



**AGENDA
VILLAGE OF GLENCOE
PLAN COMMISSION**

Village Hall Council Chambers
675 Village Court
Wednesday, September 25, 2019 – 7:30 p.m.

1. CALL TO ORDER AND ROLL CALL

*Bruce Huvard, Chairman, Public-at-Large Representative
Barbara Miller, Vice-Chairman, Village Board Representative
Georgia Mihalopoulos, Public-at-Large 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
Peter Van Vechten, Historic Preservation Commission Representative*

2. CONSIDERATION OF THE JUNE 21, 2019 AND AUGUST 28, 2019 PLAN COMMISSION MEETING MINUTES

3. PUBLIC COMMENT

Individuals interested in addressing the Plan Commission on non-agenda items may do so during this time.

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

5. ADJOURN

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.



**MINUTES
VILLAGE OF GLENCOE
PLAN COMMISSION**

1801 Green Bay Road, Glencoe, IL 60022
Friday, June 21, 2019 – 10:30 a.m.

1. CALL TO ORDER AND ROLL CALL

The June 21, 2019 meeting of the Plan Commission was called to order at 10:36 a.m. at 1801 Green Bay Road, Illinois, the site of a pending request for a preliminary plat of subdivision.

The following Commissioners were present:

Bruce Huvard, Chairman, Public-at-Large Representative
Georgia Mihalopoulos, Public-at-Large 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:

Dev Mukherjee, School District 35 Representative
Barbara Miller, Vice-Chairman, Village Board Representative
Dudley Onderdonk, Glencoe Park District Representative

The following were also in attendance:

David Mau, Public Works Director
Lee Brown, Village Planner, Teska Associates

2. PUBLIC COMMENT

There were three members of the public present who wished to observe and understand the developer's proposed subdivision of the subject site, and no other issues outside of this agenda item were raised.

3. SITE WALKABOUT

In advance of the Commission's June 26, 2019 public meeting on the proposed subdivision of 1801 Green Bay Road, known as the Hoover Estate, the Commission requested the opportunity to walk the site and better understand the physical nature of the site, existing buildings, existing vegetation and heritage trees, the proposed street/sidewalk and public improvements, as well as the layout of lots for development.

4. ADJOURN

At 11:46 a.m., Commissioner Satter motioned, seconded by Commissioner Turner, to adjourn the meeting. The motion was adopted unanimously.



**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 Huvard, 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 Huvard 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 Huvard 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 Huvard 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 Huvard 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 Huvard 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 Huvard 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 Huvard 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., Trustee Miller motioned, seconded by Trustee 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)



VILLAGE OF GLENCOE MEMORANDUM

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

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DATE: September 20, 2019

TO: Bruce Huvard, Chair; Plan Commission Members

FROM: David C. Mau, P.E., Public Works Director
Lee M. Brown, FAICP, Village Planner

SUBJECT: **1801 Green Bay Road Subdivision**

At its August 28, 2019 meeting, the second public meeting on the proposed 1801 Green Bay Road Subdivision, the Plan Commission heard additional testimony from the Petitioner and from the public. There was significant testimony, tied to a number of questions that were resolved along with others that were posed anew or otherwise unanswered. Due to the late hour, staff was unable to present a staff report to resolve some of these unanswered questions. In advance of the Commission's third public meeting on the issue on September 25, we have compiled this memorandum to address those questions. In addition, we have included in this packet a draft *"Report and Recommendations from the Commission to the Village Board"* as a means to more clearly organize and explain the Commission's reasoning and recommendation than would otherwise be available to the Village Board via the minutes of the public meeting. This draft Report is also intended to provide a framework for the Plan Commission's deliberations on whether to recommend approval or denial of the petition, the Plan Commission's recommendation for "conditions" if the Commission votes to recommends approval and the findings in support of the recommendation.

The draft Report is just that: a *draft*, not a final document to be voted up or down. The draft Report has been developed to provide a structure that is based on (1) staff recommendations and (2) on the many questions, comments and suggested conditions transmitted to the staff by Commission members subsequent to the August 28 public meeting.

This third staff memorandum addresses questions raised by both Commission members and members of the public. Some additional questions were more appropriately addressed to the Petitioner, and the responses to those questions by the Petitioner are included in a separate document in your packet.

The Subdivision Code requires that the Plan Commission review each preliminary plat in accordance with its general provisions as well as 12 listed standards (see Findings section in the draft report). Some standards, when read in conjunction with other provisions of the code, are absolute requirements (e.g., the Proposed Subdivision cannot result in an increase in the storm water release rate¹), while others are more subjective standards that may be measured by degrees of compliance/conformity.

¹ In fact, other provisions of the code make it clear that all applicable laws and regulations related to storm water retention, detention and drainage must be followed – and these regulations mandate an improvement in the storm water release rate over the natural condition.

Therefore, any review of the 12 standards should be undertaken to as a process of looking at the development as a whole and determining under what conditions the proposed subdivision would conform with the Village's codes and ordinances. Accordingly, the Commission's vote to recommend approval or denial of the Proposed Subdivision need not be based on a strict adherence to each of the standards and, particularly when combined with Conditions, its vote may go beyond consideration of whether particular standards are satisfied in whole or in part.

A. Traffic and Road Alignment

Staff supports the realignment of the Westley Road/Estates Road/Green Bay Road intersection and the necessary adjustments to posted road speed, median designation, turning lanes and pavement markings described in the KLOA Traffic Impact Study. Staff notes that each of these roadway and sidewalk modifications are consistent with those recommended in the Active Transportation Plan, referred to in the letter from the Chair of the Glencoe Sustainability Task Force.

Commissioners raised several questions regarding the proposed changes to posted speed limits and lane designations. The 40 mile per hour speed limit for the section of Green Bay Road north of Northwood Drive is an anomaly that only invites excessive speeds and vehicular conflicts. As proposed, the section of Green Bay Road between Lake Cook Road and Northwood Drive would have the same 35 MPH limit as the section north of Lake Cook Road in Highland Park. The result of this reduction would be a consistent speed zone throughout Highland Park, Glencoe and Winnetka, in which maximum speeds proximate to business districts are reduced to 25 or 30 MPH, and permitted speeds outside of the business districts are 35 MPH. Staff supports and recommends the proposed adjusted speed limits.

Staff also recommends the restriping and realignment of the Westley Road intersection, turn lanes and traffic control signage, resulting in a more conventional intersection configuration with improved pedestrian, bicycle and vehicular safety.

Commission members raised several questions regarding the impact of the recommended change to Green Bay Road cross section between Wesley Road and Northwood Drive from four lanes to three lanes. Under the current conditions, the two southbound lanes have already merged into one southbound lane beginning at Northwood Drive, so any perceived conflict between the bus turnout and southbound traffic already exists. The proposed subdivision will produce some traffic that will may wait and stack in the southbound turn lane, but this is no different from any of the cross street intersections on Green Bay Road, particularly south of Park Avenue, where buses regularly stop for passengers and drivers who try to drive around the bus illegally enter the bi-directional center/turn lane where left turning cars may be waiting to complete their turn. One of several reasons for moving the four-lane to three-lane configuration further north, as proposed, is to move the transition point further north from this bus stop and the new intersection to reduce the any complications that the reconfigured intersection may pose to drivers.

Regarding the impact on traffic capacity if Green Bay Road were reduced to three lanes, it is considered to be a best practice that roads, parking lots and most other vehicular accommodations not be constructed to support the 99th percentile event capacity. Some congestion for absolute peak conditions is considered an acceptable tradeoff against the cost (in land, safety, etc.) of assuring zero congestion. It is true that Green Bay, Sheridan, Lake Cook and Clavey Roads, along with St. Johns Avenue and other roads become congested immediately before and after many Ravinia concerts; however, adding capacity to any or all of these roads will not eliminate congestion, as it would only *shorten* the period of congestion. The reduction of traffic capacity that would result from the reduction of lanes on Green Bay Road is insignificant with respect to the total number of vehicles that are involved in the periodic congestion caused by Ravinia patrons. The real limitations to capacity are actually the number of vehicles that can move through the Green Bay/Lake Cook Roads intersection and the number of vehicles that can enter the west gate of the Ravinia Park, neither of which are under the control of the Village.

B. Tree Preservation

In its deliberation on the 12 Findings for review of the Proposed Subdivision Preliminary Plat of Subdivision ("**Preliminary Plat**"), the Commission and Village Board must be satisfied that the proposed subdivision "will not result in the substantial loss of existing trees or the significant alteration of the existing topography on the lot." The latter poses little concern, as the plan calls for minimal regrading focused on storm water management. The Commissioners did focus on of substantial tree loss resulting from the development of the proposed subdivision.

The Village's tree preservation ordinance (Article III of Chapter 34) requires the compensation for the loss of healthy trees exceeding eight inches in caliper. The petitioner indicates that of the 271 heritage trees that are not dead, diseased or hazardous, 37 will be lost to the location/construction of roads, sidewalks and public improvements (and will require remuneration in the form of additional trees or financial compensation to the Village.) Staff has identified an additional 20 trees in the plan to be preserved that are located so close to the proposed roadway and/or sidewalk it appears that 25% or more of their critical root zone may be compromised (and are likely to show damage or die within a few years). The petitioner's tree protection plan indicates a recognition of the potential danger to these trees and the desire to minimize the number of caliper inches of replacement trees that will be required to compensate for losses. Tree losses due to the siting and construction of homes, driveways and other site improvements on each of the resulting 29 lots will also require remuneration in the form of replacement caliper inches of new trees as required in the Village's tree preservation ordinance.

In addition, the final plat of subdivision, if approved, will be required to meet the standards for parks and school dedication or fees in lieu of land. Commission questions included an assessment of the adequacy of the 20,000 square foot tree park (Outlot A). The size of Outlot A, given the proposed tree preservation and landscape management measures, is sufficient to support the existing trees within the outlot. Due to its location and configuration, the tree park on Outlot A is unlikely to be dedicated to the Glencoe Park District and will not count toward the satisfaction of land or fees in lieu of land for park/school dedication.

C. Site Landscaping

One of the issues raised in the Plan Commissioners' questions is the feasibility incorporating "rain gardens" and associated "green infrastructure" landscape treatments into the storm water detention system for the proposed subdivision. We understand that these issues include concerns regarding the physical appearance of the detention basins, the ability to successfully install and maintain the plantings, the impact these planting schemes may have to reduce the capacity of the detention basins and the potential for harboring mosquito breeding. The project landscape architect's presentation did much to quell anxiety of the visual attractiveness, as well as the ability to install and maintain the plant materials within the rain garden/detention areas.

Regarding mosquitos, as described in the public meeting, this is a *detention* system consisting of "dry bottom" basins with no permanent retention of water proposed. Although there are some plants that have shown to be repellent to mosquitos, the focus of the basin design will be on preventing standing water that promotes mosquito larva development. If a detention area does not drain/dry (whether covered in turf grass or rain gardens) within the normal larva development period of five days, mosquitos will form. Our understanding is that the detention areas are being designed, under normal rainfall conditions, to release their full capacity of collected rainwater within hours. In the event of an extraordinary rainfall event, the basins are designed to completely drain in a period not exceeding three days and are therefore not anticipated to be mosquito breeding areas.

The landscape architect's testimony raised neighbor and Commission concern regarding chemicals used to eradicate Buckthorn. Buckthorn removal is an ongoing and common practice within Glencoe and has been publicly supported by the Village. The herbicides that have been used are commonly brushed on directly on Buckthorn stumps, not sprayed,

and must be done immediately after the felling. This process is done in a controlled manner and managed by landscape professionals, and therefore poses a lower potential exposure than the common application of lawn and garden herbicides and pesticides in the hands of most untrained homeowners.

The developer has proposed board-on-board wood fencing on the majority of the perimeter of the site with the exception of the boundary with the Forest Preserve property where it proposes to leave the existing chain link fence in place to maximize views to the Forest Preserve. In subsequent testimony at the August 28 meeting, the Developer indicated that the existing chain link fence fabric would be replaced. Staff supports the installation of consistent, high quality screening (which may be board-on-board, or a combination of both a fence and dense landscaping) but suggests that a wrought iron or similar in appearance fence be installed on the boundary with the Forest Preserve. Any fence, board-on-board, wrought iron or otherwise, must be approved as part of the final landscape plan for the Proposed Subdivision as part of the final plan submission and approval process. All responsibility for the maintenance, repair and replacement of the perimeter fences must be clearly defined in the Declaration of Covenants of the Proposed Subdivision as a primary and sole responsibility of the homeowners' association. Although at least one property-owner adjacent to the proposed development voiced opposition to a board-on-board fence, staff recommends that a consistent fence across rear of each property line will benefit existing and future neighbors more than "patchwork" of fences installed according to each neighbor's preference.

D. Storm Water Management

The Village's Subdivision Design Standards and Grade Change Ordinance mandate that redevelopment of any property must comply with all applicable local, regional, and state laws, statutes, ordinances, codes and regulations related to grading and storm water retention, detention and drainage. Further, no changes in grading may modify natural or existing drainage patterns or unreasonably increase or concentrate runoff of storm water onto adjacent property.

The proposed subdivision and ultimate development of the 1801 Green Bay Road property will require a permit from the Metropolitan Water Reclamation District (MWRD) under its Watershed Management Ordinance (WMO), which was developed beginning in 2007 to abate the negative impacts of storm water runoff from new developments greater than 0.5 acre in Cook County. The WMO was recently amended in May 2019 to modify provisions related to storm water detention requirements, release rates, and incorporate the updated "Bulletin 70 - Frequency Distributions of Heavy Precipitation in Illinois." The updated Bulletin 70 includes rainfall data collected by the Illinois State Water Survey from 1895 through 2017. The amendments to the WMO will apply to WMO permit applications submitted after January 1, 2020. Given the timeframe for the proposed development, and the size and potential storm water impact of the development parcel, staff initially recommended proposed storm water management plans for the 1801 Green Bay Road subdivision comply with the WMO as amended May 16, 2019 that incorporates the rainfall data included in the updated Bulletin 70.

Although the Petitioner's proposed preliminary storm water management system was not designed to accommodate the potential for extraordinary rainfall events reflected in Bulletin 70, the Petitioner's project engineer explained that how the proposed system's components would account for extra runoff:

- The storm water collection system would convey surface water to two detention basin areas which are consistent with the existing topographic/sub-watershed areas of the site.
- The detained storm water would be released in a rate-restricted manner by gravity to the Village of Glencoe's existing improved underground storm water network serving the Terrace Court Basin (recently upgraded by the Village in 2016); and the rate-restricted release of detained storm water by gravity in an over-land spillway to the Forest Preserve District of Cook County (FPDCC) property, both of which are being designed to meet Village and MWRD ordinances. The existing 40/60 split is consistent with current topography.

