



VILLAGE OF GLENCOE

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Virtual Meeting Information

As the Village of Glencoe and its partner agencies continue to follow social distancing requirements and Governor Pritzker's *Restore Illinois* Plan, the October 28, 2020 meeting will be held virtually via telephone and video conference (individuals may participate either by telephone or by video conference). Individuals may call the following to participate in the meeting:

By Telephone:

Phone Number: (312) 626-6799
Webinar ID: 936 4269 5418

By Zoom Video Conference:

Zoom video conference link: [Click here](#)

Video conference participants using a computer will be prompted to install the Zoom client; participants using smart phones or tablets must download the Zoom app from their app store.

Public Comment Submittal Options

Option 1: Submit Comments by E-Mail Prior to Meeting

Public comments can be submitted in advance of the meeting by e-mail to glencoemeeting@villageofglencoe.org. Public comments received by 6 p.m. or one hour before the start of the Plan Commission meeting will be read during the meeting under Public Comment. Any comments received during the meeting may be read at the end of the meeting.

All e-mails received will be acknowledged. Public comment is limited to 400 words or less. E-mailed public comments should contain the following:

- The Subject Line of the e-mail should include the following text: "October 20th Plan Commission Meeting Public Comment"
- Name of person submitting comment (address can be provided, but is not required)
- Organization or agency person is submitting comments on behalf of, if applicable
- Topic or agenda item number of interest, or indicate if the public comment is on a matter not listed on the meeting agenda

Option 2: Submit Comments by Phone Prior to Meeting

Individuals without access to e-mail may submit their comments through a voice message by calling (847) 461-1100. Verbal public comments will be read aloud during the meeting and will be limited to three minutes.



**AGENDA
VILLAGE OF GLENCOE
PLAN COMMISSION**

Village Hall Council Chambers
675 Village Court
Wednesday, October 28, 2020 – 7:00 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 JULY 15, 2020 PLAN COMMISSION MEETING MINUTES

3. CONSIDERATION OF THE JULY 22, 2020 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. EXTERIOR APPEARANCE REVIEW FOR AWNINGS AND SIGNAGE – 662-664 VERNON AVENUE

5. STANDING COMMITTEE REPORTS/ANNOUNCEMENTS

6. 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

Virtual Meeting – Video Conference
Wednesday, July 15, 2020 – 6:00 p.m.

1. CALL TO ORDER

The July 15, 2020 meeting of the Plan Commission of the Village of Glencoe, Cook County was called to order virtually at 6:00 p.m. Chairman Huvard provided the legal basis for holding a virtual meeting, pursuant to President Levin's emergency declaration that in-person meetings of the Plan Commission are not practical or prudent and Governor Pritzker's declaration that in-person meetings of more than 50 people are infeasible.

2. ROLL CALL

The following were in attendance:

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

The following were also in attendance:

Taylor Baxter, Development Services Manager
David Mau, Public Works Director
Lee Brown, Village Planner
Stew Weiss, Village Attorney
James Tighe, Civil Engineer
Philip Kiraly, Village Manager

3. CONSIDER THE JUNE 24, 2020 PLAN COMMISSION MEETING MINUTES

The minutes from the June 24, 2020 Plan Commission meeting were moved for approval by Commissioner Mukherjee and seconded by Commissioner Miller and approved unanimously as drafted.

4. PUBLIC COMMENTS ON NON-AGENDA ITEMS

There were no comments from the public. Chairman Huvard informed viewers that they could submit comments during the meeting via email.

5. CONSIDERATION OF THE PROPOSED FINAL PLAT OF SUBDIVISION FOR 1801 GREEN BAY ROAD

Chairman Huvard provided background on the agenda item, including the history of the project and its previous review by the Commission. He stated that the Commission's responsibility is to determine whether the conditions of approval of the preliminary plat have been satisfied. He then asked staff to make their presentation to the Commission.

Lee Brown introduced the staff's presentation. He gave background information on the property and the approved preliminary plat. He stated that the layout of the subdivision has not changed since the preliminary plat was approved, but changes have been made to site improvement plans that are consistent with the conditions of approval of the preliminary plat. He then provided an overview of the role of the Plan Commission in final plat review, which include determining whether the preliminary plat's conditions of approval have been met and noted that these conditions fall into four categories: stormwater management; maintenance of subdivision improvements; public rights-of-way, roads, and sidewalks; and tree protection and landscaping.

James Tighe updated the Commission on the stormwater management plan updates that the applicant has made since the preliminary plat was improved and explained how they meet each of the preliminary plat's conditions of approval. These include the project meeting the new Bulletin 75 requirements via various stormwater management infrastructure improvements. He provided details on these improvements, along with additional approvals required by outside agencies.

Stew Weiss provided an overview of the requirements for the maintenance of subdivision improvements as detailed in the Subdivision & Development Agreement. He explained that during construction, subdivision improvements would be constructed in one phase, with home construction to come later over a period likely to be years in duration. During subdivision improvement construction, the applicant will be required to provide bonds for the Village's protection the event that the developer fails to perform to required standards. Post-construction, a smaller guarantee will be posted to cover public improvements. For ongoing maintenance, there will be a two-tiered system, with the developer and subsequently the HOA being responsible for maintenance and repair of private, on-site improvements. A secondary layer of protection will be provided via a backup SSA/Escrow fund.

James Tighe provided additional information about the sanitary sewer plan, which changed from the preliminary plat design. The new plan no longer includes a lift station. Sanitary sewer capacity has been reviewed and verified. Dave Mau added that the Village has separate sanitary and storm systems and that the Terrace Court sanitary system has seen significant attention in recent years and that further improvements are ongoing. He stated that capacity is not an issue.

James Tighe provided details about the proposed roads and sidewalks. He explained that they would be publicly owned and maintained, along with the water main and sanitary sewer. The petitioner will be responsible for Green Bay Road and Westley Road improvements. He detailed how the applicant's plans meet each of the preliminary plat's conditions of approval for this topic.

