised by Commissioners and residents during the June meeting. In addition, he noted that application materials took into consideration commentary from the Sustainability Task Force and Metropolitan Water Reclamation District of Greater Chicago (MWRD) representatives. Next, Chair Huvad detailed the Village's multi-step subdivision review and approval process, indicating that the process by which a proposed subdivision is considered is lengthy: a minimum of four public meetings must take place before a final plat of subdivision is approved (two Plan Commission meetings and two Village Board meetings). He stated that this evening's meeting was the Commission's second review of the application materials.

Chair Huvad invited Glencoe Developers representative Hal Francke, of Meltzer, Purtil & Stelle LLC, to provide an overview of the proposed preliminary plat of subdivision for 1801 Green Bay Road. Mr. Francke shared that he and other representatives worked closely with Village staff since the Commission's meeting on June 26 meeting to refine the materials presented for the preliminary subdivision plat submission, as well as to respond to both resident and Commissioner questions. Next, Mr. Francke provided an overview of the preliminary plat of subdivision for 29 future lots. He explained that the proposed lots comply with the Village's R-B single family residential zoning requirements for the subdivision and therefore do not require either special use permits or zoning variations. Last, Mr. Francke noted that the developers have been in communication with the Forest Preserve Districts of Cook County regarding the future impact of the subdivision's proposed stormwater management plans upon Turnbull Woods, located immediately north of the property.

John Myefski then provided the Commission with an in-depth explanation of the preliminary plat of subdivision. He reported that the developers worked through several plat iterations before selecting the current plat and that the current plat was selected to retain as many of the Estate's existing trees as possible, as well as to create lots in conformance with the Village's Zoning Code. In terms of historic preservation, Mr. Myefski stated that the development team evaluated the Estate structures possible relocation and/or reuse but that due to building conditions, and that the gazebo and stable building are in the best condition for preservation. He reported that the developers propose to move the gazebo to Outlot A and that plans for the stable building are in development.

Next, Mr. Myefski and Mr. Kevin Lewis of IG Consulting, Inc. discussed preliminary plans for stormwater management. Mr. Myefski explained that preliminary engineering plans include an underground storm system that conveys stormwater to two detention basins located on the eastern portion of the subdivision. As the proposed development requires a permit from the Metropolitan Water Reclamation District of Greater Chicago (MWRD), Mr. Lewis detailed preliminary plans in relationship to MWRD's stormwater detention requirements, release rates and rainfall collection. In addition, Mr. Lewis explained how the proposed stormwater system would impact the Village's Terrace Court basin area, which includes the area bounded by Carol Lane, Terrace Court, Old Elm Lane and Green Bay Road.

Then, arborist Mr. Bernard Jacobs of Jacobs/Ryan Associates summarized the developers' plans for tree preservation and protection. Mr. Jacobs reported that the preliminary plat was developed to incorporate as many existing trees as possible, in particular heritage trees, and replace dead/diseased trees in compliance with the Village's tree preservation ordinance. He stated that trees will be cared for both before and after construction through a variety of mechanisms, including tree protection fencing, root pruning, branch cabling and air-spading. Next, Mr. Jacobs explained that new trees will be planted to naturally complement existing trees and create a cohesive appearance between lots. In addition, he stated that current invasive buckthorn plants will be removed. Last, he discussed perimeter fencing for the subdivision, as well as between individual lots.

Michael Werthmann of KLOA Inc. then provided an overview of the subdivision's proposed impact on vehicular and pedestrian traffic. He stated that since the Commission's meeting on June 26, the developers met with staff to discuss safety concerns, as well as various roadway improvement options. He explained proposed adjustments to road speed, median designation, turning lanes and pavement markings. Mr. Werthmann noted that the existing roadway system has sufficient capacity to accommodate additional traffic generated by the development. Last, he reported that KLOA conducted a traffic signal warrant study at the intersection of Green Bay and Westley Roads and that a traffic signal was not determined to be warranted.