- An underground pipe interconnection between the two storm water detention basins would prevent the southeast basin from overflowing. The interconnection pipe will balance the levels of the storm water basins and would cause storm water volumes exceeding the detention capacity of the southeast basin to flow by gravity and spill overland from the north detention basin to the Forest Preserve.

Several neighbors and Commissioners questioned (i) the likelihood that the updated Bulletin 70 rainfall data standards could be accommodated by the proposed design, (ii) whether the “balancing” pipe diversion of overflow would be acceptable to the FPDCC and (iii) whether the MWRD would approve this design as an equivalent solution to meeting the updated Bulletin 70 standards.

The Plan Commission should keep in mind that existing storm water overland flow direction must be respected, regardless of ownership. But, if acceptable to the FPDCC, the potential for the “exceptional storm water event” overflow of the southern 40% to the Forest Preserve Property will benefit the neighbors, and preliminary Village staff communications with the MWRD indicates that the developer’s proposed solution may be acceptable under the WMO. The practical impact of the requiring strict compliance with the updated Bulletin 70 rain fall data and the WMO standards as amended in 2019 would be requiring a 30% increase in the volume capacity of the proposed storm detention basin. The Petitioner’s engineer has indicated that the proposed basins are already designed to a maximum permitted depth, so any increase would result in a larger surface area for the basins, potentially impacting both buildable lots and existing trees on the property. Based on the preliminary engineering submittals received from the development team, staff is confident that a storm water management system for the development could be designed to meet the WMO standards as amended in 2019, either through the proposed balancing interconnection or an increase in the size of the proposed basins. Staff recommends approval of the Preliminary Plat be explicitly conditioned on satisfying the MWRD’s requirement, including the updated WMO.

While the final determination of the volume of storm water that will be released, and at what rate, into the Terrace Court basin area system will require permit approval from the MWRD and the Village, the net result of the Proposed Subdivision should be a significant reduction in the nuisance flooding in the backyards of the properties along Carol Lane and Terrace Court. The proposed storm water improvements are designed so as to prevent storm water which currently flows from the Hoover Estate crossing onto the adjoining properties as overland surface flow. During an exceptional storm event, the proposed system is being designed to overflow storm water to the north before it can overtop the elevation of the proposed berm along the eastern boundary of the Hoover Estate property. Standing water on neighboring properties is expected to be reduced because overland surface flow from the Hoover Estate will not be contributed to neighboring residential property but rather directed into the Village’s storm sewer system and to the north through the Turnbull Woods via overland flow.

E. Neighborhood Connectivity

Several Commission members asked about the applicability of standard number (10): “The subdivision will extend, or does not inhibit the extension of, the existing village street system and recognizes the interconnection of adjacent neighborhoods.”

This standard reflects “best practices” of comprehensive planning and development which promote the creation of a complete network of streets. Although culs-de-sac and dead-end/no outlet streets allow otherwise difficult-to-serve property to be developed and have a side “benefit” of precluding “through traffic,” making the road use and the residences served by it exclusive, the downside of the cul-de-sacs is that they are more expensive and more difficult to maintain and police. More importantly, they restrict circulation and routing of service vehicles (delivery vehicles, trash/recycling vehicles, snow plowing, etc.) and patrol vehicles, make it more difficult to navigate around moving vans and landscape service vehicles and pose a logistical challenge under emergency conditions when a roadway is blocked

(due to fallen tree, traffic accident, etc.) The subdivision ordinance's maximum 300-foot length for a cul-de-sac is based on rules-of-thumb for extending fire hoses, rolling gurneys, backing out fire trucks and serving a maximum of 10 or fewer homes.

First responders will always find a way in, but the goal of extending the street system expressed in both the standards and the findings of the Subdivision Ordinance focus on the overall community benefit as well as the benefits to those directly served by the existing and future road network.

In this case, staff nevertheless supports the issuance of a variation from the Subdivision Ordinance to allow the construction of a "no outlet" street on the condition that (i) a permanent emergency access easement (accommodating the passage of a 10' wide emergency vehicle) and (ii) a permanent paved pedestrian walkway be constructed to interconnect Estates Road to Northwood Drive (likely between Lot 28 and Lot 29).

F. New tree park/open space

Staff supports the establishment of Outlot A as a homeowner association-owned and -maintained open space, with dedicated public access established in the recorded declaration of covenants for the property.

Staff supports a site plan specific "unevenly" spaced street tree planting arrangement and street lighting plan to be reviewed and approved by the Village Engineer prior to the submission of the final plat, so as to prevent canopy conflicts between existing and new trees and lighting.

G. Miscellaneous

Questions were also raised regarding the relationship of the number of lots/homes in the Proposed Subdivision as it may impact storm water management and heritage tree loss. As proposed, the storm water system is not dependent on the number of developed lots, nor would offsite storm water impact be affected by an increase or decrease in number of lots. An alternative system, with greater upstream detention or rain gardens on individual lots, would also be independent of the total number of lots. It is also worth noting that in addition to the storm water management system required for the subdivision, each individual lot will be required to submit engineering plans as part of the building permit process that will be reviewed to confirm the proposed impervious surface and grading is consistent the approved subdivision improvement plans. Additional storm water detention on individual lots may be required.

Neighbors and Commission members asked for further information regarding the timing and offsite impact of development if the Plat is approved. Construction impact is fundamentally independent of the Proposed Subdivision process, as the homes in the Proposed Subdivision will be constructed as individual lots are purchased and homes commissioned by the purchasers. The term of this construction period is totally speculative, and for the most part, independent of the number of lots. There are subdivisions of every size that have developed in a year, and just as many that have developed over dozens of years. The Subdivision ordinance address offsite impact through the provision of 31-3.4 that states in part:

In addition, when the village determines that additional landscaping is desirable or necessary to mitigate the impact of any new buildings or structures on any lot to be created within a subdivision, the subdivision approval may be conditioned upon the installation of additional landscaping on such lot to screen any new buildings or structures on that lot from an adjacent lot or from the street, or both, in accordance with the landscaping guidelines set forth in the Engineering Standards and Specifications Manual.

The Village has other ordinances and building permit requirements that regulate hours of construction, length of building permit, noise, dust etc. to help with all offsite development impact. All of these provisions will be reiterated and consented to by the Developer in a Subdivision and Development Agreement that will be prepared by the Village Attorney.

Several questions have been raised regarding the fiscal impact of this development. The initial construction of the roadways (including the Green Bay Road reconfiguration), sidewalks and underground utilities necessary for the construction of the Proposed Subdivision will be responsibility of the Petitioner and performed at the Petitioner's cost. These improvements will be inspected, approved and dedicated to the Village and will require ongoing public maintenance. These improvements, along with the need to provide public safety services, parks, schools, etc., will all generate long public costs. These properties will be assessed and will generate increased property tax base under the State's Property Tax Extension Limitation Law (PTELL). We cannot estimate the amount of additional Equalized Assessed Value (EAV) that may offset any public costs, we simply do not have enough information, and neither does the developer. Even if we did have an estimate, the subdivision standards do not require that the Plan Commission find that a development "pay for itself" as a condition of approval.

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MELTZER, PURTILL & STELLE LLC

To: Philip A. Kiraly, Village Manager, Village of Glencoe

From: Harold W. Francke, Meltzer, Purtill & Stelle LLC

cc: Larry DiVito, Glencoe Developers, LLC
John Myefski, Myefski Architects, Inc.
Kevin Lewis, IG Consulting, Inc.
Bernie Jacobs, Jacobs/Ryan Associates

Date: September 17, 2019

RE: 1801 Green Bay Road Subdivision / Developer Responses to Resident and Plan Commissioner Questions Posed at or after 8-28-19 Plan Commission meeting

On behalf of Glencoe Developers, LLC, we are pleased to be submitting to you the following responses to the Resident and Plan Commissioner questions posed at or after the August 28, 2019 Plan Commission meeting.

A. Plan Commissioner Questions

1. The preliminary plans show an access easement for the Association to reach the detention basins, but it does not appear that the easements for the permanent existence of the detention basins are outlined on the plans/plat. If the spillover point to the Forest Preserve is not in a detention basin easement, then another easement might be necessary to ensure the spillover point is maintained. Can you please advise on your plan for this?

Response: The easement limits for the detention basins and all other needed easements, together with appropriate easement language, will be identified on the final plat of subdivision after final engineering plans are reviewed and approved by the Village.

2. It appears that perhaps the bus turnout just north of Westley Road may need to be re-considered ... when traveling south on Green Bay Road, there is a tendency to pull over to the inside southbound lane to give a wider berth around a bus that might be waiting at the turnout. That inside southbound lane might now become a left turn lane into the subdivision. Would southbound traffic be pulling over behind cars waiting to turn left into the subdivision?

Response (provided by KLOA, Inc., the Developer's traffic engineer): If the southbound bus does not pull all the way into the loading zone and a vehicle is in the left-turn lane, the southbound traffic will have to stop and wait until the bus leaves or the left-turn movement is completed. This is similar to the operation of most bus stops which are located along the through lanes of Green Bay Road and require the through traffic to stop and wait when a bus is loading or unloading passengers. For example, the northbound bus stop at the Green Bay Road/Westley Road intersection is located within the northbound Green Bay Road through lane.

3. Given the proposed changes to the lane configurations of Green Bay Road, can the "road diet" accommodate bike lanes?

Response (provided by KLOA, Inc., the Developer's traffic engineer): A bike lane can be provided in the section where the four-lane cross section is reduced to three-lanes (road diet

section). It should be noted that the reduction from four lanes to three lanes is proposed to only occur for a short distance and, as such, may not be an appropriate distance to stripe formal bike lanes. However, the proposed striped shoulder along the road diet section will serve as a de facto bike lane.

4. You are proposing a utility easement between Lots 28 and 29 to accommodate a water main connection to Northwood Drive. Given that, it appears possible for various options for emergency/pedestrian access to Northwood Drive might be possible. Two options that appear viable include:
 - a. A dedicated pedestrian sidewalk access (a standard 5-foot sidewalk) to accommodate pedestrian interconnectivity along with a utility easement for the watermain connection. OR
 - b. A full 10-foot paved or semi-paved vehicular access point (with the utility easement below)

Regardless of scenario, the developer has indicated an impact on trees. Can that impact be quantified given the scenarios listed above? What other impacts does the developer expect for either scenario above?

Response: The Developer continues to oppose the concept of constructing either a sidewalk or a paved or semi-paved vehicular access drive between Lots 28 and 29, as it believes these improvements will: (i) adversely impact the privacy, safety (actual or perceived) and value of the homes constructed on those lots; (ii) adversely impact the privacy and safety (actual or perceived) of the residents who live on Northwood Drive; (iii) result in the construction of additional impervious area in the subdivision; (iv) needlessly create additional snow plowing responsibilities for the Village; and (v) with respect to the 10-foot paved or semi-paved vehicular access, require the removal of, or jeopardize the survival of, priority trees which would not otherwise need to be removed or jeopardized.

5. Comments made at the August 28 meeting related to removal of buckthorn were concerning to Commissioners and neighbors in that they seemed to indicate a possible threat to groundwater or other negative impacts of herbicide to neighboring properties. Can additional information regarding the process for permanent and targeted removal of buckthorn (vegetation and herbicide treatment of stumps) be provided? It would be helpful to have supporting documentation, including links or other source documents.

Response (provided by Jacobs/Ryan, the Developer's landscape architect): The herbicides proposed for use to eliminate the buckthorn on the subject property are routinely and safely used, and recommended for use, throughout the area by units of local government, forest preserve districts and public interest groups (for example, the Cook County Forest Preserve District, Openlands and the Friends of the Green Bay Trail—see attached materials). When properly applied, herbicides will not threaten the ground water or create negative impacts for neighboring properties.

6. As the developer indicated it might be possible to retain the stables building on its current location if there were amendments to the site plan or to the building, please articulate what those amendments might need to be in order to accommodate the building on its current site.

Response: The stables building will not be retained on the property. Discussions to save and relocate the stables building have been held with several different parties. The Developer is open to donating the stables building to any interested party.

7. The concept of a “berm” along the south and east perimeter of the property was introduced at the meeting. Several questions arise from this:
 - a. *Can a cross-section of the proposed berm be provided?*
 - b. *Will the perimeter fence be placed on top of the berm? Regardless of location of the fence, how might its placement impact the effectiveness of the berm?*

Response:

- a. *The requested cross-section is attached. The berm will be constructed behind Lots 17, 21, 22, 23 and 24. Lot 17 backs up to 1178 and 1182 Carol Lane; Lots 21 and 22 back up to 1212 Carol Lane; and Lots 23 and 24 back up to the forest preserve. The berm on Lot 17 will be approximately one foot in height, then transition to a swale across Lot 21 and then increase slightly in height across Lot 22 to Lot 23 (where the overflow to the forest preserve occurs). Then the berm will transition back to a swale behind Lot 24. The remainder of the lots along the south and east perimeter will have a swale as the existing grade of the adjacent properties is already above the design high water line of the detention basin the Developer is to construct in the southeast corner of the property.*
- b. *The fence will be installed behind the berm on the property perimeter, as depicted on the cross-section. The cross-section depicts the berm and fence behind Lots 21 and 22. The installation of the fence will not adversely affect the effectiveness of the berm.*

B. Resident Questions

1. Open basin Stormwater detention in corners? Help me understand design, fail safes and setbacks from neighboring Properties on Carol Lane. Advantages and Disadvantages.

Response: Detention basins are one of the most effective ways to (i) manage and treat stormwater in the manner required by federal, state and local regulation; and (ii) control and slow the release of stormwater onto adjacent properties. Stormwater flows directly into the basin(s) and then is released via a pipe in the bottom of the basin.

Detention basins require less maintenance than subsurface systems but their construction typically requires the disturbance of a larger area of ground and potentially the loss of more trees.

In the event the rainfall event exceeds the design capacity of the detention basins, excess stormwater will flow over a weir (depressed area) in the berm into the forest preserve.

2. Will the 80% reduction be even across all adjacent properties or possible for some backyards to see less benefit?

Response: The reduction will not be evenly felt by all adjacent properties. The adjacent properties that are presently experiencing the worst flooding will see the most benefit. However, the increased capacity in the recently constructed Terrace Court Basin storm sewer improvements created by the construction of the subdivision's stormwater management improvements will benefit everyone in the neighborhood.

3. How will Detention Basin Rain Gardens be managed or governed? Drains blocked, etc.

Response: The Homeowners' Association will have the responsibility to manage and maintain the detention basins and the rain gardens. The HOA Declaration will give the Village the right to undertake such management and maintenance, at the expense of the subdivision's residents, if the HOA fails to do so.

4. What are specific details of developer plan for stormwater basin system tying into Terrace Court Basin (Carol Lane)? Where will easement be? Pg. 22 in Presentation.