Lee Brown discussed the proposed tree removal and replacement plan. He also provided an overview of the plans for pedestrian access and the entry gate and addressed how the preliminary plat conditions of approval for tree protection and landscaping are being met by the final plat plans.

James Tigie addressed questions received from Plan Commissioners prior to the meeting. These included questions about Turnbull Wood discharge, overland flow swales, underground plastic chambers, and the MWRD's land swap methodology.

Lee Brown presented the staff recommendation that approval include a condition requiring a pre-application meeting between the lot owner or developer with Village Staff prior to any request for a building permit. Staff also recommended that the Plan Commission find that the proposed plat of subdivision is consistent with the conditions of approval of the preliminary plat.

Staff played the applicant's presentation video, which detailed the proposed changes to the stormwater management improvements since the preliminary plat approval.

Chairman Huvar asked Taylor Baxter to read the public comments received before the meeting. Mr. Baxter stated that there were 24 comments. He read the following public comments:

1. Ayo Otitoju, 1178 Carol Lane, asked whether the developer could address the dead trees along his property line, whether the developer could address the mosquito issue, and whether walking tours could be arranged to help neighbors better understand the development plans.
2. Bella Lenderman, 358 Park Place, expressed concern about the destruction of heritage trees and stormwater management problems, which cause financial and psychological problems. She mentioned that her son was inspired by living near Turnbull Woods to become an environmental scientist. She asked the Commission to take the time to make sure that the plans are right and just.
3. Barbara Vanni-Otitoju asked questions about the underground water storage tanks, mosquitos, and burying power lines.
4. Wilma Korn, with 17 co-signatories, expressed concern about the routing of the development's sanitary sewer system into the Terrace Court system. She stated that much more information and planning is needed before approval can be granted.
5. James and Emily Borovsky, 406 Northwood Drive, asked about buckthorn removal, chain link fence removal and new fence construction, the duration of construction, emergency vehicle access onto Northwood Drive, and the size and price range of proposed homes.
6. Spike Schonthal, 419 Kelling Lane, wrote that it is difficult to understand the tree removal and replacement plans. He asked that any interested parties be given the opportunity to review the preservation and replacement plans on site prior to a final decision by the Plan Commission.
7. Eric Rosin expressed displeasure with the actions of the developer and Village. He relayed his experiences with basement flooding growing up in the neighborhood and stated his concerns that allowing the development's sanitary sewer system to function as proposed would cause new sewer overflows. He asked the Commission to require a more reasonable plan from the developers.
8. Michael Siegfried and Carol Laderman stated their view that the proposed sanitary and storm sewer plans would overwhelm the Terrace Court system and that repercussions would be felt beyond the immediate area. They asked that the Commission take more time to consider the situation.

9. Karen Perlman stated that the development seems too dense and has little water retention. She wrote that she hoped the Village would be extremely thorough in its review. She asked that no plan that makes flooding worse be approved.

10. Sarah Dippold, 1177 Terrace Court, wrote about the May 23rd storm event that overwhelmed the sewer system. She expressed her concern that the new development would only make matters worse. She stated her displeasure that the Plan Commission meeting was not postponed.

11. Rick Rosin, 1150 Terrace Court, told the Commission about the regular problems with stormwater entering the sanitary sewer system. He expressed displeasure with plans to connect storm and sanitary lines to unimproved adjacent lines. He asked for more data and urged the Commission to return the plan to the developer to put the sanitary sewer back where it was on the approved preliminary plat.

12. Carolyn Winter wrote that there wasn't enough time to review the large agenda packet, that there would be traffic increases, that pedestrian safety would be compromised, that there has been no unbiased review of traffic conditions, that the Village has a duty to obtain permission to discharge into Turnbull Woods, that the developer's claims about easterly stormwater runoff are incorrect, and that an independent evaluator should provide a report on these issues. She asked the Commission not to accept the developer's report and to place the final plat on hold.

13. Steve Miszczyszyn, 352 Park Place, wrote about the significant expense he has incurred due to drainage issues. He discussed the May 23rd storm event and stated that 30 new homes are not appropriate when the Terrace Court system appears to be at capacity. He gave his opinion that the development should not proceed until the Terrace Court stormwater system is upgraded and the proposed development is changed to divert runoff away from his neighborhood.

14. Eric and Tina Solis wrote that there is a consensus that the development will have a severe negative impact on the area. They asked that, because of the COVID crisis, extra controls and protections be added for construction. She questioned what would happen if the developer is unable to sell lots and asked that the developer be required to sell at least 50% of the houses before ground is broken.

15. Brian Brandt, 414 Kelling Lane, wrote that the KLOA traffic study is flawed. He asked that the Plan Commission's decision be delayed until an accurate study can be performed.

16. Wilma Korn, 347 Park Place, expressed her concern and disappointment about several issues: the length of the agenda packet and the time given for its review; the fact that the neighbors' contracted Civil Engineer, Dan Creaney, was not given more time for review; that the Terrace Court stormwater management system cannot handle additional homes; that the sanitary sewer system is no longer being diverted toward Green Bay Road; that heritage trees are being removed and not replaced; and about buckthorn removal and herbicide use. She asked for a more detailed review of the plans.

17. Erica Neems wrote about the overwhelmed sewer system during the May 23rd storm event. She discussed the great expense she incurred due to flooding issues. She expressed concerns about the new sanitary sewer plans and asked for more time for Dan Creaney to review the reports.

18. Annice Moses asked the Commission to consider the impact the project would have on the community. She expressed concerns about tree removal, traffic, eyesores, and noise. She asked that nearby neighbors be protected.

19. Darrell and Ciaran Brayboy described the May 23rd rain event and the impact on their property. They expressed concerns about the Hoover Estate sanitary system draining into the Carol/Terrace system, which they believe is already overwhelmed.

