



**AGENDA
VILLAGE OF GLENCOE
PLAN COMMISSION**

Village Hall Council Chambers
675 Village Court
Wednesday, October 23, 2019 – 7:30 p.m.

1. CALL TO ORDER AND ROLL CALL

*Bruce Huvad, 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 SEPTEMBER 25, 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. CONSIDERATION OF A PRELIMINARY AND FINAL PLAT OF CONSOLIDATION FOR 793 SHERIDAN ROAD

5. STANDING COMMITTEE REPORTS/ANNOUNCEMENTS

6. SCHEDULE NEXT MEETING OF THE PLAN COMMISSION

7. 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**

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

1. CALL TO ORDER AND ROLL CALL

The September 25, 2019 meeting of the Plan Commission was called to order at 7:31 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
Georgia Mihalopoulos, Public-at-Large 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 Commissioners were not present:

Dev Mukherjee, School District 35 Representative

The following were also in attendance:

Philip Kiraly, Village Manager
David Mau, Public Works Director
Cary Lewandowski, Public Safety 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 21, 2019 AND AUGUST 28, 2019 PLAN COMMISSION MEETING MINUTES

Commissioner Van Vechten moved, seconded by Commissioner Satter, to approve the minutes of the June 21, 2019 Plan Commission meeting with corrections. The motion was approved with the following vote:

RESULT:	APPROVED
AYES:	Mihalopoulous, Miller, Onderdonk, Satter, Solon, Thompson, Turner, Van Vechten (8)
NAYS:	None (0)
ABSENT:	Mukherjee (1)

Next, Commissioner Turner moved, seconded by Trustee Thompson, to approve the minutes of the August 25, 2019 Plan Commission meeting. The motion was approved with the following vote:

RESULT:	APPROVED
AYES:	Mihalopoulous, Miller, Onderdonk, Satter, Solon, Thompson, Turner, Van Vechten (8)
NAYS:	None (0)
ABSENT:	Mukherjee (1)

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 1801 GREEN BAY ROAD

Plan Commission Chair Bruce Huvad opened the meeting by providing an overview of the Village's multi-step subdivision 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 third public review of the application materials and that the intention was to make a finding on the preliminary plat.

Chair Huvad invited Village Planner Lee Brown to provide a staff report regarding the preliminary plat, as well as a draft set of recommendations to the Village Board should the Commission approve the preliminary plat with conditions. Chair Huvad explained that Village staff first began reviewing application materials with Glencoe Developers LLC in the spring and as a result has developed a comprehensive set of draft recommendations for the Commission to consider. Mr. Brown reported that the staff report and draft recommendations were developed in response to questions and topics raised during the Commission's meeting on August 25, 2019. He stated the report addresses the Village's subdivision code, which requires that the Commission review each preliminary plat in accordance with its general provisions, as well as 12 listed standards. He explained that some standards are absolute requirements, while others are more subjective standards that may be measured by degrees of compliance/conformity.

Next, Mr. Brown gave an overview of each of the following considerations in relationship with the preliminary plat of subdivision: storm water management and detention; maintenance of subdivision improvements and declaration of covenants; public rights-of-way, roads and sidewalks; and tree protection and landscaping. The Commission discussed each consideration at-length:

- 1) Storm water management and detention: The Commissioners discussed how the proposed storm water detention will address extraordinary rainfall events. Mr. Brown reported that staff recommends that the proposed system design incorporates either a) a gravity-fed equalizer pipe that would ensure appropriate water release rates or b) storm water detention basins with sufficient capacity to accommodate rainfall projections as set forth by the Metropolitan Water Reclamation District of Greater Chicago (MWRD) in its Watershed Maintenance Ordinance (WMO) Bulletin 70. He stated that staff believes that based on review of the preliminary design submitted by the petitioner, the gravity basin with overflow outfall to the Forest Preserve likely exceeds Bulletin 70 requirements but that the gravity pipe option is only possible with permission from the Forest Preserve District of Cook County, as excess water would flow onto District property (Turnbull Woods). Commissioners indicated a preference for standards that exceed Bulletin 70 requirements. In addition, Commissioners discussed storm water system connection with the Village's existing Terrace Court basin area and the MWRD permitting process.
- 2) Maintenance of subdivision improvements and declaration of covenants: Village Attorney Stewart Weiss detailed the obligations of the subdivision's homeowners' association (HOA); in particular, the HOA's obligation to repair and maintain storm water detention basins, landscaping, fencing and other commonly-owned subdivision improvements. Village Attorney Weiss explained that HOA obligations will be delineated in the subdivision's declaration of covenants with the Village. Commissioners asked what would occur if the HOA failed to uphold its obligations. Attorney Weiss responded that through the declaration of covenants, the Village would have several legal mechanisms at its disposal, such as: completing the repairs and billing the HOA for repair costs; putting a lien on subdivision properties; or collecting funds through a special service area.
- 3) Public rights-of-way, roads and sidewalks: Mr. Brown stated that staff recommends that the final plat include both emergency vehicular and pedestrian easements connecting the Northwood Drive cul-de-sac to the proposed Estates Road. In addition, he discussed sidewalk locations throughout the development, stating that the Village's policy for new development is to have sidewalk on both sides of the street. Last, Mr. Brown provided an overview of recommended traffic improvements on Green Bay and Westley Roads, as well as Estates Road. Commissioners discussed the easements, sidewalk locations and entry signage. During the course of the discussion, Commissioner Van Vechten requested that due to their historical significance, the developers donate the existing two entry monuments to the Village but that the HOA assumes maintenance responsibility, likely through the use of a preservation easement.
- 4) Tree protection and landscaping: Mr. Brown explained that the development agreement will memorialize and quantify the applicant's required commitment to tree protection and landscaping, including a tree replacement plan and the removal of invasive species. In addition, he explained that the development agreement will require specific types of perimeter fencing.