Response: There are multiple options for making that connection that are being pursued by the Developer. The Developer understands that having a definite plan for that connection will be a condition to the approval of a final plat of subdivision.

5. Are there any specific plans to deal with health concerns of raingarden basin? Disease carrying mosquitos during 48 hours of stagnant water?

Response (provided by Myefski Architects and IG Consulting, the Developer's project architect and consulting civil engineer): According to the Northshore Mosquito Abatement District ("NSMAD"), mosquito larvae need five days of standing water to hatch. The maximum amount of time there will be standing water in the subdivision's detention basins after a critical rainfall event will be three days. If permanent standing water/mosquito issues arise within the subdivision in the future, the NSMAD will take care of the problem with the "environmentally friendly larval control methods" it is already using in Glencoe on a regular basis.

6. What will be done to trees/landscaping along the eastern boundary with Carol Lane?

Response: Some trees will be removed but how many and in what locations won't be known until the Developer proceeds with final engineering of the subdivision improvements.

7. Development Buildout – What will be phasing of buildout/how long in years will it take to complete in totality/by phases e.g. clearing the land, building model homes, selling and buildout of individual lots?

Response: The Developer will install the subdivision infrastructure and construct model homes within the first year of receiving Village building permits. The remaining homes will be built as they are sold. The Developer anticipates a three to four year build-out.

8. What happens to parcel of land and impact of neighbors if developer does not follow through, i.e. cease mid-development? What will be the provisions to safeguard adjacent properties and community?

Response: This will be addressed in the subdivision Development Agreement.

9. Who will pay for all the road upgrades, and maintain all roadway upgrades including the speed radar warning, etc.?

Response: The Developer will pay for the construction and installation of all off-site road improvements being proposed for construction. The Village will maintain them after they are constructed as these are public roadways.

10. Study to be conducted on how much stormwater capacity is available in Terrace Court Basin irregardless (sic) of Developer Plans. Adoption of latest Bulletin/2020 Stormwater/watershed requirements, etc.?

Response: This is a question for the Village engineer to address.

11. What is a plan for all utilities, cables, etc. to service the subdivision? Will they utilize the power lines on eastern border with Carol Lane properties?

Response: This will be determined when final engineering plans are prepared.

12. Timing of the project and protection of the neighbors properties from construction activity (pollutants, run-off)?

Response: Regarding timing of the project, please see the response to Question B(7) above. With respect to the concern regarding pollutant discharge and run-off during the period of construction, the Developer will comply with all applicable federal, state and local regulations that address this concern. More specifically, the Developer will obtain and comply with the obtained National Pollution Discharge Elimination System (NPDES) permit and prepare and implement effective soil erosion and sedimentation control plans which will be subject to Village review and approval.

13. A set aside from the caliper inches of trees removed to be guaranteed for the expressed purpose of replacing/maintaining screening to the affected neighbors.

Response: The Developer will comply with all provisions of the Village's Trees and Shrubs Ordinance and in the subdivision's Development Agreement which establish and govern tree replacement requirements.

14. Down lighting or similar nuisance lighting reduction/mitigation to be employed on housing and streets to protect neighbors from light intrusion given large scale of subdivision.

Response: The Developer is not seeking any variation from Village lighting requirements.

15. A Bond must be issued to cover the costs of remediating the site to provide for that which was promised to the affected neighbors including but not limited to landscape perimeter fencing, stormwater work.

Response: Surety bonds which ensure the construction and completion of all improvements depicted on the approved final engineering plans will be delivered to the Village prior to the recording of a final plat of subdivision for the property, as required by the Subdivision Code and the subdivision Development Agreement.

16. What is the plan for getting building permits, etc.? Will variances be issued? Are the lots going to be sold or are pre-designed and approved homes being sold?

Response: With respect to the plan for getting building permits, please see the response to Question B(7) above.

No zoning variations have been requested by the Developer and, at this time, the Developer does not anticipate requesting any zoning variations as it proceeds with the construction of homes on the property.

At this time the Developer does not intend to sell individual lots to third parties. The plan is to sell single-family homes to interested purchasers.

17. HOA Mandate and responsibilities documentation must be legally binding and provide for maintenance and protection of affected neighbor/village and submit to financial penalties/recourse if violated.

Response: These concerns will be addressed by the Declaration and the subdivision Development Agreement, both of which will be recorded against title to the property.

18. Use of chemical herbicides to be village approved and best practices employed/licensing requirements followed. Adequate notification to surrounding neighbors/residents of neighboring properties to be proved and publically displayed.

Response: See response to Question A(5) above.

We would also like to take this opportunity to respond to the comments made in the letter from Ms. O'Halloran, Mr. Brayboy "and other neighbors" relative to the MWRD regulations that should be applied to this development by noting that the MWRD has expressly acknowledged the fairness of not applying the new regulations to "projects currently in design" provided they are submitted to the MWRD for review before January 1, 2020.

With this mind, and in fairness to the Developer, we ask that the Plan Commissioners consider the following facts:

- The Developer had its first meeting with Village staff to discuss this project in the first week of December, 2018.
- The Developer closed on the acquisition of the property on December 31, 2018.
- The Developer began working on its improvement plans for the property in early January, 2019
- The Developer submitted its first set of plans to the Village in late January, 2019.
- On April 16, 2019, the Developer presented its subdivision proposal to the Village Board Committee of the Whole.
- In mid-May, 2019, the Developer submitted its application for preliminary plat approval to the Village.
- On June 26, 2019, the Village Plan Commission held its first meeting to consider the Developer's application for preliminary plat approval.
- On August 28, 2019, the Village Plan Commission held its second meeting to consider the Developer's application for preliminary plat approval.
- On September 25, 2019, the Village Plan Commission will be holding its third meeting to consider the Developer's application for preliminary plat approval.

- Technically, Section 31-1.21(d) of the Subdivision Code required the Plan Commission to conclude its deliberations and issue its recommendation to the Village Board of Trustees by mid-August.

We also ask the Plan Commissioners to keep in mind, as the Developer team stated at the last Plan Commission meeting, that requiring compliance with the detention requirements of the new MWRD regulations will result in the loss of additional priority trees on the property without necessarily providing any additional stormwater management benefit to downstream properties since the rate of stormwater release after a critical rainfall event will remain the same. The stormwater release will simply continue for a longer period of time.

Finally, the Developer's traffic engineer has provided the following responses to Brian Brandt's observations regarding the Traffic Impact Study the Developer submitted to the Village.

Hours of the Traffic Counts. In addition to the weekday morning (7:00 to 9:00 A.M.) and evening (4:00 P.M. to 6:00 P.M.) peak period traffic counts performed as part of the traffic study, 13-hour traffic counts (6:00 A.M. to 7:00 P.M.) were performed at the Green Bay Road/Westley Road intersection as part of the traffic signal warrant study. As such, traffic counts were performed during the weekday commuter morning and evening peak periods and for a 13-hour period, which also included the weekday commuter morning and evening peak periods.

Number of Days Traffic Counts were Completed. As discussed above, traffic counts were conducted on two different days with the traffic study counts performed during the weekday commuter morning and evening peak periods and the traffic signal warrant study counts performed for a 13-hour period. Further, to provide a worst-case analysis, the traffic study increased all the existing traffic volumes by approximately five percent to account for traffic growth in the area in addition to the traffic we estimate will be generated by the proposed development.

Peak Periods along Green Bay Road. The 13-hour traffic counts showed that the peak periods along Green Bay Road occurred during the morning and evening commuter peak periods.

Development Projected Traffic. The volume of traffic to be generated by the development was based on the Single-Family Detached Housing trip rates (Land-Use Code 210) published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 10th Edition. It is important to note that using the *Trip Generation Manual* is the preferred and accepted means of estimating development-generated traffic within the industry and transportation agencies, including IDOT. Further, the Single-Family Detached Housing trip rates are based on over 173 "sites surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Connecticut, Delaware, Illinois, Indiana, Maryland, Minnesota, Montana, New Jersey, North Carolina, Ohio, Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, and Virginia."

We thank you for giving us this opportunity to respond and look forward to receiving the Plan Commission's findings and recommendation at the September 25th meeting.

Please let us know if any additional information or responses are needed at this time.



**CHICAGO
REGION
TREES
INITIATIVE**

Our Trees.
Our Communities.
Our Future.

Buckthorn in the Chicago Region

Chicago Region Trees Initiative

A low-angle photograph of a large, mature tree with a thick trunk and a dense canopy of green leaves, looking up towards the sky. The tree's trunk is dark and textured, with several large branches spreading out. The leaves are vibrant green and fill most of the frame, with some sunlight filtering through. The title 'Chicago Region Trees Initiative' is overlaid in white text on a dark green rectangular background at the top.

To preserve,
protect and
enhance our urban forest
to ensure its longevity
resulting improved
quality of life.

A close-up photograph of buckthorn branches. The branches are covered with numerous small, dark, round berries. The leaves are green and elongated, with some showing signs of aging or damage. The background is dark and out of focus.

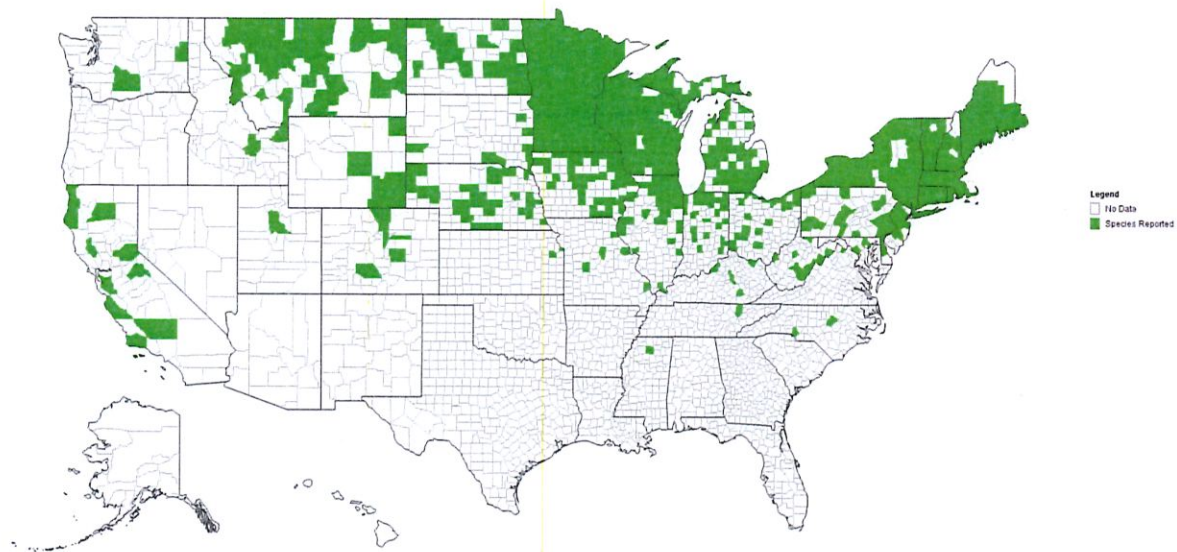
Damage to Illinois landscapes
from buckthorn costs millions of
dollars every year.

What is it?



Brought to the U.S. in the 1880's as a ornamental plant, *Rhamnus cathartica* (European buckthorn) and *Frangula alnus* (Glossy buckthorn) are two species of exotic invasive tree.

European buckthorn (*Rhamnus cathartica*)



Map generated on Nov 4, 2017

EDDMapS
Exotic Disease Detection Mapping System

What is it?



Both species have sub-opposite leaves
Oval, slightly serrate
1.5" – 3" in length

← *Rhamnus cathartica* (European buckthorn)
Typically found in drier sites

Frangula alnus (Glossy buckthorn)
Typically found in wetter sites



What is it?



Source: flickriver.com

Trees produce a small thorn like structure and create thickets.

Source: U.S. Forest Service



What is the big deal?



Both species
are prolific seed
producers

Seeds are a
diuretic

Source: cipwg.uconn.edu

What is the big deal?



Both species leaf out before anything else and keep their leaves until after everything else has lost their leaves.

They become dominant in the landscape and modify the composition and function of the ecosystem

(Williamston et al. 1996.)

What is the big deal?



Both species have shallow root systems and create significant cover so that other species cannot grow – creating a monoculture and potential for significant erosion.

What is the big deal?



Source: Friends of the Mississippi

Buckthorn modifies the nitrogen and carbon composition of the soil. (Heneghan et al. 2005)

Creates an elevated pH. (Heneghan et al. 2005)

Results in higher soil moisture. (Heneghan et al. 2005)

Eliminates the litter layer. (Knight et al. 2007)

Has allelopathic properties. (Seltzner et al. 2003)

Can decimate populations of native herbaceous plants. (Gourley et al. 1984)

Creates a legacy effect that may impact the success of restoration sites. (Heneghan et al. 2004)

What is the big deal?



Buckthorn outcompetes other species taking over where something else used to grow.



What is the big deal?



Buckthorn makes soil uninhabitable for some wildlife species and can support increases in, or presence of, coyote populations because of bird predation.

(Source: Lincolnshire Park Zoo 2013)



Source: Trutech

What can we do about it?



Pull it

Source: Conservation Corps

What can we do about it?



Cut and wick herbicide stump



Source: Michigan Nature Association

What can we do about it?



Without
herbicide
it becomes
a hydra –
resprout!



Source: Oaksavanna.org

What can we do about it?



Foliar herbicide



What can we do about it?



Remove female plants first



Source: phytoimages.siu.edu

What can we do about it?