20. Elise Kapnick, John Warsaw, and Lisa Pevtzw described how their neighborhood has been negatively impact by stormwater issues for many years. They expressed concern about damage to the environment, wildlife, and quality of life. They asked the Commission to consider all community concerns and relevant data before making a decision.

21. Susan Sorano wrote about her concerns with the development, including tree removal and traffic. She hoped the Village would prioritize the sustainability of current homes.

22. Aidan Brayboy, 1162 Terrace Court, wrote about the long history of flooding issues at his property and the stress it has caused his family. He asked the Commission to make sure that homes will not be damaged by the new construction.

23. Anne McPhee expressed her concerns: the introduction of a sanitary sewer system into an already backed-up system, the complex new stormwater system, the potential failure of a backflow preventer, conflicting information about a lift station, the lack of detail of wetland mitigation, and the bare minimum approach to tree preservation. She asked that Dan Creaney further review the plans.

23. Cathy Westphal asked if there will be mitigation for construction trucks on Green Bay Road.

24. Eileen O'Halloran, 1162 Terrace Court, wrote that there are still many unanswered questions about the development. She expressed concerns about the sanitary sewer and stormwater plans, including the culvert at her property. She stated that a HOA should be established and funds should be in place to cover maintenance costs. She asked the Commission to take care of these issues now.

Chairman Huvard asked for stormwater-related questions and comments from Commissioners.

Commissioner Mihalopoulos asked why the sanitary line moved away from Green Bay Road and asked for more information about the flooding at 1162 Terrace Court. She asked for more information about the elevation discrepancy brought up by in Dan Creaney's letter. James Tigue responded that the revised system allows a gravity system, rather than a lift station. Dave Mau added that a lift station is not the Village's preference, as it is a long-term maintenance responsibility.

Chairman Huvard asked whether the new sanitary sewer system plan adds a burden to the existing system. Dave Mau responded that there is sufficient capacity. There are existing inflow and infiltration (I&I) issues throughout the Village.

Commissioner Mihalopoulos asked for further clarification about the elevation of Carol Lane and Turnbull Woods. James Tigue responded Carol Lane is at a lower elevation, but flow would be restricted by the system. Commissioner Mihalopoulos asked about the design and installation of the stacked detention system. Mr. Tigue stated that structural engineers will have to review the system design.

Village engineering consultant Marty Michalisko and Dave Mau provided detail about the stormwater challenges of 1162 Terrace Court.

Commissioner Miller asked for a better understanding about the residents' concerns about the sanitary sewer. Dave Mau replied that the new homes would not exceed the capacity of the system. The system has I&I issues. The I&I issue is not unusual and would exist regardless of the new development.

Commissioner Mukherjee asked for clarification about sanitary sewer capacity. Dave Mau confirmed that there is more than enough capacity for the proposed homes. Commissioner Mukherjee asked about the relevancy of the 1162 Terrace Court situation to the Hoover Estate project and whether the project could improve the situation. Mr. Mau said that there is significant overland flow from the unimproved condition on the 1801 Green Bay property. The proposed detention system would improve the situation. Marty Michalisko agreed. Commissioner Mukherjee asked about the susceptibility of the system to winter conditions. James Tigue responded that the gravity system would be less susceptible to winter elements. Commissioner Mukherjee asked Chairman Huvard if the community had enough time to prepare and do analysis on the project. He asked if staff had enough time to properly review Dan Creaney's letter. Chairman Huvard asked Taylor Baxter to read the letter.

Taylor Baxter read the letter from Dan Creaney that was received by staff on July 15, 2020.

Commissioner Onderdonk expressed his belief that the points in Dan Creaney's letter are relatively minor. He asked if they will be difficult to address or if a conditional approval covering those items would be possible.

Commissioner Satter asked about the volume of water entering the Terrace Court sanitary system and about when relief might be achieved. James Tigue provided details about the I&I efforts the Village has taken. Dave Mau stated that it is an ongoing project that will continue.

Commissioner Solon did not have any stormwater questions.

Commissioner Thompson did not have any stormwater questions but acknowledged the concerns expressed in public comment.

Commissioner Solon asked if staff planned to meet with Dan Creaney before the Village Board considers the final plat. Dave Mau stated staff intended to have this meeting.

Commissioner Turner asked for confirmation from staff that the Carol Lane basin will not be negatively impacted by the proposed sewer system. James Tigue replied that the plans control runoff and release it at a rate less than what is currently on the site. He stated that there is sufficient sanitary sewer capacity. Marty Michalisko agreed with Mr. Tigue. Commissioner Turner acknowledged the concerns expressed during public comment and encouraged facilitating third-party review where possible.

Commissioner Van Vechten asked what a reasonable expectation would be for a heavy rainfall event after construction of the new system. James Tigue responded that stormwater would be released at a lower rate than current conditions during the 100-year event. Marty Michalisko agreed with Mr. Tigue. Commissioner Van Vechten asked for a description of an energy dissipater and James Tigue explained the technical aspects of how it works. Commissioner Van Vechten asked if runoff could be directed more northwesterly than easterly. James Tigue responded that there is a drainage swale through Turnbull Woods that the drainage would follow. Dave Mau provided additional detail about the flow of stormwater off the property. Commissioner Van Vechten asked what would cause water to flow into the

swales between lots on the property. James Tigie replied that blockages on the road could reduce inflow into catch basins, but that swales would continue to drain the street.

Chairman Huvard asked staff if any of the points from Dan Creaney's letter are of concern. James Tigie responded that all the points have been discussed by the design engineer and that those that need MWRD or CCFPD comment have been discussed with them. He stated that there were no red flags raised. Chairman Huvard asked if the adjustments that would be made to address Mr. Creaney's point would be major or minor. Mr. Tigie responded that the changes would be minor.

Chairman Huvard asked for comments related to tree preservation and landscaping.