Chair Huvad thanked Mr. Brown for his report. Village Attorney Weiss described the next steps in the process, stating that the Village Board will consider any Commission recommendations but is not bound by them, as the Commission is an advisory body to the Board.

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 that the Commission require developers to provide more detailed engineering information before preliminary plat approval. In addition, Mr. Rosin expressed significant concerns regarding the developers' storm water engineering and rainfall calculation methodologies.

Jennifer Abt, 676 Longwood Avenue, asked for clarification on HOA responsibilities regarding storm water and the Village's legal authority should the HOA fail to maintain its responsibilities.

Anne McPhee, 1150 Terrace Court, expanded upon concerns raised by Mr. Rosin. She requested that the Commission reject the developers' submitted plans for storm water engineering and require more detailed engineering plans that address storm water capacity pre- and post-development. In addition, Ms. McPhee requested that the preliminary plat be revised to protect a greater number of trees.

Eileen O'Halloran, 1162 Terrace Court, requested that the Commission require the developers to adhere to the strictest storm water engineering standards for the protection of neighboring properties. She expressed concern for the impact of the development on the Terrace Court basin area.

Sheila Weimer, 445 Washington Avenue, requested that the Commission does not allow a subdivision entry monument sign, stating that such a sign would not be in keeping with the community's character.

Darrell Brayboy, 1162 Terrace Court, asked for clarification regarding the Village's multi-step subdivision approval process. In addition, he asked what safeguards are in place should the subdivision's storm water system exceed its capacity.

Ayo Otitoju, 1178 Carol Lane, requested further information regarding setbacks, engineering studies and the anticipated duration of time for subdivision development. Mr. Otitoju requested that the Commission reconsider having multiple entrances to the subdivision for emergency service provision

Michael Bolan, 1163 Green Bay Road, expressed his concern regarding the KLOA traffic study and requested the Village conduct an additional independent study.

Wilma Korn, 347 Park Place, expressed that the Commission investigate whether the properties were located in a Federal Emergency Management Agency (FEMA) floodplain.

Chair Huvad thanked the public for their comments and invited applicant representative Mr. Hal Francke, of Meltzer, Purtell & Stelle LLC, to make a final statement on behalf of the applicant. Mr. Francke thanked the Commission, Village staff and members of the public. He stated that the applicants understand the Commission's recommended conditions and will adhere to them, despite disagreeing with several components.

Commissioners held a lengthy discussion in response to the items presented and comments raised by the public. The Commission indicated a strong preference for storm water engineering plans that provided the most protection for properties neighboring the development. In addition, the Commission discussed the importance of having sidewalks on both sides of the subdivision's proposed street to accommodate pedestrian traffic.

Commissioner Thompson moved, seconded by Commissioner Satter, to recommend approval of the Preliminary Plat of Subdivision for the 1801 Green Bay Road development along with a variation to reduce the minimum dedicated right-of-way and a variation to waive the requirement that the proposed subdivision be connected via a public road to the existing Northwood Drive public right-of-way subject to the conditions listed in the Draft Commission’s Report to the Village Board Dated Sept. 25, 2019, as modified below, all of which must be satisfied prior to the Final Plat of Subdivision being brought before the Village Board for approval.