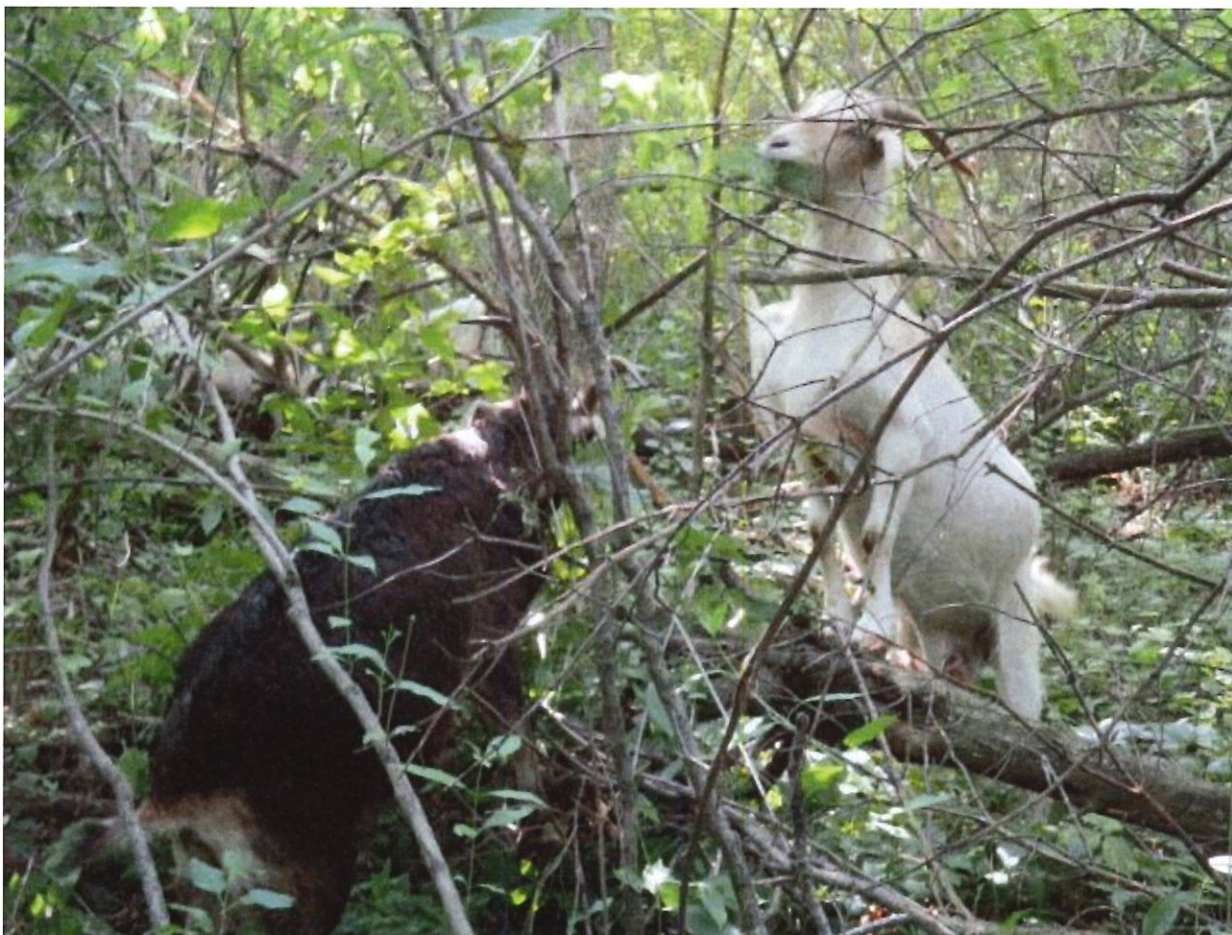
Seeds can stay in the soil for several years so follow-up is required.



What can we do about it?



Integrated Pest Management!



What can we do about it?



Great winter work!

Talk about job security!



Both species of buckthorn are identified as noxious weeds in the state of Illinois

Rhamnus cathartica is 28.2% of all tree species in the 7 county Chicago region

Lake County 42%

Cook County 32%

DuPage County 25.4%

McHenry County 35.7%

Will County 12.9%

Kane County 15.4%

Kendall County 4.2%

**Lake County Forest
Preserve District
spends \$2.5 million
annually to control
buckthorn**

Chicago Region Trees Initiative



Website: ChicagoRTI.org

Woody Invasive Species Replacement Guide
Using Native Species:

http://chicagorti.org/sites/chicagorti/files/BuckthornReplacementList_Native_Final_0.pdf

Questions: Lydia Scott, Director
lscott@mortonarb.org

Cook County Forest Preserves Back to Cutting and Burning that Buckthorn!

Invasive Species. Kudzo. Pampas Grass. Yellow Starthistle. They are all a problem somewhere, but here in the midwest, it's Buckthorn. I know, because my neighbor has one that overhangs my yard, and my oh my, what a mess.



For the beautiful forest preserves that wind in and around the Chicago area, Buckthorn is a major intruder choking out the native flora. The Forest Preserve District of Cook County Volunteers works hard to maintain the forest preserves in their original state. It's a big job - fully 11% of Cook County, or 68,000 acres, are

forest preserve land. Volunteers are an integral part of this mission - from cutting and burning buckthorn, maintaining trails and sowing native seeds.

This weekend, volunteers worked hard to remove the buckthorn from the Skokie Lagoons area of the forest preserves on Tower Road in **Winnetka**. Volunteers included Boy Scouts, gardeners, residents, and whoever else wanted to pitch in. Consider helping out - all gardening tools and even gloves are provided.

Cook County Forest Preserve Volunteer, Cindy



**Buckthorn Stump with
blue Herbicide**



the GLENCOE QUARTERLY

Community Newsletter

Winter 2013

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2013 Tax Levy Hearing –
December 2, 2013
Ethical Conduct and
Responsible Global Citizenship

VILLAGE OF GLENCOE

GLENCOE PARK DISTRICT

GLENCOE SCHOOL DISTRICT 35

The Village Gears Up For the Holiday Season!

See pages 3, 4 & 5 for more details

Tee Time

with Stella Nanos
General Manager

Glencoe Golf Club

621 Westley Road | 847-835-0250
www.glencoeclub.com

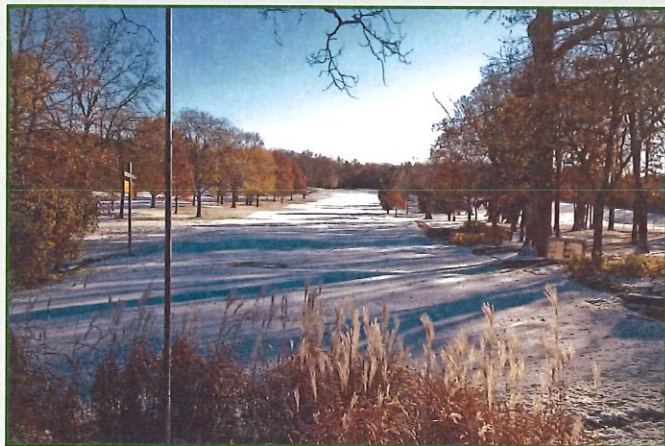


As the golf season comes to a close, the Glencoe Golf Club staff would like to thank you for your support this season. Even though it is cold outside, it is not too early to think about golf next year or to work on your game this winter. To keep you in the swing of things we have golf programs available for immediate participation or future registration.

This is the year to treat yourself to a guaranteed round of golf every weekend at your neighborhood golf course. Permanent weekend tee time packages are now available. The membership package includes 19-weeks of reserved tee times, on either Saturday or Sunday mornings. The season will begin on the weekend of May 3rd/4th and will continue through the weekend of September 6th/7th. For additional information and tee time availability please contact the golf shop.

The Glencoe Golf Academy will be offering indoor lessons this winter utilizing video analysis and a Flightscope 3D simulator. Whether you're looking to keep your swing in shape or improve specific areas of your golf game, schedule your lesson today by contacting one of our PGA teaching professionals on staff. Special rates and lesson packages are also available for junior golfers.

Summer golf camp registration is now open! The Glencoe Golf Club will be offering camps for junior golfers of all ages and ability levels. Our professional staff will concentrate on the fundamentals of the game while offering students the unique ability to test their swings on the golf course. All campers will receive a golf pass for five FREE rounds of golf as well as a "Get Ready to Golf" starter kit. Sign up today to guarantee your child's participation on the most popular summer camp dates. Please visit our website for additional information on all of our programs, summer camps and private lessons. ■



The first hole under a blanket of snow at the Glencoe Golf Club.

Holiday Fire Safety

The Glencoe Public Safety Department reminds residents to be aware of fire safety hazards during the holiday season.

The National Fire Protection Agency (www.NFPA.org) notes many holiday tragedies are a result of problems with Christmas trees and holiday decorations. According to NFPA data, most Christmas tree fires result from natural trees, not artificial trees.

The Public Safety Fire Prevention Bureau reminds you that it is important to remember that natural Christmas trees are not living and therefore it is essential that they be kept as moist as possible. Officials recommend placing the base of the tree in water and re-cutting the trunk of the tree at a 45 degree angle to increase water absorption.

Fire statistics indicate the three main causes of fire in the United States result from cooking, heating equipment and smoking. The Glencoe Public Safety Department stresses fire hazards increase during the holidays and recommend the following guidelines to reduce the risk of a holiday fire:

Always ensure that decorations and presents are kept away from heat sources. Never leave lighted candles unattended or use lighted candles as Christmas tree decorations. Always turn Holiday lights off before leaving home or going to sleep. Carefully inspect light strings, cords, plugs and receptacles, and dispose of damaged items. Don't overload electrical circuits or extension cords. Use only those lights which have been tested and labeled by an approved testing laboratory. When replacing a bulb on a light string, ensure the voltage and/or wattage marked on the light set is compatible with the replacement light. Unplug the light string before replacing the bulb so there is no danger of shock. Purchase and install working smoke alarms, CO alarms and practice home escape plans.

For more information contact the Glencoe Department of Public Safety, Fire Prevention Bureau, Lt. Lee Weinzimmer at 847-835-4112 ext. 1149 or lweinzimmer@villageofglencoe.org. ■

Second Annual Buckthorn Barbecue

On October 16th, Glencoe Friends of the Green Bay Trail (GFGBT) hosted their Second Annual "Buckthorn Barbecue" at the Glencoe Golf Club. Pictured below are attendees Arnold Randall, General Superintendent of the Cook County Forest Preserve District, GFGBT President Betsy Leibson and Village President Larry Levin. The sold out event raised funds and awareness for GFGBT, a volunteer organization dedicated to the eradication of European buckthorn and other invasive species along a 1/2 mile section of the Green Bay Trail between Harbor Street and the Scott Street overpass. In addition to removing buckthorn along the trail and treating the roots with herbicide, GFGBT is replanting the area with new native grasses and wildflowers. The funds raised at the Buckthorn Barbecue will be used to purchase native species for planting for the Green Bay Trail in 2014. ■





Village of Glencoe

MEMORANDUM

TO: Chairman and Members of the Sustainable Working Group

FROM: Nathan J. Parch, Community Development Analyst

DATE: August 22, 2012

SUBJECT: July 18, 2012 Meeting Summary

The twelfth meeting of the Sustainability Working Group (SWG) was called to order at 7:15 p.m. in the Hagenah Room at Village Hall. The following members were present: Acting Chairman Hall Healy, Jean Hahn, Andre Lerman (7:40 p.m.), Dudley Onderdonk, and Community Development Analyst Nathan Parch. Members Walt Eckenhoff, Beth Dunn, Laurie Morse, Mark Piltingsrud, and Larry Smith were absent.

REPORTS FROM SUBCOMMITTEES

A. PILOT PROJECT

- Meet with Betsy Leibson from Friends of the Green Bay Trail – Members viewed a YouTube video (<http://www.youtube.com/watch?v=-cPZDajyDq8>) summarizing the efforts of Friends of the Green Bay Trail. Organizer Betsy Leibson was in attendance and described the group's focus to cut Buckthorn along the Green Bay Trail from Harbor Street to the Scott Street overpass in response to the area becoming completely dominated by the invasive species. In addition to cutting the Buckthorn and treating the roots with herbicide, new native grasses and wildflowers grown from seeds in local commercial greenhouses continue to be planted along the edges of the Trail. Over 55 volunteers, nine businesses, and six educational organizations assisted with the removal and replanting effort to date. In order to allow for the native plants to reestablish themselves in the target area, at least the fruiting Buckthorn (female species) should be removed so they don't reseed and take over the newly planted material.

In terms of what is most needed to assist Friends of the Green Bay Trail in its effort, Betsy explained:

- Donation of small native trees and shrubs to respect the privacy of neighbors adjacent to the Trail accustomed to the screening lost by the Buckthorn removed;

- Donation of funds to pay for the above noted trees and shrubs, delivery, and planting, (Betsy has two quotes ranging from \$5,000 - \$10,000); and
- Endorsement of a Buckthorn removal policy by the Village and School and Park Districts.

B. COMMUNITY OUTREACH EVENT

- Review summaries from March 10th event and prioritize attendee ideas/suggestions –

Acting Chair Hall Healy led members of the SWG through an exercise prioritizing the suggestions and comments received from the 30+ attendees at the March 10th “Green” forum held at the Glencoe Park District’s Takiff Center. The suggestions for each of the five small group topics - Renewable Energy; Green Building Design and Construction; Transportation and Land Use; Solid Waste Management; and Open Space – were listed on large posters that Hall placed around the room. Each member was then given ten (10) green dots to stick next to those suggestions they felt were a priority. The result of the exercise is summarized in the table below.

SWG RANKING OF ATTENDEE SUGGESTIONS BY TOPIC		
TOPIC	SUGGESTION/COMMENT	RANK (green dots)
LAND USE		
	Hybrid Parking Spaces	
	Restart/Revisit Downtown Planning	4
	Pocket Parks – e.g. Green Bay	1
	Allow 3-4 Story Mixed-Use	
RENEWABLE ENERGY		
	Windmills/Turbines	
	Wave Action	
	Solar Panels	2
	Passive Solar/Skylights	
	Fuel Cells	
	Geothermal	1
GREEN DESIGN/CONSTRUCTION		
	Tours/Publicity-Model Homes/Buildings	
	Education/Promotion/Awareness Building/Owners/Builders, Etc	1
	Incentives – Village, Other - New, Exist Const LEED Certify – Bldrs, Architects	
	Code Changes	3
	Recycle, Reuse Materials/Components	2
	Spring Cleanup Sale	
	Design Review	
	Adjust FAR	

SWG RANKING OF ATTENDEE SUGGESTIONS BY TOPIC		
TOPIC	SUGGESTION/COMMENT	RANK (green dots)
	Waive LEED Permit Fees	1
	Material Selection	
	Pervious/Permeable Paving	
	Pilot Project: Home Deconstruction/Rehab	1
ENERGY		
	Education - Classes @ Schools, Other - Energy Saving Tips	2
	Code Changes/Model Code	
	Electric Carts – Garbage	2
	Green Roofs	
	Car Charging Stations	
	Biodiesel Fuel – Vge Vehicles	
	Collect Food, Dog Waste – Fuel, Fertilizer Generation	
	Explore Cogeneration	
	Village Offer Energy	
	Wave Action Energy	
	Energy Audits	2
	Energy Efficient HVAC	
TRANSPORTATION		
	School Buses – Vge Transit	
	Local Shuttle	
	Encourage Mass Transit	
	Signage/Lanes – Bikes, Pedestrians	2
	Weekend Beach Shuttle	
	Alternate Vehicles – Encourage, Accommodate, Incentivize	
	Encourage Walking – School, Etc	3
	Charging Stations	
	Create Bike/Pedestrian Plan	
	More Safe Crossings – GB, RR	1
	Reduce Idling – Schools, Etc	2
	Expand CBG Shuttle	
	Allow Golf Carts	
	Improve Facilities, Connectivity – Biking, Walking	1
OPEN SPACE		
	Improve Bluffs – Street End Beaches	
	Each Park – Own Identity, Purpose	
	Park Tours – Individual or Annual	
	Playground Redesign – More Transparent, More Local Input	
	Village, Park District – Joint, Integrated Greenways Plan – Green Bay, Etc	

SWG RANKING OF ATTENDEE SUGGESTIONS BY TOPIC		
TOPIC	SUGGESTION/COMMENT	RANK (green dots)
	Integrated Open Space Plan – Vge, Park Dist, Schools, Etc	7
	Plan – Increased Winter Use – Parks, Open Spaces	
	Village Plan to Eradicate Buckthorn, Invasives	5
	Use of Turnbull Woods as a Dog Park – Joint Approach to FPD	1
	Village Revisit Open Space Plan	
	Plan to Address Ravine Runoff	1
SOLID WASTE		
	Reduce Plastic Bottle Use	4
	Ordinance – Construction, Demolition Debris	
	Recycling <ul style="list-style-type: none"> - Containers Downtown; For Events - Bigger Containers than Garbage 	
	Different Handling of Spring Cleanup for More Effective Reuse, Recycling	1
	More, More Effectively Organized Composting	1

Andre Lerman spoke about the importance of a joint open space master plan for the entire Village and suggested that the SWG forward a recommendation to the Plan Commission in support. Those in attendance were supportive of Andre's suggestion of an open space master plan, but felt he should review the process for such a recommendation with Chairman Walt Eckenhoff before proceeding.