Commissioner Van Vechten asked if tree #1217 would be saved with the road going in with five feet of the trunk. Lee Brown replied that roots may be damaged, but that mitigation efforts would be required. If the tree is in jeopardy, a deposit may be required. Commissioner Van Vechten asked about other specific trees that may be lost. Mr. Brown again stated that mitigation efforts would be taken. Commissioner Van Vechten asked about tree trimming requirements for clearances on the new road. Mr. Brown answered that there are requirements that will need to be met.

Commissioner Turner asked for the applicant to be fully transparent about the planned methods for buckthorn removal. Lee Brown provided details on removal methods. Commissioner Turner asked about the removal of trees as requested by neighbors. Lee Brown answered that maintenance would be allowed before plat approval, while removal for development would not be. Commissioner Turner asked about what is done with tree deposits. Mr. Brown answered that the money goes into escrow and can be partially refunded, with remaining money used to plant trees elsewhere.

Commissioner Thompson asked about how pre-application meetings would work. Lee Brown replied that the intent is to get a site plan for each lot reviewed by staff to talk about shifting development locations to save as many trees as possible. Commissioner Thompson asked how this would be enforceable. Mr. Brown answered that it would be part of the development agreement.

Commissioner Solon asked if performance bonds cover landscaping and streets. Stew Weiss replied that the development agreement would include a set of guaranteed improvements, which would include the baseline site improvements, which would include landscaping.

Commissioner Satter had no questions on this topic.

Commissioner Onderdonk expressed support of the pre-application conference recommendation. He asked about the potential for relocating trees to be street trees in the right-of-way. Lee Brown replied that there is a conceptual street tree location plan. He added that there are a limited number of high-quality young trees that could be relocated.

Commissioner Mukherjee asked about columnar vs. spreading trees. Lee Brown replied that street trees typically would be spreading trees and that this could be enforced by staff.

Commissioner Miller asked about the details of buckthorn removal techniques. Lee Brown replied that areas that will be cut and chemically treated will need to be identified and that if there are areas that cannot be removed entirely, that chemical treatment will need to be carefully applied. Commissioner

Miller asked if the tree removal and landscaping plan could be enforceable as part of the development agreement. Lee Brown and Stew Weiss said that it could be included.

Commissioner Mihalopoulos asked about tree replacement standards and asked if there is a minimum tree canopy requirement for development. Lee Brown replied that there is no minimum requirement. Commissioner Mihalopoulos asked about fencing and screening. Mr. Brown replied that there are limits to what can be planted with stormwater management facilities. There would be trees and screening fencing. The final fence for much of the site is proposed to be board-on-board fencing, with areas adjacent to the forest preserve to be wrought iron.

Chairman Huvard asked if there are proposed changes to the plan for Green Bay Road. Lee Brown stated that the developer is now responsible for installing curb and permanent improvements, and that there are landscaping plan revisions. Dave Mau confirmed that the street alignment plans have not changed.

Commissioner Mihalopoulos asked about the emergency lane connecting to Northwood Drive. Lee Brown provided details on the emergency access plan via an easement.

Commissioner Thompson asked about the turn within the emergency access easement. Lee Brown responded that the easement follows property lines and doglegs to meet the street. The dogleg would not be a problem for vehicular access.

Chairman Huvard asked about the review process for street geometry. Dave Mau said that the Village worked with the petitioners' traffic engineer to address pedestrian safety problems via an improved 90-degree intersection, along with improved visibility. The applicant performed a full signal warrant study.

Commissioner Turner commented that the development would increase the number of homes in Glencoe by less than 1% and asked for confirmation that there would be no significant traffic impact. Lee Brown said that the overall impact would be minimal, and that the applicant has analyzed the impact on Green Bay Road. Commissioner Turner asked whether the alignment of Westley Road could be adjusted to save a specific tree. Lee Brown answered that this may require removing other trees.

Chairman Huvard asked Taylor Baxter to read the remaining comments received during the meeting:

1. Eileen O'Halloran expressed concerns about the sanitary sewer and stormwater issues and asked about potential solutions.
2. Michael Bier asked about the plans for 1188 Terrace Court.
3. Ayo Otitoju asked for more information about the berms and the underground storage tanks.

At Stew Weiss' suggestion, Chairman Huvard asked the applicant for comments. Hal Francke, representative for the developer, gave some background on the plat process. He stated that his belief is that the construction of the subdivision will make things better for surrounding neighbors and address some existing issues. He reminded Commissioners that there is still time to work out any outstanding issues and asked that the plat be approved.

Chairman Huvard asked staff if there will be standing water and James Tigue answered that there will not be, which will inhibit mosquitos and nuisance animals. Mr. Tigue pointed out where berm heights are shown on the plans and explained that their height varies.

Commissioner Van Vechten asked about the plan for 1188 Carol Lane. Hal Francke responded that the property would be used for a utility easement and that there is no plan for the house itself.

Commissioner Van Vechten asked who will be responsible for the maintenance of the perimeter fence. Stew Weiss answered that this would be an HOA responsibility. Commissioner Van Vechten asked about the status of plans to preserve some or any of the structures on the site. The applicants responded that it is an ongoing process and that they in negotiations.

Commissioner Mihalopoulos asked how we can make sure that the system is inspected and maintained after any significant rain event. Chairman Huvard suggested that the development agreement or declaration require the HOA to have a regular service contract and that the Village be provided a copy. Hal Francke agreed with this suggestion. Chairman Huvard added that the maintenance plan would need to be detailed to address Commissioner Mihalopoulos' concerns. Stew Weiss added that the detailed plan should be in the development agreement and declaration and that staff should have access.

Chairman Huvard asked for clarification about the backup SSA. Stew Weiss responded that the Village will work out how to best achieve the necessary protection.