Mr. Francke concluded the developers' presentation by referencing the Village's subdivision standards of review and summarizing what the developers believe to be the subdivision's benefit to the Glencoe community.

Following reports from representatives of the development team, Chair Huvad asked if any Commissioners had questions in advance of public comments. Commissioners expressed the following concerns and questions:

Commissioner Onderdonk requested information regarding Outlot C, why the proposed subdivision roadway was not connected to Northwood Drive and backyard flooding. Village Planner Lee Brown responded that Outlot C is included to the rear of lots 27 and 28 in order to comply with the Zoning Code's minimum lot width standard. Mr. Francke responded that the development team will amend the preliminary plat of subdivision should the Commission direct the developers to include a connection to Northwood Drive. Last, Mr. Myefski stated that stormwater basins are designed to collect water runoff during rainfall events and then slowly release the water at a controlled rate to reduce the risk of significant flooding.

Commissioner Solon asked for clarification on the recommended narrowing of Green Bay Road, the declaration of covenants between the Village and the developers, and Outlot A. Mr. Francke stated that specific portion of Green Bay Road was identified as an area of concern, so KLOA recommended narrowing the road, as well as reducing the speed limit. In addition, Mr. Francke responded that the declaration document was still in draft form and was created in response to questions raised during the Commission's June 26 meeting. He stated that the goal of the covenant was to articulate that the homeowner association would be responsible for maintaining the property but that should negligence occur, the Village would have the legal mechanism in place for financial reimbursement for any intervention. Last, Mr. Francke stated that current plans are to move the Estate's existing gazebo to Outlot A, which will serve as an area of green space within the subdivision.

Commissioner Turner asked for more information regarding the future of the Estate's existing entry gate and pillars, as well as air spading. Village Manager Kiraly responded that the Village is evaluating

several preservation options for the gates and pillars. Mr. Jacobs explained the air spading process in more detail, noting that the practice encourages healthy tree root growth.

Commissioner Mukherjee requested additional information the developers' compliance with MWRD's Watershed Maintenance Ordinance (WMO), which includes modifications to provisions related to stormwater detention requirements and release rates. Mr. Francke responded that amendments to WMO's rainfall calculations only apply to permit applications submitted after January 1, 2020. Commissioners discussed the benefit and preference of the developers adhering updated WMO requirements despite not being legally required by MWRD until January 1. Commissioner Mukherjee also requested further details regarding stormwater management practices. Mr. Lewis explained the process for stormwater detention and release during rainfall events and reiterated the developers' submitted engineering plans for the subdivision.

Commissioner Miller continued the discussion on stormwater management, underscoring her disappointment in the developers not appearing to want to comply with forthcoming WMO requirements. She asked for more information regarding the impact to the Cook County Forest Preserve District. Mr. Lewis responded that the developers are in the process of communicating with the District. Commissioner Miller emphasized the importance of working with the District and staff moving forward when considering stormwater implications for Turnbull Woods and neighboring properties.

Commissioner Thompson requested further information regarding the subdivision's impact on existing trees. Mr. Myefski responded that the preliminary plat took into consideration the location of trees and incorporated as many trees as possible into future plans. He added that the protection of heritage trees is a top priority and that if any trees must be removed that they will be replaced in compliance with the Village's tree preservation ordinance. Commissioner Thompson spoke to the importance of adhering to the WMO's most standards and stated that the developers' presentation was missing one of the Village's subdivision standards of review.

Commissioner Satter asked for information regarding the proposed variation for the width of the dedicated public right-of-way. Public Works Director Mau responded that a significant number of Glencoe's neighborhood streets have widths narrower than the required 66 feet. Commissioner Satter also requested additional details regarding the proposed berm on the eastern portion of the subdivision. Mr. Myefski responded that the berm would have a small elevation of perhaps several feet and would serve almost as a "rim" to retain stormwater. Last, Commissioner Satter expressed his support for the preservation of the stables.

Chair Huvad then invited members of the public to address the Plan Commission. The following individuals shared their feedback:

Rick Rosin, 1150 Terrace Court, requested additional information as to how the subdivision would impact stormwater in the Terrace Court basin, focusing in particular on flow rates, detention and retention calculation methods.