Hall Healy distributed a draft handout with an inventory of Glencoe sustainability activities.

C. WEBSITE

No report

D. CODE AUDIT

No report

REPORTS FROM REPRESENTATIVE BODIES

None

The next meeting was scheduled for Monday, August 13th at 7:00 p.m.

The meeting was adjourned at 9:06 p.m.

cc: Paul Harlow, Village Manager
Scott Feldman, Village President
Caren Thomas, Plan Commission Chairman



DAILY NORTH SHORE

(<https://jwcdaily.com>)

Sign up for the Daily North Shore Email

Sign Up!

Buckthorn Begone On Green Bay Trail

by Holly Marihugh (<https://jwcdaily.com/author/hollymarihugh/>) •

May 6, 2015

Leave a Comment (<https://jwcdaily.com/2015/05/06/friends-of-greenbay-trail-say-goodbye-to-buckthorn/#respond>)

0



Photos by Holly Marihugh

She thought that chopping down buckthorn on the Green Bay Trail would be a wonderful thing for the earth. After felling plenty of the invasive trees, Betsy Leibson discovered that clearing buckthorn was just the germination of a project that began to blossom like native plants in restored habitat.

“We thought it would be a couple of weekends worth of work,” Betsy Leibson says about the early days of restoring the trail with a group of friends. “But the more we did, the more we learned. We discovered that it’s not just about cutting buckthorn and leaving because you really haven’t done a good service for the environment or the community if you stop there.”

That was Act One, explains Betsy, founder of Friends of the Green Bay Trail, a five-year-old local nonprofit. Act Two pulled the curtain back on reintroducing native plants, pulling in professional habitat restoration partners, inviting student and Boy Scout volunteers, and calling on interested community organizations to join hands in opening the trail not only to recreational bikers, runners, and walkers, but also to native songbirds, butterflies and other insects that support a healthy habitat.



Helping hands on the Greenbay Trail

In the late 1800s, Buckthorn was imported here to act as a hedge. But it's been a habitat disaster on the North Shore. "It's so dense that it doesn't let sunlight reach the ground so that oak trees, hickory trees, or wildflowers can grow," Betsy says. "This results in bare ground, which is bad for erosion. Buckthorn also deposits chemicals into the ground which keeps other plants from germinating."

After getting her certification as an herbicide applicator through the University of Illinois, Betsy says that persistence pays off when it comes to banishing buckthorn once and for all. "You have to be willing to go back year after year," she says.

Betsy and Friends of the Green Bay Trail want everyone living nearby to learn that we can beckon butterflies and birds to our gardens. “We buy pretty plants from our landscaper or nursery that might come from China or India,” she explains. “But we have to think about putting back the plants that native animals need to live near us. Who doesn’t like butterflies? Who doesn’t like songbirds? They need to eat the insects that can only live on the plants that they evolved with in Illinois.”

When it comes to planting native species, Betsy says community partners pitch in. “A volunteer goes out in the fall with us and collects native seeds to keep the cost down,” she says. “Right now in the green house in the Glencoe Park District, we’re growing a couple thousand plants from seed we collected.”



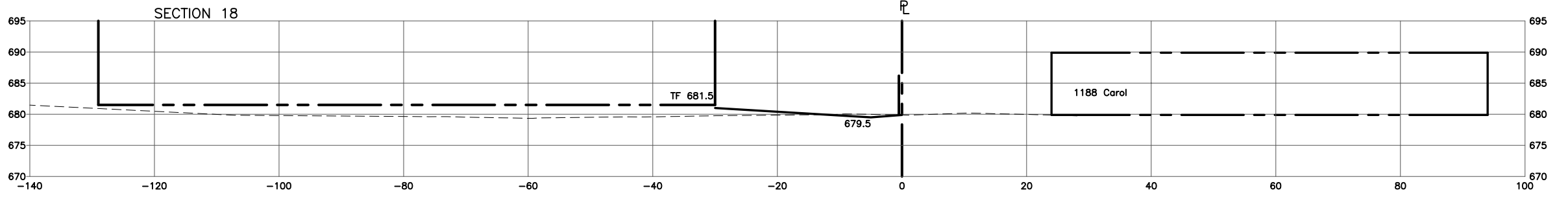
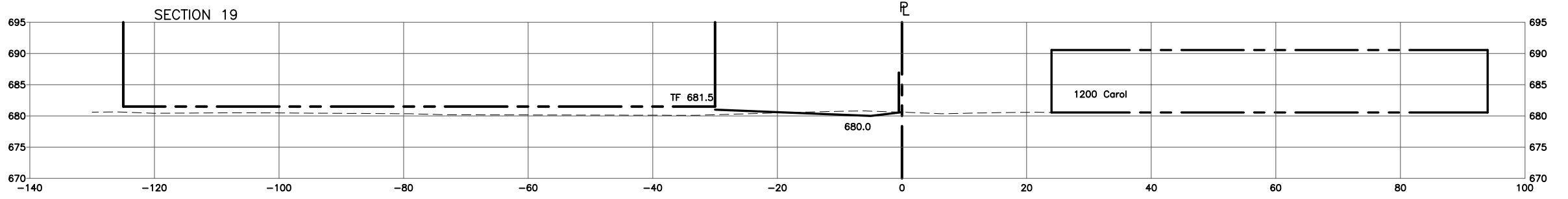
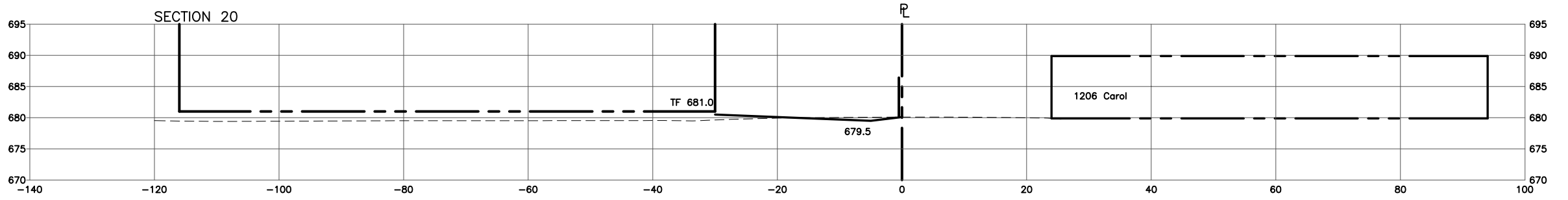
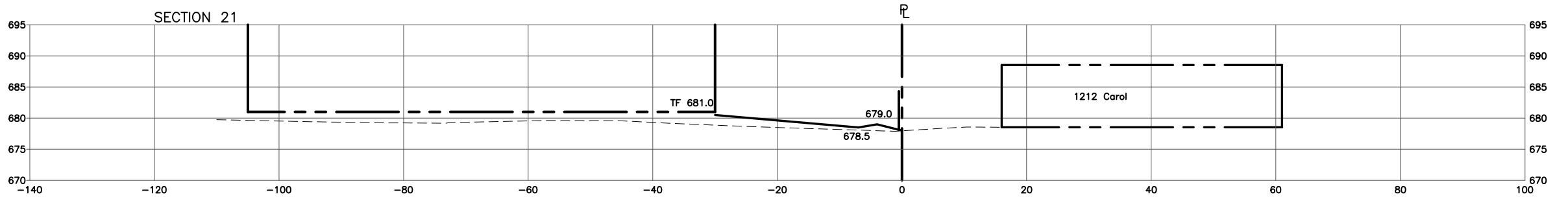
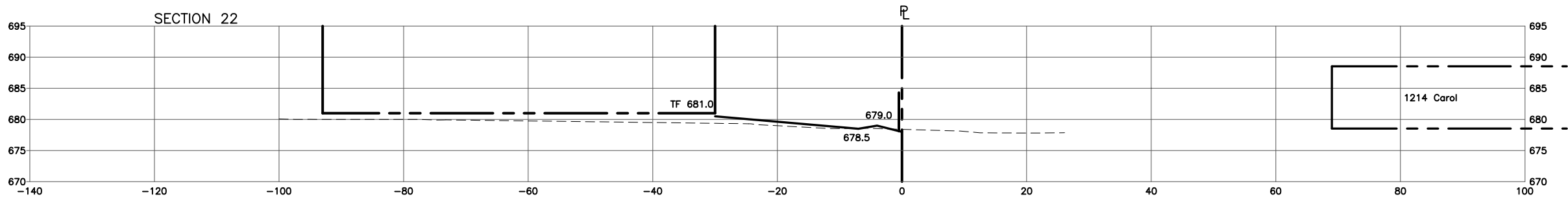
As Betsy considers what she loves about Friends of the Green Bay Trail, she talks about the group effort and camaraderie. "There are many people who've given a lot of hours and elbow grease, as well as donors and supporters who've been very generous in helping us," she says.

Friends of the Green Bay Trail has sponsored three Eagle Scout projects and handed garden tools to numerous scout groups and high school students to use working on the trail. "We have two different classes from New Trier, students from middle school as well as a Stanford alumni group coming out this season. We encourage as many people to volunteer as we can," she says.

Elbow grease and long hours pay off in many ways. The Volunteer Center in Winnetka recently recognized Betsy with an Award for Exceptional Service. "It was very generous of the Volunteer Center to recognize our efforts," Betsy says. "It really helps raise awareness with another community audience. It generates donations. It's great to know that somebody noticed."

Even though so much has been accomplished over the last five years, Betsy knows the future is right around the corner and she's got a vision for it. "Pizzo and Associates is an ecological Restoration Company in Leland," she says. "My dream would be to take the restoration plan that they donated to the Village of Glencoe and win support of local individuals, foundations, or grants. That would enable us to implement the plan along the trail and make it sustainable. There's so much opportunity."

Friends of the Green Bay Trail celebrated Arbor Day on April 25 (at the corner of Harbor Street and Green Bay Road). The Green Bay Trail was home to Indian trail marker trees and later the North Shore Electric Line. In partnership with other community organizations, Friends unveiled a new sign describing the Trail's historic moments and the Trail's new Trail Marker Tree.



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Proposed Hoover Estates Development

Resident Concerns

*Compiled from Terrace Court Basin
community comments*



Requesting extensive due diligence from the Plan Commission

- Subdivision development of this size has not taken place in recent decades in Glencoe.
- The largest extant tract of land in Glencoe and most likely the last major subdivision.
- Necessity for a more thorough analysis of the plan and more information from the developers.
- Need for the plan to comply with the principles of sustainable development.
- Need for adherence to rainfall provisions of the WMO, amended May 2019, as recommended by Village professionals.

*“When you sit in council for the welfare of the people, you must not think of yourself or of your family, not even of your generation. He said, make your decisions on behalf of the seven generations coming, so that they may enjoy what you have today.”*Oren Lyons (Seneca), Faithkeeper, Onondaga Nation

Does plan as it stands now meet standards of approval?

Excerpts from the standards:

(3) The subdivision will . . .not result in the substantial loss of existing trees.

(4) The subdivision will not substantially modify or threaten the integrity of natural resources, including without limitation existing steep slopes, floodplains, wetlands, mature trees or the use of public open spaces.

(9) The design of the proposed street improvements meets minimum village standards and does not exceed village standards in a manner that threatens the health, safety or welfare.

(12) The development of the subdivision can be accomplished in a manner that does not unduly disrupt or damage public services or facilities.

Removing 50% of heritage trees is a substantial loss of mature trees (3 and 4)

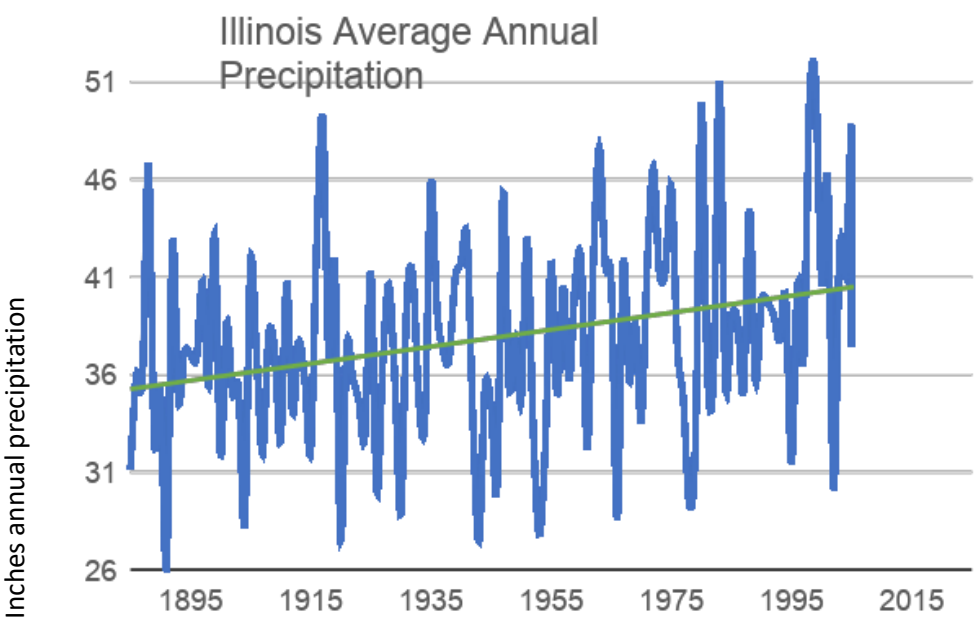
Modifies and threatens wetland and public open spaces in adjacent Turnbull Woods (4)

Proposed plan does not meet village standards for street width or incorporation of sidewalks (9)

Disrupts existing storm sewer design (12)

Rainfall Data Trends

- Rainfall data published by the Illinois State Water Survey (ISWS) - ISWS Bulletin 70 is the current state standard for expected extreme rainfall events
- Developer plans currently use outdated data in the stormwater detention volume calculations despite the general trend in rainfall volumes and the recommendations of Dave Mau and Marty Michalisko
- "Given the timeframe for the proposed development, and the size and potential stormwater impact of the development parcel, staff recommends the proposed stormwater management plans for the 1801 Green Bay Road development comply with the WMO as amended May 16, 2019." Letter from Dave Mau to the Plan Commission



<https://www.ncdc.noaa.gov/cag/statewide/time-series/>

	<i>Date of Publication</i>	<i>Northeast Illinois, 100 year storm, 24 hours accumulation</i>	<i>% difference</i>
<i>Data used in developer calculations</i>	1989	7.58	
<i>Up to date data</i>	May 2019	8.57	13 % increase from 1989

Proposed Detention Ponds Design

- These structures, as detailed in the drawings from the August 26 agenda packet, are deep with steep sides.
 - **Southeast Basin 5.5 ft depth**
 - **Northeast Basin 6.5 ft depth**
 - Are these structures safe?
- As per drawings, the high water level of the detention ponds reaches well into the backyards of proposed sites # 16, 17, 18, 23 and 24
- Upon recalculation with current rainfall data, either the detention pond depth or area will need to be increased.