Commissioner Mukherjee asked the applicants if they would be open to site visits from neighbors. Applicant John Myefski responded that the neighbors have stated that they go on the property on their own. He said that they would be open to site visits. Commissioner Mukherjee talked about the importance of making sure that the concerns raised during public comment are heard. He expressed interest in giving staff more time to meet with Dan Creaney.

Commissioner Turner expressed disappointment with the developers' lack of communication with neighbors and that the Commission should consider ensuring neighbors feel that they are being heard.

Commissioner Miller said that she did not think there had been a lack of communication. She said that giving staff the opportunity to meet with Dan Creaney would make sense.

John Myefski stated that he disagreed that there had been a lack of communication from the applicant.

Chairman Huvard said that he understood the neighbors' concern that they had unsolved problems, but that the Plan Commission cannot address this different issue. Commissioner Mukherjee responded that he sees the two issues separately and that the development would help the underlying situation. His proposal would allow staff to meet with Dan Creaney. Chairman Huvard asked if this could happen before the July 22nd Plan Commission meeting and Dave Mau answered that it could.

Commissioner Solon added that the meeting with Dan Creaney could result in new information being brought to staff's attention and that it could be helpful for everyone.

Commissioner Solon moved to continue the meeting to July 22nd. Commissioner Mukherjee seconded the motion.

Stew Weiss asked if the applicant wanted to comment. Hal Francke stated that the applicant would defer to the Commission's decision but that in his opinion he did not anticipate anything changing before July 22nd that would impact the Commission's decision. He asked that the Commission approve the plat at this meeting.

Commissioner Turner asked if there was a chance that the Village Board could refer the plat back to the Plan Commission if they got new information before their decision. Stew Weiss said that the Village Board have that ability.

Commissioner Satter stated that his questions were about stormwater management and that the applicants have met all requirements. He stated his support for approving the plat at this meeting with staff's recommended conditions and that he would vote against the proposed motion.

Chairman Huvard called for a roll call vote. The motion was approved by the following vote:

| | |
|-----------------|--|
| RESULT: | ACCEPTED |
| AYES: | Huvard, Mihalopoulos, Mukherjee, Onderdonk, Solon, Thompson, Turner, Van Vechten (8) |
| NAYS: | Miller, Satter (2) |
| ABSTAIN: | None (0) |
| ABSENT: | None (0) |

Commissioner Mukherjee responded to Commissioner Satter, saying that while he is sympathetic to his comments, he thinks it serves the community if residents feel they have the opportunity to be heard.

6. STANDING COMMITTEE REPORTS/ANNOUNCEMENTS

Chairman Huvard suggested without objection that these reports be delayed.

8. SCHEDULE NEXT MEETINGS OF THE PLAN COMMISSION

The next Plan Commission meeting was scheduled for July 22, 2020.

9. ADJOURNMENT

Following a motion by Commissioner Mukherjee and a second by Commissioner Miller the meeting was adjourned at 10:33 p.m.



MINUTES VILLAGE OF GLENCOE PLAN COMMISSION

Virtual Meeting – Video Conference
Wednesday, July 22, 2020 – 6:00 p.m.

1. CALL TO ORDER

The July 22, 2020 meeting of the Plan Commission of the Village of Glencoe, Cook County was called to order virtually at 6:00 p.m. Chairman Huvard provided the legal basis for holding a virtual meeting, pursuant to President Levin's emergency declaration that in-person meetings of the Plan Commission are not practical or prudent and Governor Pritzker's declaration that in-person meetings of more than 50 people are infeasible.

2. ROLL CALL

The following were in attendance:

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

The following were also in attendance:

Taylor Baxter, Development Services Manager
David Mau, Public Works Director
Lee Brown, Village Planner
Stew Weiss, Village Attorney
James Tigue, Civil Engineer
Philip Kiraly, Village Manager

3. PUBLIC COMMENTS ON NON-AGENDA ITEMS

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

4. CONSIDERATION OF THE PROPOSED FINAL PLAT OF SUBDIVISION FOR 1801 GREEN BAY ROAD

Chairman Huvard informed viewers that they could submit comments during the meeting via email. He expressed the Commission's commitment to making sure that all points of view be considered and that all comments be heard and carefully considered. He asked Village staff to update the Commission about

their meeting with Dan Creaney, the engineer retained by neighbors. Dave Mau replied that staff had a productive meeting with Mr. Creaney and that a point-by-point response to Mr. Creaney's letter had been sent to Commissioners.

James Tighe provided an explanation of each of the points from staff's response to Dan Creaney. These included analysis of tributaries, existing conditions of overflows to Turnbull Woods and Carol Lane, overflow protection during extreme rainfall events, concern over multiple restrictors and restrictor size, the calculation of impervious lot coverage, structural engineer review of the stacked underground detention system, questions about discharge pipe size, soil borings and infiltration requirements, sanitary sewer discharges and Terrace Court basin connections, and 1162 Terrace Court drainage issues. Mr. Tighe stated that engineering for improvements at 1162 Terrace Court are in progress.

Hal Francke, applicant representative, stated that the developer is comfortable with staff's response.