David Katz, representing his children that live at 1212 Carol Lane and were unable to attend, expressed his concern regarding the proposed "ridge" between subdivision properties and neighboring homes, as well as its impact upon properties on Carol Lane.

Ellyn Lanz, 1189 Terrace Court, expressed her concerns regarding Engineering Resource Associates' (ERA) stormwater management review and requested more definitive language.

Jim and Emily Borovsky, 406 Northwood Drive, expressed concerns regarding traffic safety on Green Bay Road and requested that the Commission carefully review plans for the intersection of Green Bay and Westley Roads. Next, Mr. Borovsky requested that developers contact neighbors on Northwood Drive to discuss perimeter fence materials and maintenance. Last, he asked for further information regarding buckthorn removal on the Estate.

Eric and Tina Solis, 1799 Green Bay Road, expressed concerns with the proposed subdivision's stormwater management infrastructure. He requested information as to how proposed stormwater plans would impact their home, as well about how a homeowner association would be held accountable should nuisances occur.

Paul Sampson, 1176 Carol Lane, asked for clarification about stormwater detention and requested that developers contact all neighboring property owners for their input rather than a select few.

Wilma Korn, 347 Park Place, expressed her concern regarding stormwater retention and requested that the Commission require developers to adhere to Cook County WMO's updated Bulletin 70 rainfall data.

Erika Neems, 1156 Terrace Court, expressed her concerns regarding stormwater management, as well as buckthorn removal methods. Last, she requested that developers refrain from meeting with residents without Village representatives present.

Ayo Otitoju, 1178 Carol Lane, asked for clarification regarding proposed stormwater improvements and the process for selecting the proposed version of the preliminary plat of subdivision. He also expressed concerns regarding standing water and mosquitos. Last, Mr. Otitoju asked for information on what happens if the developers lose project funding in the midst of project completion.

Jean-Louis Boury, 358 Park Place, stated his concerns regarding stormwater overflow, particularly on Green Bay Road and Linda Lane.

Bryan Brandt, 414 Kelling Lane, asked questions regarding the observation methods used during KLOA's traffic study.

Darrel Brayboy, 1162 Terrace Court, asked for clarification on the Village's multi-step subdivision process, expressed his concern regarding stormwater management and requested that technical information be presented to the public in an understandable way.

Mitch Kiesler, 1188 Carol Lane, expressed stormwater management concerns. He also asked for information regarding how neighbors will be protected should the project fail to reach completion.

Chair Huvad thanked the residents for sharing their feedback with the Commission. He stated that the Commission will thoroughly review all aspects of the preliminary plat of subdivision; in addition, staff will work with Estate developers to ensure that comments are addressed and presented in an understandable way for the public.

Next, Chair Huvad requested that ERA Principal Marty Michalisko provide further information regarding ERA's stormwater management review of the preliminary engineering for the subdivision. Mr. Michalisko stated that based on ERA's review, the preliminary design follows both local and county ordinances and that the two proposed basins in the eastern corners of the property should prevent direct water runoff onto Carol Lane and Terrace Court properties. Then, Mr. Michalisko and Public Works Director David Mau responded to a variety of stormwater engineering questions posed

by Commissioners and members of the public pertaining to the Village's existing Terrace Court basin area and technical definitions.

Chair Huvad requested that Commissioners compile a list of questions for consideration in advance of making a determination on the preliminary plat of subdivision at the Plan Commission's next regularly-scheduled meeting on Wednesday, September 25 at 7:30 p.m. at Village Hall.

5. ADJOURN

At 11:40 p.m., Commissioner Miller motioned, seconded by Commissioner Turner, to adjourn the meeting. The motion passed with the following vote:

RESULT:	APPROVED
AYES:	Miller, Mukherjee, Onderdonk, Satter, Solon, Thompson, Turner (7)
NAYS:	None (0)
ABSENT:	Mihalopoulous, Van Vechten (2)