Sustainability - Trees and Adjacent Forest Preserve

- Impact on Turnbull Woods Forest Preserve
 - Existing forest to be replaced by impervious surfaces and lawns thereby increasing stormwater runoff
 - Some of the increase in stormwater runoff will be directed to vulnerable oak savanna ecosystem in Turnbull Woods
- Substantial loss of heritage trees
 - Document cites likely loss of 139 trees = 51% of heritage trees due to development
 - **“No assurances that this developer or a subsequent buyer or developed will ultimately construct homes as conceptualized in this proposal” Aug 26 agenda packet**

<i>Total # heritage trees</i>	271
<i>lost to roads, sidewalks, public improvements</i>	37
<i>estimate of trees lost to impacts of construction</i>	20
<i>lost to building homes</i>	82
<i>Total # of lost heritage trees</i>	139
<i>% Trees Lost</i>	51 %

Data taken from August 26 agenda packet

Our request

- Village of Glencoe mission statement, "...We will make Glencoe the community that people choose to live, work and do business, by providing innovative, responsive, high-quality public services in an environmentally and fiscally sustainable manner." (Village website)\
- There are extensive and serious questions about the proposed development that affect all Glencoe residents
 - Adherence to rainfall provisions of the WMO, amended May 2019, as recommended by Village professionals.
 - Stormwater management
 - Destruction of heritage trees
 - Impact on adjacent forest preserve
 - Sustainability
- We are asking the Plan Commission to delay approval until these questions are addressed.
- Thank you for your consideration. We appeal to the Village Board and to the Plan Commission to continue to uphold the integrity and authentic community atmosphere that is Glencoe.

Brian S. Brandt

RECEIVED

SEP - 4 2019

VILLAGE OF GLENCOE
DEPARTMENT OF PUBLIC WORKS

414 Kelling Lane
Glencoe, Illinois 60022

Dear Mr. Huvard and Members of the Plan Commission

Subject: 1801 Green Bay Road Traffic Report

The purpose of this letter is to share my perspective on the above, following several reads and an analysis of the Traffic Report submitted by KLOA, Inc. The results presented in the report are specious at best, and in their current form should not be used by the Plan Commission to accurately predict post-development vehicular volume.

My first concern is that four hours of observation at the junction (not "intersection", which requires that the streets/roads actually cross) of Westley and Green Bay Roads do not result in projectable data. This sample size is simply too small, falling into the category of qualitative research rather than projectable quantitative research

Second, observations during one day, April 9, 2019 in this case, cannot realistically serve as the basis of average traffic volume for any day of the week, any time of the year, inclement weather in the winter and Ravinia traffic in the summer.

Third, the industry standard of "peak periods" may not apply to the junction of Westley and Green Bay Roads, not a typical meeting of two roads whereby industry normative data could be applied. This is a residential area, which is populated by a significant percent of retirees who are not rushing to get to work on time, with a with a speed limit of 30 mph, and where Westley is not a through street (not an "intersection").

Even if the observation data were accurate, the traffic industry information from the ITE Land Use Code 210 used to project post-deployment traffic volume may not be applicable to the extent which would yield realistic projections based upon the ITE Land Use Code 210 information.

One, it is based on data going back to the 1980's, thirty years ago. Vehicular traffic had changed since then.

Two, the data used is derived from eighteen states, but only that data from eight urban/suburban areas (however those have been defined) were used for the projections. We must ask whether or not this industry data is applicable to the justification a new intersection in Glencoe. Even if the observation data were adequate, and it is not, the results would remain questionable.

Most of the discussion concerning this project has focused on water and trees. The traffic discussion has been limited to roadway changes and speed limits. In my opinion it is time to challenge the viability of the projections detailed in Figure 7 which are limited to "peak periods", supplemented by post-development projections based upon normative industry data which may not be applicable to the proposed intersection of Westley and Green Bay Roads.

Please contact me if you have any comments or questions: [REDACTED]

Respectfully,

[REDACTED]

Brian Brandt

Cc: Dave Mau

RESIDENTS QUESTIONS REGARDING HOOVER ESTATE SUB-DIVISION DEVELOPMENT - SUBMITTED AUGUST 30, 2019

Ref ID	Issue Category	Issue Description	Should this be a condition for Planning Board Approval?	Who will be responsible Party / Parties?	Priority (L/M/H)
1	Stormwater Management	Open basin Stormwater detention in corners? Help me understand design, fail safes and setbacks from adjacent neighboring Properties on Carol Lane. Advantages and Disadvantages	No - Not a Condition for Approval	Developer	Med
2	Stormwater Management	Will the 80% reduction even across all Adjacent properties or possible for some backyards to see less benefit?	No - Not a Condition for Approval	Developer	Med
3	Stormwater Management	How will Detention Basin Rain Gardens be managed or governed? Drains blocked etc.	No - Not a Condition for Approval	Developer	Med
4	Stormwater Management	APPROVAL CONDITION: What are specific details of developer plan for stormwater basin system tying into Terrace Court Basin (Carol Lane)? Where will easement be? Pg 22 in Presentation	Yes - Condition for Approval	Developer	High
5	Stormwater Management	APPROVAL CONDITION: Are there any specific plans to deal with health concerns of raingarden basin? Disease carrying mosquitoes during 48 hours of stagnant water	Yes - Condition for Approval	Developer	High
6	Environment and Landscaping	What will be done to trees / landscaping along The eastern boundary with Carol Lane?	No - Not a Condition for Approval	Developer	Low
7	Environment and Landscaping	Development Buildout- What will be phasing of buildout / how long in years will it take to complete in totality / by phases e.g. clearing the land, building model homes, selling and buildout of individual lots	No - Not a Condition for Approval	Developer	Low
8	Environment and Landscaping	APPROVAL CONDITION: What happens to parcel of land and impact of neighbours if developer does not followthrough i.e. cease mid-development. What will be the provisions to safeguard adjacent properties and community	Yes - Condition for Approval	Developer	High
9	Traffic and Safety	APPROVAL CONDITION: Who will Pay for All The road upgrades? And maintain all roadway upgrades including the speed radar warning etc?	Yes - Condition for Approval	Developer	High
10	Stormwater Management	APPROVAL CONDITION: Study to be conducted on how much stormwater capacity is available in Terrace Court Basin irregardless of Developer Plans. ADOPTION OF LATEST BULLETIN / 2020 STORMWATER / WATERSHED REQUIREMENTS ETC.	Yes - Condition for Approval	Developer	High
11	Traffic and Safety	APPROVAL CONDITION: What is plan for all utilities cables etc to service the subdivision. Will they utilize the power lines on eastern border with Carol Lane properties	Yes - Condition for Approval	Developer	High
12	Environment and Landscaping	APPROVAL CONDITION: TIMING OF THE PROJECT AND PROTECTION OF THE NEIGHBORS PROPOERTIES FROM CONSTRUCTION ACTMITY (POLLUTANTS, RUN-OFF	Yes - Condition for Approval	Developer / Village	High
13	Environment and Landscaping	APPROVAL CONDITION: A SET ASIDE FROM THE CALIPER INCHS OF TREES REMOVED TO BE GUARANTEED FOR THE EXPRESSED PURPOSE OF REPLACING / MAINTAINING SCREEING TO THE AFFECTED NEIGHBORS	Yes - Condition for Approval	Developer	High
14	Environment and Landscaping	DOWN LIGHTING OR SIMILAR NUISANCE LIGHTING REDUCTION / MITIGATION TO BE EMPLOYED ON HOUSING AND STREETS TO PROTECT NEIGHBORS FROM LIGHT INTRUSION GIVEN LARGE SCALE OF SUB-DIVISION	No - Not a Condition for Approval	Developer	Low
15	Environment and Landscaping	APPROVAL CONDITION: A BOND MUST BE ISSUED TO COVER THE COSTS OF REMEDIATING THE SITE TO PROVIDE FOR THAT WHICH WAS PROMISED TO THE AFFECTED NEIGHBORS INCLUDING BUT NOT LIMITED TO LANDSCAPE PERIMETER FENCING, STORMWATER WORK	Yes - Condition for Approval	Developer / Village	High
16	Environment and Landscaping	WHAT IS THE PLAN FOR GETTING BUILDING PERMITS ETC? WILL VARIANCES BE ISSUED? ARE THE LOTS GOING TO BE SOLD OR ARE PREDESIGNED AND APPROVED HOMES BEING SOLD	No - Not a Condition for Approval	Developer / Village	Med
17	Environment and Landscaping	APPROVAL CONDITION: HOA MANDATE AND RESPONSIBILITIES DOCUMENTATION MUST BE LEGALLY BINDING AND PROVIDE FOR MAINTENANCE AND PROTECTION OF AFFECTED NEIGHBOR/VILLAGE AND SUBMIT TO FINANCIAL PENALTIES / RECOURSE IF VIOLATED	Yes - Condition for Approval	Developer / Village	High
18	Environment and Landscaping	APPROVAL CONDITION: USE OF CHEMICAL HERBICIDES TO BE VILLAGE APPROVED AND BEST PRACTICES EMPLOYED / LICENSING REQUIREMENTS FOLLOWED. ADEQUATE NOTIFICATION TO SURROUNDING NEIGHBORS / RESIDENTS OF NEIGHBORING PROPERTIES TO BE PROVIDED AND PUBLICALLY DISPLAYED	Yes - Condition for Approval	Developer / Village	High

September 3, 2019

Dear Village of Glencoe, Phil Kiraly, Dave Mau, Marty Michalisko Glencoe Developers, LLC, Bruce Huvard, Chair, and Glencoe Plan Commission Members,

Thank you for taking our letters and questions into consideration.

In the material the Village of Glencoe posted online, from letters from the Village storm water drainage engineer, ERA, and from Dave Mau himself (all available <https://www.villageofglencoe.org/COMBINED%20PLAN%20COMMISSION%20AGENDA%20PACKET%208.26.19.pdf>), the recommendation is that that the Hoover development adhere to the Cook County WMO Jan 1 2020 guidelines. Based on the developer's statements (and lawyer) at the meeting last week, it appears they do not feel that the need to comply to the updated plan (of Jan 2020) as they bought property prior to this date. The issue at stake is that Village experts made recommendations of adherence. Marty Michalisko of Engineering Resource Associates (ERA) is as noted online, the Village's primary storm water consultant for the past 25 years: "Mr. Michalisko was the design engineer who worked with staff on the Terrace Court basin study and storm sewer improvements which were designed in 2014 and installed in 2016." Both ERA and Dave Mau (in letter to Plan Commission) recommend that "Given the timeframe for the proposed development, and the size and potential stormwater impact of the development parcel, staff recommends the proposed stormwater management plans for the 1801 Green Bay Road development comply with the WMO as amended May 16, 2019."

Our neighbors are at a loss to understand how the developer can potentially ignore the recommendations of ERA, of Dave Mau, our Village Engineer, and attempt to proceed oblivious of what these engineering professionals are recommending? Michalisko specifically states that "Given the regulations in the Cook County WMO, including the updated Bulletin 70 rainfall data, that go into effect on January 1, 2020, we recommend that the **Village require** the proposed development of 1801 Green Bay Road comply with the new rainfall provisions of the WMO. We also recommend that detailed reviews of the final engineering plans, reports, calculations and modeling continue through the final design process to ensure the development has a positive impact on the area. "

If the Village proposes guidelines and then they are disregarded, what kind of context is being established? For many of us, it seems to set up a worrisome disregard of our Village and the safety of its residents. In materials posted online, Dave Mau points out that "It should be noted that the Village remains committed to ensuring that residents now positively impacted by the significant improvement to the stormwater system undertaken by the Village in 2016 will remain effectively served by it. Likewise, in evaluating this proposal, the Village has taken into account the significant amount of staff knowledge of the subject area along with the extensive public comment received from those who live in the immediate vicinity of this project." Can you please take into account this commitment and honor the current residents of Glencoe and also the professionals —ERA, Dave Mau—who are offering recommendations?

Residents back here in the Terrace Ct/Park/Carol storm water basin area have been assured that the Village is interested in maintaining the positive effects of the 2016 infrastructure, itself supposed by a village wide referendum in 2014. Ultimately this is a Village-wide issue and this development will impact all who live here and call this home. Before any plans can proceed, we believe it is essential that the developer be held to engineering recommendations from the Village itself and from the Village storm water drainage engineering expert.

There is so much unknown at this point: what are the current updates regarding what percentage of Hoover estate's water — actual gallon amount—could potentially be directed to Terrace Ct. infrastructure and to Turnbull Woods? Information on Village website notes that "The upgraded storm system constructed in 2016 accepts runoff from south 5.2 acres (43%)." The remaining 57% will be "released[ed]" into the Forest Preserves as it currently, naturally flows." Has this been confirmed by Forest Preserve? What about the differences between permeable run off and massively increased water amounts from greatly increased impermeable 12 acre development? Where actually will all of the storm water be released and at what actual rates?

We have been advised to "Trust and Confirm." We look forward to having actual statistics and data that will "confirm" what will actually happen when development in place and who will maintain over the next 50 years and longer. In the meantime, the question of "trust" is at stake in regard to issues noted above.