Chairman Huvard asked Taylor Baxter to read the public comments received before the meeting. Mr. Baxter read the comments:

1. Robert Jaman asked why 29 new homes are needed and stated that they will lower property values.
2. Carolyn Winter wrote that there are still open issues to address. These include that the sewer systems are complicated and untried and will require long-term maintenance to prevent damage to nearby homes, that there has been no evaluation of westerly flow of drainage, that one week is not sufficient for a full review by Dan Creaney, that maps may be inaccurate, and that there has been no study of the impact of above-ground runoff and retained stormwater release or of invasive species. She requested fewer homes, more open space, and a redesigned intersection.
3. Michelle and Paul Sampson requested that consideration be given to reducing the number of homes that will send sanitary sewer flows to their neighborhood. They asked where the HOA's maintenance responsibilities will be documented and requested that sewers be added to the HOA's responsibilities. They asked whether funds will be set aside for future remediation efforts if drainage and sewer plans do not work. They expressed concerns about construction, buckthorn, and noise impacts.
4. Eric Solis asked the Commission to say no to the development and stated that questions should be responded to and not just read. He quoted a comment from Nextdoor about the One Winnetka project.
5. Erica Neems, 1156 Terrace Court, wrote that her neighborhood is experiencing water issues that have been getting worse as new homes are added. She asked if the Village can be sure that flooding will not happen and if the Commission is sure it has done all it can to protect residents. She asked for a lift station to be installed at the builder's expense.
6. Richard Rosin, 1150 Terrace Court, wrote that Dan Creaney pointed out a possible error in the storm water flows. He asked that more time be provided to address this issue.
7. Anne McPhee wrote that Dan Creaney identified important issues and that the Commission should delay voting until they have been addressed. She wrote that there are issues that the Commission has not addressed, including sewer plans and construction traffic on Green Bay Road. She asked how neighbors should be compensated for construction issues, expressed concern for bike and pedestrian

safety, and asked what guarantees are in place to ensure timely construction. She asked that the Commission consider the example of the One Winnetka project.

8. Eileen O'Halloran and Darrell Brayboy, 1162 Terrace Court, thanked the Commission for taking the time to meet with Dan Creaney. They expressed concern about the potential miscalculation of topographical contours and with the Terrace Court drainage plan.

9. Wilma and Bob Korn, 34 Park Place, wrote about flooding issues in the Terrace Court Basin. They urged the Village to seriously consider Dan Creaney's report and ensure that the Village does frequent maintenance. She expressed displeasure with the lack of transparency and the rush to finish the project.

10. Ayo Otitoju wrote to reiterate his request for the removal of dead trees near his property. He asked that the developer consider burying utility lines near Carol Lane.

Phil Kiraly stated that there was no one at Village Hall to provide public comments.

Chairman Huvard asked each Commissioner for their comments or questions.

Commissioner Mihalopoulos asked that if the development is built that a greater effort be made to improve the conditions of the Terrace Court sanitary sewer and stormwater systems and that fees for the development be directed toward these improvements.

Commissioner Miller asked staff to walk the Commissioners through the construction process, including construction times. Dave Mau responded that there are development regulations in place. He clarified that the initial construction will be public improvements, followed by individual lots, and that the same development standards will apply to each lot and the overall project. Commissioner Miller asked if maintenance obligations would include both sanitary and storm sewers. Dave Mau responded that the sanitary system would be Village responsibility once installed, but would require minimal maintenance as a gravity system. Commissioner Miller asked about the topographical survey issues raised by Dan Creaney's letter. James Tighe responded that staff's review has concluded that drainage flows toward the east. He noted that this potential discrepancy would not change the on-site drainage design.

Commissioner Mukherjee asked about the potential for tree removal on the site before the subdivision is approved. Dave Mau responded that the developer could proceed with tree maintenance around the perimeter of the site within the next several weeks as requested by neighbors. Commissioner Mukherjee stated that he believes that many of the public comments and questions have been addressed and asked for how the remaining questions can be answered. Dave Mau stated that staff is available to discuss any questions or concerns. Commissioner Mukherjee asked about the Village's ability to require the developer to fund off-site sewer infrastructure issues. Stew Weiss responded that Illinois law would only allow this requirement if the improvements are directly connected to the impact of the development. In this case, because the sanitary sewer system has capacity for the homes feeding into it, requiring the developer to contribute to existing issues would be challengeable.

Commissioner Onderdonk relayed a request from the Sustainability Task Force for a report on the project's sustainability. He requested a construction management plan and made a recommendation that the project follow the ICC's Green Building Code construction management plan guidelines.

Commissioner Satter asked what would happen if the stormwater system failed. James Tigie responded that in most cases water would flow into Turnbull Woods rather than adjacent residential properties. Commissioner Satter asked about new electric utility connections. Dave Mau responded that the entire new system will be underground. Kevin Lewis, developer representative, stated that there will be a new system coming in from Green Bay Road and that there will not be utilization of the wires to the east.

Commissioner Solon asked about ongoing maintenance responsibilities. Stew Weiss responded that during construction the responsibility lies with the developer. The developer will transfer ownership of common elements to the HOA when a certain number of units have been sold, after which the HOA will have the responsibility for maintenance. The Village will have rights to enter onto the property for inspections and maintenance and will have multiple mechanisms for paying for maintenance, including lien rights and a backup SSA. Commissioner Solon asked about performance bonds to ensure the completion of construction. Mr. Weiss responded that the developer will provide two bonds to cover construction completion and the payment of subcontractors.

Commissioner Thompson asked for guidance about the MWRD review process and how the Forest Preserve is related to the approval process. James Tigie responded that the MWRD will require notification of the Cook County Forest Preserve District and provided details about staff's interaction with MWRD and CCFPD to this point. He noted that CCFPD does not require a permit and that the project will submit to MWRD for approval after the Plan Commission process.

Commissioner Turner stated that he had no additional questions.

Commissioner Van Vechten asked whether the project would make stormwater conditions for neighbors to the east and the south better, keep them about the same, or make them worse. James Tigie responded that the system will lead to better conditions than what is currently in place. Commissioner Van Vechten asked Chairman Huvard about how to handle Dan Creaney's letter to the Commission. He asked about if the development agreement includes anything to fix Green Bay Road if it is damaged by construction. Dave Mau replied that there will be conditions placed on construction to protect Green Bay Road. Stew Weiss added that the development agreement requires that specific damage incidents be addressed. It does not include general wear and tear on the road.

Chairman Huvard asked staff if there is an error in the topographic survey as discussed in Dan Creaney's letter. Dave Mau responded that the field data was collected by the developer and stated that he doesn't disagree with Mr. Creaney that full confirmation of the drainage route is necessary, but that it will not impact the system design. James Tigie added that there may not be exact elevations for all points due to fallen trees and the natural state of the site. Chairman Huvard asked whether there is a possibility that more surveying work could reveal that the Forest Preserve property should receive more water than is currently proposed. Mr. Mau responded that this is a possibility. Chairman Huvard asked for confirmation from staff that the adjustments that may be needed are fine-tuning in nature, rather than significant changes to the system. James Tigie stated that the MWRD will also be looking for potential changes to improve the performance of the system. Chairman Huvard asked if there are any material factors that have not been brought up that would undermine the performance of the system. Mr. Mau and Mr. Tigie answered that there are not.

Commissioner Van Vechten asked if there was anything about the development that would have a significant negative impact on neighbors. He said he did not see any, but that the neighbors' concerns need to be heard. He expressed his belief that the bottom line is that the situation would improve.

Chairman Huvard asked about the timeframe for site work. Kevin Lewis answered that construction on the public infrastructure would take 3-6 months, with individual sites starting afterward. He stated that a functioning stormwater system would take several months, with a temporary basin in place during construction. Stew Weiss stated that the Village could require a plan for installation of mitigation infrastructure for improvements that are installed.

Chairman Huvard asked if there were any more comments submitted during the meeting. Taylor Baxter read two new comments:

1. Darrell Brayboy asked about meetings with the Forest Preserve or MWRD to confirm that Turnbull Woods can take the water from the development as proposed.
2. Ayo Otitoju asked if there could be an early warning system in case the stormwater system malfunctions.

Chairman Huvard asked if an early warning system is possible. James Tigue responded that there haven't been discussions of any automated system because it is a gravity system with several layers of protection in place.

Dave Mau responded to Mr. Brayboy's comment, stating that a pre-application meeting with the MWRD has been held, and that the Forest Preserve was present.

Chairman Huvard asked staff whether Dan Creaney's letter impacted the staff recommendation. Dave Mau answered that it did not. Chairman Huvard asked if there are additional conditions of approval that Commissioners would like to discuss. No Commissioners had any additional conditions to add.

Commissioner Satter made a motion to recommend approval of the final plat with staff's recommended condition to require pre-application meetings. Commissioner Mukherjee seconded the motion. Chairman Huvard asked for discussion of the motion. Commissioner Miller stated that the process had been hard and that she recognized the intensity of the discussion from neighbors and that some neighbors would be dissatisfied with approval. She expressed hope that they would recognize that the Commission was acting in a way that they believe would make their situation better. Commissioner Turner concurred with Commissioner Miller's comments. Commissioner Onderdonk asked that the developer take special care during the construction process and recommended using the ICC's guidelines to minimize impacts. Chairman Huvard added he agrees with other Commissioners' comments related to the Commission's struggle to balance everyone's rights under the existing codes while protecting residents.

Chairman Huvard called for a roll call vote. The motion was approved by the following vote:

| RESULT: | ACCEPTED |
|-----------------|---|
| AYES: | Huvard, Mihalopoulos, Miller, Mukherjee, Onderdonk, Satter, Solon, Thompson, Turner, Van Vechten (10) |
| NAYS: | None (0) |
| ABSTAIN: | None (0) |
| ABSENT: | None (0) |

Chairman Huvard asked that staff explain the next steps for the plat. Phil Kiraly answered that the next step will be consideration by the Village Board. The Village Board will determine whether to accept the Commission's recommendation.

6. STANDING COMMITTEE REPORTS/ANNOUNCEMENTS

There were no committee reports.

7. ADJOURNMENT

Following a motion by Commissioner Turner and a second by Commissioner Miller the meeting was adjourned at 8:05 p.m.



VILLAGE OF GLENCOE MEMORANDUM

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

www.villageofglencoe.org

DATE: October 20, 2020

TO: Village of Glencoe Plan Commission

CC: David Mau, Public Works Director
Lee Brown, Village Planner

FROM: Taylor Baxter, Development Services Manager

SUBJECT: **Staff Memo – 662-664 Vernon Ave. Exterior Appearance Review**

Project background

The applicant has proposed three new awnings, two of which contain signage, over the windows and entryways on the 50-foot-wide building at 662-664 Vernon Avenue. There are not currently any awnings on the building. Historical imagery shows three awnings on the building in 2017.

Applicant's request

Two of the requested awnings are 11'4" in length, while the third is 14'6" in length. All three awnings project 3' from the wall.

Two of the awnings include signage. Per code, awning signs must be limited to 1.5 square feet per square foot of building frontage, with no more than one awning sign per business establishment.

Applicable zoning code standards

| | Maximum allowed per code | Proposed |
|------------------------|--|---|
| Awning sign area | 75 square feet total (1.5 sq ft/sq ft building frontage) | 5.04 sq ft (Lakefront Chiropractic) 2.79 sq ft (Unify Fitness) |
| Number of awning signs | One per business establishment | One per business establishment |

Applicable Design Guidelines standards

The Village's Design Guidelines includes the following criteria:

I. Awnings + Canopies Design Goal: Awnings and canopies that offer shade and cover from the elements enhance building architecture, and added color and interest to the streetscape (p. 24).

Awnings + Canopies Design Guideline: Design awnings and canopies to be an integral part of the architecture of the buildings they are attached to and provide pedestrians with cover from the elements (p. 24).

The applicant has proposed three black awnings over the entrances and windows for two businesses in a single building. While there are not currently any awnings on the building, street view imagery shows awnings with a different design in the same location in 2017.

The awnings are similar in design to those found throughout Downtown Glencoe and would help provide pedestrians with cover from the elements.

II. Signs Design Goal: Clear identification of the building and building use while adding visual interest to the building's architecture (p. 30).

Signs Design Guideline: Contribute to an overall sense of high-quality design, creativity and distinct identity for the village.