I'm sorry I was not at the meeting as I was moving our son into college last week. It does bring up the question of the future of our children and the current and new residents of Glencoe. The Village of Glencoe has as its mission statement, "We will make Glencoe the community that people choose to live, work and do business, by providing innovative, responsive, high-quality public services in an environmentally and fiscally sustainable manner." Glencoe, celebrating its Sesquicentennial this year, is a community "still considered a model community" (Village website). We appeal to the Village and to the Plan Commission to continue to uphold the integrity and authentic community atmosphere that is Glencoe. We appreciate that "The Village is

committed to promoting transparency in all our operations” as noted on village website and the proceedings from last week raised many questions about the transparency of the developer and proposed plans. There is simply too much information unknown at this point to proceed.

Thank you for giving us the opportunity to submit this letter.

Sincerely, Eileen O'Halloran, Darrell Brayboy and other neighbors

September 20, 2019

Bruce Huvard, Chair
Glencoe Plan Commission
Village of Glencoe
675 Village Court
Glencoe, IL 60022

Dear Mr. Huvard and Glencoe Plan Commission,

I think there are four key issues at the moment in relation to the proposed Hoover Estate development.

1. Crucial will be the agreement and insistence by the Glencoe Village Board, the Glencoe Plan Commission, the MWRD et al. that all plans moving forward for the new subdivision must be compliant with **new 2020 standards**. I would think the developers' own engineers, who are very aware of their own professional ethics code and liability obligations, would be in agreement with us.

2. A geotechnical engineer friend and I went walking on September 17, 2019 in search of **the northern forest preserve drain under the RR tracks**. We found the northern drain pipe under the RR tracks partially clogged and the one under the bike trail impossible to find because of all the debris. Earlier this week I urged Dave Mau and his crew to figure out jurisdiction of the maintenance of those northern drains to start to see to their maintenance. (This is happening as I write. Woohoo!) This would include clearing debris to the west of the drain's entrance of floating dead wood threatening to clog the entrance, clearing debris off the eastern outlet and then clearing the debris off the inlet of the drain running under the bike trail, which is currently totally obscured. Besides providing an unimpeded outlet for all of our Terrace Court basin runoff right now, it will stop the spillway over the bike trail onto the golf course every time it rains.

3. The engineer further commented that **the capacity of Turnbull Woods** to hold water runoff is immense. In his opinion the more water we can get to move north, the better. The southern culvert is vulnerable. He had one caveat about what I call the "drop off" point of the proposed runoff pipe to run northeast from the northern retention pond of the subdivision. That release of water must occur in just the right spot so that water actually travels north. If released short of the optimal spot, thousands of gallons of runoff will work their way south and east overloading our more vulnerable drain on Old Elm.

4. A question for down the road: The neighbors need to know not just the water runoff routes, but the **floodways** of the proposed retention system. What I mean by that is, what happens if the storm of the century happens and water is coming so fast that the retention ponds are breached before water can be deliberately released. Where will the water go? The neighbors need to know.

Sincerely

Ellyn Lanz
1189 Terrace Court

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VILLAGE OF GLENCOE MEMORANDUM

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

DATE: September 17, 2019

TO: Bruce Huvard, Chair; Plan Commission Members

FROM: Lee M. Brown, FAICP, Village Planner
Stewart Weiss, Village Attorney, Holland & Knight

SUBJECT: **Draft Report to the Village Board**

Attached for the purpose of supporting the Plan Commission's deliberation at the September 25, 2019 meeting is a draft "Report and Recommendations" for the Plan Commission to consider. This draft was prepared in advance of the Commission's consideration of the issues presented as part of the request for subdivision approval and the commensurate variations from the subdivision ordinance necessary for the approval. It is intended to serve as a guideline for the Commission's discussions and not a final draft simply to be approved. It includes five elements:

- I. **Introduction** (intended to provide a brief synopsis of the purpose of the report)
- II. **Recommendation** (language that may be used by the Commission to make a motion and to vote on its recommendations to approve, approve with conditions, or deny the petition for the subdivision)
- III. **Conditions** (a draft set of conditions that may be placed on the approval of the preliminary plat, if the Commission chooses to recommend approval with conditions)
- IV. **Discussion** (a draft narrative to summarize the issues presented by the petitioner, community and staff reports that inform the Commission's recommendation)
- V. **Findings** (the 12 standards for review and draft narrative to explain the basis the Commission may find that the petition meets the standards)

After discussion of the open issues has concluded, the Plan Commission should go through the draft Report and Recommendations, focusing specifically on the "Conditions" and "Findings" sections to determine if there is a sufficient consensus to allow for a majority vote in support of the Report and Recommendations. Amendments and additions to the Report and Recommendations may be made to the document through a voice vote (although a roll call vote will be required to approve the final document).

In the effort to avoid confusion that occurs when motions are made in the negative ("if I am voting against this, am I voting to approve the motion?"), it is good practice to make motions in the positive. If members choose to oppose approval of the Preliminary Plat, they would vote NO. On this same logic, we have prepared this report using language that would support the approval with conditions.

We expect that the Commission may pose additional conditions or may wish to modify those that we have drafted. After the draft of this Report was completed, Commissioner Van Vechten provided information regarding the historic nature of the gates at the Hoover Estate entry, and by way of a copy of his e-mail (attached) has presented an additional condition for approval he suggests be added. It provides an excellent example of the connection between conditions addressed in the review of the subdivision and a means of assuring its protection. By preparing it in writing for Commission review and discussion, it is likely to make the deliberations more efficient, and the staff's ability to memorialize the recommendations more accurate.

**DRAFT—FOR DISCUSSION BY THE
GLENCOE PLAN COMMISSION
REPORT AND RECOMMENDATION TO THE BOARD OF TRUSTEES
FOR
PRELIMINARY PLAT FOR 1801 GREEN BAY ROAD SUBDIVISION
September 25, 2019**

- I. Introduction**
 - II. Recommendation**
 - III. Conditions**
 - IV. Discussion**
 - V. Findings**
-

I. Introduction

The Glencoe Plan Commission transmits this report to the Board of Trustees pursuant to Section 31-1.21(d) of the Glencoe Subdivision Code, on whether to recommend approval of the Preliminary Plat for 1801 Green Bay Road Subdivision, prepared by IG Consulting, Inc., consisting of one sheet, with a latest revision date of July 29, 2019 ("**Preliminary Plat**"), recommend approval of the Preliminary Plat subject to certain conditions or modifications as are deemed necessary in the interests and needs of the community, or whether to recommend disapproval of the Preliminary Plat.

Public meetings to consider the application were held before the Plan Commission on June 26, 2015, August 28, 2019 and September 25, 2019.

The Plan Commission reviews the proposed Preliminary Plat in accordance with the standards listed in Code Section 31-1.6(b), as standards (1) through (12) and the requirements for subdivision variations in accordance with Code Section 31-1.8.

Documents as last revised and submitted for the Preliminary Plat application by Glencoe Developers, LLC ("**Petitioner**") are listed in Appendix A.

Public letters submitted concerning the application are attached as Appendix B.

The Plan Commission relied heavily on memos and analysis provided by the village planner, Lee M. Brown, FAICP (President of Teska Associates), the public works director, David C. Mau, P.E., and the village's engineering consultant for storm water management, Marty Michalisko, P.E., CFM (principal of Engineering Resource Associates). The review memos from staff and consultants are listed in Appendix C.

II. Recommendation

The Plan Commission recommends approval of the Preliminary Plat of subdivision for 1801 Green Bay Road Subdivision (***“Proposed Subdivision”***), with conditions and modifications as more fully described below. This recommendation includes granting the following variations from the provisions of subdivision requirements:

- A. A variation from the minimum dedicated right-of-way for a public street from 66 feet to 40 feet provided that (i) the proposed roadway width will not be less than 27 feet back of curb to back of curb and (ii) 10 foot wide public utility and access easements be provided on each side of the dedicated right-of-way; and
- B. A variation from the requirement that the Proposed Subdivision be connected via a public road to the existing Northwood Drive public right-of-way located to the northwest of the Proposed Subdivision.

The above subdivision variations are referred to within the Conditions below as the ***“Requested Relief.”***

III. Conditions

The Plan Commission recommends that any approval of the Preliminary Plat by the Board of Trustees be explicitly conditioned upon the imposition of and subsequent compliance by the Petitioner with the following conditions.

- a. Storm Water Management and Detention.
 - i. The Final Plat and Final Engineering Plan for the Proposed Subdivision must address how the proposed storm water detention system will address extraordinary rainfall events. The system design must incorporate either (a) a gravity fed equalizer pipe that will ensure that any rainfall exceeding the capacity of the southern detention basin be transferred to the northern detention basin and released gradually via overland flow; or (b) storm water detention basins of sufficient capacity to accommodate rainfall projections set forth in the updated Bulletin 70 “Frequency Distributions of Heavy Precipitation in Illinois” published by the Illinois State Water Survey dated March 2019 and with the volume required by the most recent version of the Metropolitan Water Reclamation District’s Watershed Maintenance Ordinance (WMO) in effect at the time all necessary permits for the storm water detention system are issued by the appropriate permitting authority.
 - ii. The Petitioner must, prior to the approval of the Final Plat for the Proposed Subdivision, obtain an easement to permit connection of the southern detention basin to the Terrace Court Basin storm sewer, in a location and manner acceptable to the Village Engineer and in a form acceptable to the

Village Attorney.

- iii. The Petitioner shall make all commercial reasonable efforts to include best management practices for creating better water infiltration at areas (other than the detention basins) throughout the site. Such practices should be considered and incorporated when beneficial.

b. Maintenance of Subdivision Improvements; Declaration.

- i. The obligation of the homeowners' association ("**HOA**") to repair, maintain in good working condition, or replace the storm water detention basins, landscaping, fencing and other commonly owned subdivision improvements ("**Common Improvements**") shall be memorialized in the Declaration of Covenants for the Proposed Subdivision ("**Declaration**"), which Declaration shall be executed and recorded against the entirety of the Subject Property by the Petitioner simultaneously with the Final Plat.
- ii. The Declaration shall be in a form and substance acceptable to the Village Attorney and shall clearly establish the right of the Village to either (a) take legal action to compel the HOA to repair, maintain, or replace the Common Improvements, or (b) to enter upon the Subject Property, or any lot thereupon whether privately or commonly owned by the HOA, to undertake such work as may be necessary to repair, maintain, or replace the Common Improvements.
- iii. The approvals of the Final Plat and Declaration for the Proposed Subdivision shall explicitly provide for the creation of a special service area to be created if deemed necessary by the Village to ensure that sufficient funds are available to pay for the repair, maintenance, or replacement of the Common Improvements as may be needed from time to time in the absence of the HOA assessing sufficient funds for this purpose.
- iv. The Declaration shall include a detailed Operation and Maintenance Plan for the storm water detention basins and all appurtenant mains, pipes, pumps and other facilities (collectively, the "**Storm Water Detention Improvements**") that shall include a schedule for regular cleaning and landscaping as well as mosquito control measures that will be followed.
- v. Outlot A shall be reserved and dedicated in the Declaration as open space for passive enjoyment of the residents of the Proposed Subdivision and the general public. This reservation and dedication shall not preclude the improvement of Outlot A with such accommodations and improvements as picnic seating, benches, shelters, or gazebos, so long as such improvements are open and available to the general public. Outlot A shall remain owned and maintained by the HOA.
- vi. Outlot B shall also be subject to an easement for public access and enjoyment.

c. Public Rights of Way, Roads, and Sidewalks.

- i. The Final Plat shall include a permanent irrevocable emergency access easement from the Northwood Drive cul-de-sac to Estates Road through the side yards of either or both Lots 28 and 29 sufficient to accommodate the passage of a ten foot wide emergency vehicle between the two public rights-of-way.
- ii. The Final Plat shall also include a permanent irrevocable pedestrian easement allowing members of the general public to access the Proposed Subdivision from the Northwood Drive cul-de-sac. The final configuration and route of such easement shall be approved by the Village Engineer. The pedestrian easement shall be paved, ADA accessible, and considered a Common Improvement to be maintained, repaired, and replaced by the HOA.
- iii. No sidewalks shall be required to be installed on Outlot A, C, D or E, but a sidewalk should be installed along the frontage of all Lots with street frontage on Estates Road within the dedicated public utility easements.
- iv. The new entry gateway design for the Proposed Subdivision is recommended as presented in the application, but with exception that the sidewalk remain open without a closable gate.
- v. [INSERT PROPOSED CONDITION REGARDING EXISTING GATEWAY FEATURES?] – SEE PACKET FOR EMAIL FROM COMMISSIONER VAN VECHTEN]
- vi. That any entrance signage at the Estates Road entry to the Proposed Subdivision must conform to the Village’s sign ordinance.
- vii. That all improvements, realignments, re-striping, and other traffic control improvements necessary to align Westley Road and Estates Road, and to reconfigure the lanes, turn lanes, traffic advisory signs, and other traffic control devices recommended in the revised traffic impact study from KLOA, last revised August 16, 2019, be the sole responsibility of the Petitioner to fund and, unless required otherwise by the Village, construct in accordance with all applicable road construction standards.

d. Tree Protection and Landscaping.

- i. The Petitioner will be required to enter into a subdivision and development agreement (“**Development Agreement**”) requiring the implementation of the tree protection plans (as presented in the application and as otherwise required by the Village Code) for both the Common Improvements and private lot development, subject to review and approval by the Village Attorney.

- ii. The Development Agreement will memorialize and quantify, the Petitioner's commitment planting substitute trees on the property "where feasible", with specific exceptions or limits to the determination of "where feasible" to be adopted prior to approval of the Final Plat.
- iii. The Development Agreement will incorporate a tree replacement plan to be approved by the Village arborist to assure that competitive canopies or root disturbances are not likely to result in future tree losses.
- iv. The Development Agreement will require that the removal of existing trees or plants, including invasive species like Buckthorn or other "Removable Trees," as defined in the Village Code, not create nuisance conditions on surrounding parcels, including, without limitation, unreasonable runoff of herbicides or soil erosion.
- v. The Development Agreement will require that the perimeter fence proposed to be installed around the Proposed Subdivision be a uniform board-on-board wood fence at the perimeter of the subdivision on lots 1,2,3,10-22,28, 29 and Outlots B, E and the western side of Outlot; and a wrought iron-look fence at the perimeter of the subdivision on lots 23-27, Outlot D and the northern side of Outlot C.

IV. Discussion

Many residents might prefer that the Hoover Estate remain largely intact, saving almost all of the magnificent trees and preserving the village's historical heritage. The balancing of individual property rights against the loss of irreplaceable natural habitat is not a problem that is unique to this application. Both staff and the Plan Commission wished that there had been a greater range of policy tools that could have been employed to enhance the balance in this instance. One example of policy tools would be amending the Village's Zoning and Subdivision Codes to provide for "planned developments" which allow the alteration of lot sizes and the clustering of homes in return for achieving other policy goals. However, such options are not available at this time and the Proposed Subdivision must be considered through the existing provisions and processes of the Subdivision Code as it exists.