The Design Guidelines encourage signage to be located in an efficient manner for the transmission of content, for signage to be compatible in scale with the building on which they are located, to provide contrast between the color and material of the background for legibility, and to provide information simply and legibly. The proposed signage is in keeping with these recommended design elements.

Staff recommendation

Exterior appearance review approval or denial is at the discretion of the Plan Commission and does not require action by the Village Board.

If the Commission finds that the proposed project is consistent with the Design Guidelines, staff recommends approval of the request as submitted.

If the Commission finds that the proposed sign is inconsistent with the Design Guidelines, staff recommends denial of the request.



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

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Exterior Appearance Review Application

Section A: Project Type

Check all that apply:

- ☐ New building
☐ Alteration or addition
☒ Signage
☐ Other

Section B: Project Information

Subject property address: 662 & 664 Vernon Ave
Applicant name: Dr Joseph Ethen Applicant phone: 847-835-4700
Applicant e-mail: ethenchiro@gmail.com
Owner name (if different from applicant): Max Taleb
Owner phone: 708 785 0086 Owner e-mail: max@Pizzacapri.com
Brief description of project: 3 awnings covering the windows & entry-ways to 662 & 664 Vernon Ave (and 666 Door)
All 3 are are Black with white Lettering (see Artist rendering). One will say Lakefront Chiropractic (with logo) and be 14'6". One will be blank (no writing) and be 11'4" and one will say Unify Fitness (with logo) and be 11'4". All 3 will be Mounted 7'8" from Grade and have a 3foot Projection.

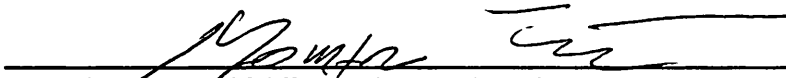
Section C: Acknowledgement and Signature:



I hereby acknowledge that all information provided in this application is true and correct.


Applicant's signature

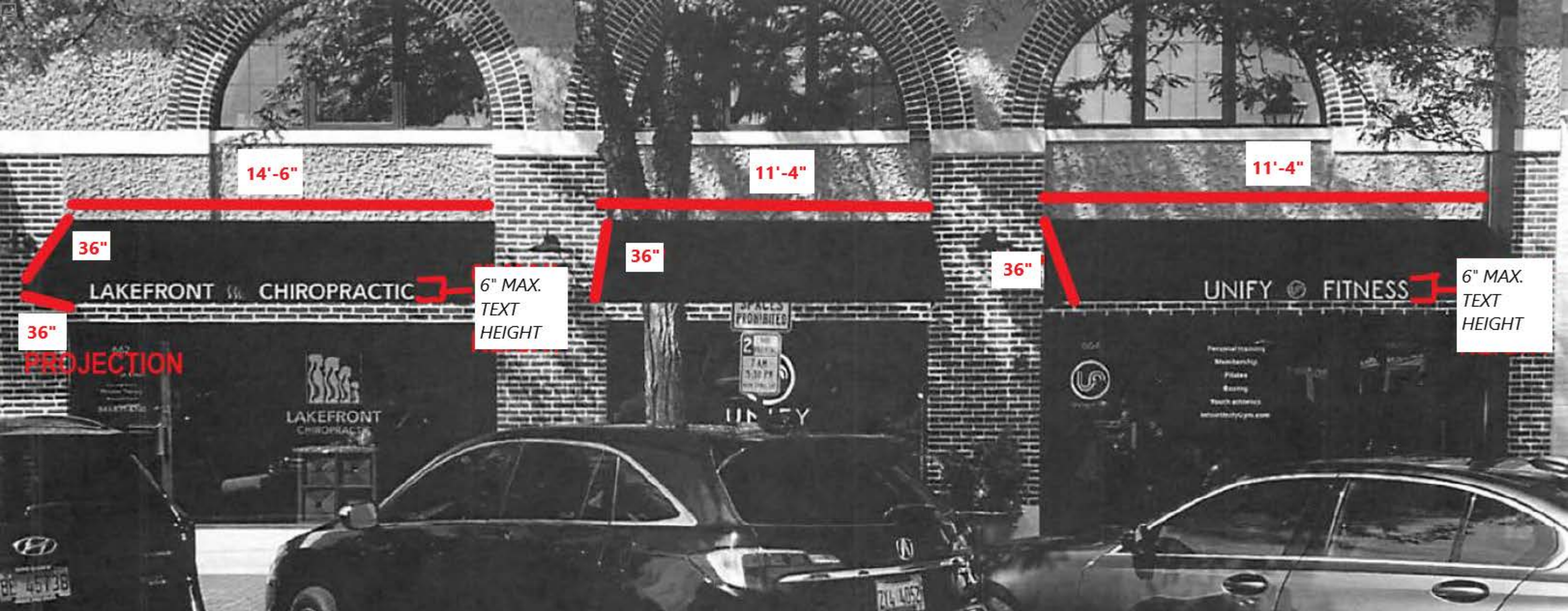
10-7-20
Date


Owner's signature (if different than applicant)

10-7-2020
Date

Please e-mail, mail or deliver this form with any supporting material to:

Public Works Department
Village of Glencoe
675 Village Court
Glencoe, Illinois 60022
Phone: (847) 835-4111 | E-mail: permits@villageofglencoe.org



14'-6"

11'-4"

11'-4"

36"

36"

36"

36"

PROJECTION

6" MAX.
TEXT
HEIGHT

6" MAX.
TEXT
HEIGHT

662 & 664 VERNON AVENUE PROPOSED AWNING SIGNS

9/30/2020

MAXIMUM AWNING SIGN AREA PER BUSINESS: 75 SQ. FT.

662 VERNON PROPOSED AWNING SIGN AREA: ~~43.5 SQ. FT.~~ 5.04 sq ft

664 VERNON PROPOSED AWNING SIGN AREA: ~~34 SQ. FT.~~ 2.79 sq ft