Given these constraints, the Plan Commission had before it an approximately 12-acre site that the underlying zoning allows to be subdivided into 29 lots by right, from the standpoint of minimum lot size and minimum average lot width.

The recommended variations from the Proposed Subdivision standards contribute to the feasibility of the site plan. But withholding the variations would not reduce the number of lots but only the quality of the development.

The evolution of the site plan and Preliminary Plat for the Proposed Subdivision, as presented in Petitioner's testimony and Village staff reports, reflects a process of careful siting of the main ingress and egress road, with a single point of access from Green Bay Road and a large loop, in

the middle of which is a protected tree park of some of the most important trees in the Proposed Subdivision deemed worth saving.

Other lot layouts would allow for 29 lots but result in an inferior site layout while resulting in a greater loss of trees. Village staff engaged in a near constant process of review and iteration with Petitioner to arrive at the proposed site plan and Preliminary Plat, and they recommend the current plan as the best overall outcome under the circumstances.

The Subdivision Code includes numerous standards to consider when reviewing a subdivision: that the plat be consistent with comprehensive plan and the character of the village; that lots meet the requirements of the zoning code; that trees and other vegetation be protected in accordance with the village's tree preservation regulations; that landscaping be provided to ensure appropriate screening; that natural resources be preserved and topography be retained in its natural state by minimizing grade changes; that storm water retention, detention and drainage comply with all applicable regulations; that all necessary utilities to serve the subdivision be provided; and that lot access and street circulation be adequate.

With these standards in mind, the Plan Commission paid particular attention to the issues raised by neighbors regarding storm water, tree loss, and traffic, and has come to its conclusion relying, in part, on the recommendation of staff and its consultants in response to these questions. In particular,

During our public meetings, concerns over the possible worsening of flooding conditions in the immediate neighborhood were paramount as evidenced by extensive public comment. The release rate from the Proposed Subdivision with the proposed storm water management system, according to Petitioner's engineer, is intended to be 80% less than the current natural condition. This result would benefit the neighboring properties. The key question is whether the plan as proposed in fact will achieve that result.

The consensus of Village staff and the Village storm water engineering consultant (ERA) and the finding of the Plan Commission is that it is feasible to design and implement the storm water management plan as proposed by Petitioner, provided the suggested Conditions are satisfied and technical considerations solved.

A recommendation for preliminary approval should be understood not as signaling that the technical considerations have been solved – they have not yet been – but whether, in the context of sound engineering practice, the proposed solutions are feasible and likely to be achieved by the time the Final Plat is returned to the Plan Commission for consideration.

To some extent, the safety valve for this project may be achieved by obtaining the consent of the Cook County Forest Preserve for a storm water management design that incorporates a "spillover" for exceptional rain events, so that overtopping the elevation at the east boundary of the Proposed Subdivision into nearby homes is averted or minimized by channeling such extreme volumes into the Forest Preserve (though in all other cases, the released storm water would follow the current direction of flow when storm water leaves the site).

The Petitioner has contested whether the application of the March 2019 Amendments to the MWRD's WMO, incorporating the updated Bulletin 70 is appropriate given the delayed effective date of those standards. The Plan Commission leaves that issue to the Board and Village Attorney to address, but from a planning perspective, the Plan Commission strongly urges that the final storm water management plan be designed to accommodate the rainfall projections in Bulletin 70.

The Commission considered questions relevant to the sufficiency of the adjacent roadways to handle the increased traffic demand generated by the Proposed Subdivision, particularly the modifications to Green Bay Road and Westley Road. including: What are the traffic consequences of the intersection improvements proposed for the new entry point into the Proposed Subdivision? Does the plan adequately address the traffic safety concerns and is it sufficient to meet projected traffic demand that will be created by the Proposed Subdivision? Does the plan coordinate with pedestrian and bike traffic?

The alignment of the entrance perpendicular to Green Bay and opposite a reconfigured intersection of Green Bay and Westley was recommended by KOLA and staff in accordance with sound traffic engineering standards, as were the corresponding lane changes and striping, speed limit changes and signage.

In addition to these technical standards, the subdivision code requires collection of applicable development impact fees; specifies required studies and technical studies for public improvements, requires posting of performance security to guarantee completion of the public improvements, sets standards for dedication and acceptance of public improvements and requires the applicant to enter into a development agreement with the Village to memorialize the various agreements and undertakings to which the applicant is committed.

The Plan Commission makes its recommendation in light of the various protections that are built into the Subdivision Code. In particular, we stress that the initial implementation of a plan means little if the required follow-up in terms of maintenance is not performed. The requirement to have a maintenance and operation plan, to require compliance by the HOA to be performed by Petitioner and to provide the rights given to the village to enforce compliance as stated in the Conditions are integral to the Plan Commission's recommendation.

V. Findings

Based on the evidence reviewed in the application materials and testimony received at the public meetings, the Plan Commission finds that:

1. The subdivision is consistent with the zoning code.

No variations to the Glencoe Zoning Code are necessary or requested.

2. The subdivision will not create a nonconforming building, nonconforming use or nonconforming lot, nor will the subdivision create, increase or extend any existing nonconformity.

The Proposed Subdivision will not alter the conformity of buildings or lots outside its

own boundary, and all lots within the Proposed Subdivision, other than the five non-buildable outlots, are conforming. Petitioner's plans for the Proposed Subdivision call for the demolition or removal of the three existing structures on the Subject Property. The Subdivision will not create any non-conforming conditions on the Subject Property if the Requested Relief is granted.

3. The subdivision will accommodate development on a lot that will comply with required setbacks and will not result in the substantial loss of existing trees or the significant alteration of the existing topography on the lot.

The proposed lots are of a size and layout that homes which meet the zoning ordinance setback standards can be constructed on each lot in the subdivision, other than Outlots A-E.

With respect to loss of trees, the Plan Commission would interpret this standard to mean that there is no unwarranted, unnecessary loss of trees – such as a loss caused by indifference or poor planning. Creative site planning works to avoid loss of trees. Petitioner has shown reasonable care in selection of the road alignment to minimize the impact on mature trees and will be required to comply with the village's tree preservation regulations (including provision of replacement trees). In addition, Petitioner has agreed to implement a comprehensive program for tree protection during construction of subdivision improvements and for when individual homes are constructed.

With the exception of grading for storm water detention, no significant alternation of the existing topography of the site is anticipated to occur, which is another key to avoiding unnecessary loss of trees.

4. The subdivision will not substantially modify or threaten the integrity of natural resources, including without limitation existing steep slopes, floodplains, wetlands, mature trees or the use of public open spaces.

There is no evidence of the presence of steep slopes or floodplains on the Subject Property and the Proposed Subdivision will have no impact on the capacity or utility of any public park or forest preserve. Although the development of the Proposed Subdivision will impact mature trees on the Subject Property, it is unlikely to threaten the integrity or character of the trees or natural resources within the neighboring properties or the adjacent Turnbull Woods Forest Preserve.

5. The proposed development of the subdivision will not result in an increase in the storm water release rate from the subdivision.

In addition to Standard 5, the technical standards in the subdivision code require that natural resources be preserved and topography be retained in its natural state by minimizing grade changes and that storm water retention, detention and drainage comply with all applicable regulations.

The consensus of staff and our storm water engineering consultant and the finding of the Plan Commission is that it should be feasible to design and implement the storm water

management plan as proposed by Petitioner, provided the suggested Conditions are satisfied and technical considerations solved.

One technical decision concerns the design criteria for the volume of retention/detention. Prudent planning indicates that the most stringent requirements should be followed, the updated Bulletin 70. The recommendation of our storm water management consultant and staff (and the MWRD) is to design a storm water system that can accommodate the increased rainfall projections included in Bulletin 70 without the threat of overtopping the storm water detention facilities and causing unwarranted overland flow onto adjacent properties.

The Final Subdivision review will require compliance with the Village's storm water release rate regulations and all other applicable storm water and grading regulations including the Metropolitan Water Reclamation District's Watershed Management Ordinance (WMO). The preliminary engineering plans submitted by the Petitioner indicate that the Proposed Subdivision will comply with these standards and will address excess rainfall volumes through a volume equalizer system that will ensure that any overflow from the propose southern detention basin will be transferred to the northern basin and eventually drain overland through the Turnbull Woods. The Final Plat for the Proposed Subdivision should not be approved unless and until the Petitioner has provided sufficient documentation to support that its proposed solution is in full compliance with all required standards for release rate.

6. The subdivision will be served by adequate sewer or water service, electric service, natural gas and other public or private utilities available within the village.

The Subdivision will include easements adequate to serve each residential lot with all necessary public and private utilities.

7. The subdivision will dedicate easements or rights-of-way necessary to provide for current and future extension of public utilities and services.

The subdivision will provide easements for the connection and maintenance of water and sewer utilities through Northwood Drive, and to convey storm water to existing storm water sewers on Carol Lane.

8. The existing public street system, and any proposed extension of that system, is sufficient to meet the projected traffic demand that will be created by the subdivision.

The alignment of the entrance perpendicular to Green Bay and opposite a reconfigured intersection of Green Bay and Westley was recommended by KOLA and staff in accordance with sound traffic engineering standards, as were the corresponding lane changes and striping, speed limit changes and signage.

The existing public street system, as modified by the proposed configuration of Estates Road and re-alignment of Westley Road, will be sufficient to meet the projected traffic

demand created by the Proposed Subdivision. The modifications proposed in the traffic study are intended to assure adequate sight distances at the intersection with the subdivision road ingress/egress point. The Plan Commission notes that staff has reviewed and supports the traffic study recommendations. The foregoing finding is also based upon completing the additional proposed modifications to the alignment, striping and traffic signage at the Westley Road intersection and Green Bay Road lane configuration, as shown in the report. These improvements should improve pedestrian crossing of Westley Road by shortening the distance to be traveled.

9. The design of the proposed street improvements meets minimum village standards and does not exceed village standards in a manner that threatens the health, safety or welfare, such as by inducing excessive speed of travel or modifying traffic patterns in a manner inconsistent with street design capabilities or by unnecessarily displacing pervious open spaces.

Subdivision street improvements will meet village standards, and any alterations to the intersection, signage or other existing conditions related to the subdivision will not threaten the health, safety or welfare of the community. Staff has reviewed the proposed length, shape and width of the subdivision street (as opposed to right-of-way) and related easements and found that all requirements for safe access are satisfied. The waiver of the minimum width of right-of-way doesn't affect the actual street width but does allow for the new homes to be positioned closer to the street and farther away from existing homes on Carol Lane which are positioned quite near their rear lot lines.

10. The subdivision will extend, or does not inhibit the extension of, the existing village street system and recognizes the interconnection of adjacent neighborhoods.

Although the development of the Proposed Subdivision does not include the extension and integration of Northwood Drive into the subdivision, this deviation from the Proposed Subdivision Code standard is justified to minimize the loss of mature trees and the potential introduction of through-traffic on Northwood Drive with the proposed street configuration.

11. The subdivision will provide appropriate access and turning movements for vehicles, and the proposed access is not so large so as to be inconsistent with the character of the neighborhood surrounding the subdivision.

The subdivision will provide one lane inbound and one lane outbound, potentially split by a landscaped median, consistent with the character of the surrounding neighborhoods and therefore provides appropriate access and turning movements for vehicles.

12. The development of the subdivision can be accomplished in a manner that does not unduly disrupt or damage public services or facilities.

The self-contained aspect of this relatively large subdivision will allow construction activity and service connections to be made without unduly disrupting, overloading or damaging existing public services or facilities. The development of the Proposed Subdivision is expected to take between three to four years before it is fully constructed. The development of the Proposed Subdivision can be accomplished in a manner that does not unduly burden or disrupt or damage public services or facilities.

DRAFT

From: [Peter Van Vechten](#)
To: [Bruce Huvard](#); [Philip Kiraly](#)
Cc: [Jordan Lester](#); [Lee Brown](#)
Subject: Glencoe Plan Commission: Hoover Estate Entry Gates
Date: Thursday, September 19, 2019 8:44:20 AM

CAUTION: This e-mail originated from outside of the Village organization. Please be careful before you click on links or open attachments.

Dear Bruce, et all,

I am proposing an additional condition for the consideration of the preliminary Plat regarding the long term preservation and maintenance of the Hoover Estate Entry Gates. I will leave it to you regarding procedure and protocols for discussion and incorporation.

The Hoover Estate Entry Gates

In 1922, Earl Hoover acquired the property, expanded the main house, and built the dog kennels and caretaker residence (1799 Green Bay Road). The estate entry gates probably date from this time. In 1927, the storage and stable building were built.

Regarding the stone caryatids (a stone carving of a draped female figure, used as a pillar to support the entablature of a Greek or Greek-style building):

“ the large figures or caryatids, were a part of the old Palace of the Louvre in Paris which was destroyed in the French Revolution” – *H. Earl Hoover, letter to the Glencoe Plan Commission, February 11, 1955*

“They (the carved stone figures, and urns) reportedly appeared on the old palace of the Louvre in Paris which was destroyed in the French Revolution. Some 28 or 30 of them thereafter were purchased by Mr. William K. Vanderbilt of New York to be included in a stable he was building. There were some left over which my architect, Mr. William H. Furst of the architectural firm Armstrong, Furst & Tilton, architects for the North School, Village Hall, Library, etc. learned about. They were in some sort of a junk yard in lower New York and some 8 of them were purchased and put into the entrance gates of my place. ...they seem to be of historic interest” - *H. Earl Hoover, letter to the Glencoe Historical Society, September 22, 1976*

Context and precedent in Glencoe: the three entry markers at Ravine Bluffs are owned and maintained by the Village. Other entry markers, including Rock Gate pylons, Skokie Heights piers and walls, Skokie Ridge piers and walls are owned and maintained by their respective home owner associations. The Developers of the Hoover estate are proposing that the Hoover entry gates would be owned and maintained by the owner of Lot 1. In order to insure the long term existence and maintenance of these historic entry gates, I suggest that the following condition be adopted as part of the recommendations for approval of the preliminary plat of subdivision.

Draft Condition #10: The masonry entry piers, walls, and land they stand on, should be donated to the Village of Glencoe. The maintenance of the piers and walls will be the responsibility of the new Home Owners Association.

Notes:

- 1) Village ownership will assure the gates long term existence.
- 2) Donating the structures to the Village may allow the developers to realize a tax deduction
- 2) Having the Home Owners Association maintain the gates spreads the economic responsibility across all the owners, not just Lot 1.

Regards,

Peter Van Vechten