The modifications to the Draft Commission Report to include:

The rewording of the condition A 1 regarding stormwater design to read:

1. 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 (a) a gravity fed equalizer pipe that will ensure than any rainfall exceeding the capacity of the southern detention basin be transferred to the northern detention basin and released gradually via overland flow; and/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, whichever is deemed to provide the Village, its storm water infrastructure, and the residents of the surrounding parcels with the greatest protection from unreasonable storm water overlap drainage. The determination of the solution providing the greatest amount of protection shall be made on the advice of the Village Engineer.

The Removal of Condition C 4 and replacement with:

2. The existing masonry entry piers and walls located on the proposed Lot 1 (“Historic Gateway Features”), shall be preserved and incorporated into the design and landscaping of the Proposed Subdivision. The maintenance of the Historic Gateway Features will be the responsibility of the HOA; provided, however, that the Petitioner shall grant to the Village a preservation easement, or such other legal right deemed sufficient, in the opinion of the Village Attorney, to allow the Village to prevent the destruction, removal, or damage to the Historic Gateway Features and to enforce the HOA’s responsibility to maintain the Historic Gateway Features. The motion was adopted with the following vote:

RESULT:	APPROVED
AYES:	Mihalopoulous, Miller, Onderdonk, Satter, Solon, Thompson, Turner, Van Vechten (8)
NAYS:	None (0)
ABSENT:	Mukherjee (1)

5. ADJOURN

At 10:48 p.m., Commissioner Onderdonk moved, seconded by Commissioner Turner, to adjourn the meeting. The motion was approved with the following vote:

RESULT:	APPROVED
AYES:	Mihalopoulous, Miller, Onderdonk, Satter, Solon, Thompson, Turner, Van Vechten (8)
NAYS:	None (0)
ABSENT:	Mukherjee (1)



VILLAGE OF GLENCOE MEMORANDUM

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DATE: October 18, 2019
TO: Bruce Huvad, Chair; Glencoe Plan Commission Members
FROM: David C. Mau, P.E., Public Works Director
Lee M. Brown, FAICP, Village Planner
SUBJECT: Preliminary and Final Plat of Consolidation (Subdivision) for 793 Sheridan Road

Plat of Consolidation

The Petitioners, Stacey and Lowell Cantor, own and reside in the single-family home at 793 Sheridan Road. Under the Village of Glencoe's Zoning Code, the 27,476 square foot property is deemed a single zoning lot. However, from Cook County's perspective, the property constitutes three separate subdivided lots with three separate PINs. The main house straddles two lots in a subdivision named "Owner's Subdivision," while a smaller carriage house sits on the far back end of a lot in Ziesing's Subdivision. The Cantors wish to consolidate all three lots into a single parcel, so that the property will have a single PIN and a single tax bill. Staff suggested that the Petitioners request that the County combine the three PINs into a single PIN rather than go through the effort of formally consolidating the three parcels under the Village's Subdivision Code, since combining County tax parcels is not technically a "subdivision" requiring Village approval. This is a common and simple approach; however, since all three parcels are not within a single subdivision, the County will not allow the combining of PINs or a consolidation of the parcels without a plat of consolidation approved pursuant to the Village's subdivision process.

The property, located at the southeast corner of Sheridan Road and Hogarth Lane, is within the Village's R-A zoning district, requiring a minimum 20,000 square foot lot area and a minimum 100-foot average lot width. These parcels are a single zoning lot since none of the original lots could meet both the lot area and lot width requirements, and all three have been owned together by a single property owner. In the future, the consolidated lot would not have enough area to be re-subdivided into two developable lots and conform to the zoning requirements. Therefore, staff supports the requested lot consolidation of the following three parcels into a single lot:

05-06-404-081-0000 (Resubdivision of Lots 11, 13, & 14...)

05-06-404-082-0000 (Resubdivision of Lots 11, 13, & 14...)

05-06-404-045-0000 (Ziesing's Subdivision)

Given the simplicity of the request, staff also supports the Petitioner's request to combine the approval of both the preliminary and final plat of subdivision into a single approval.

Variation

At the time of the update of the subdivision code, there had been a trend toward assembling smaller parcels into larger parcels to accommodate homes which in many cases were exceedingly large in context of their surrounding neighborhood. In an effort to quell the proliferation of the sore thumb McMansions, the subdivision code includes the following:

(2) *More than two lots.* No consolidation of more than two lots shall be permitted unless a variation is granted pursuant to § [31-1.8](#) of this code. In granting any such variation, the board of trustees may impose certain conditions, including without limitation any one or more of the following conditions, which are in addition to those authorized by § [31-1.8\(c\)](#) of this code: the installation of additional landscaping on the lot; an increase in the width of any required yard or yards on such lot beyond what is required by the zoning code; a restriction on the gross floor area for the lot that is less than what is permitted by the zoning code; and a restriction on the maximum impervious surface on the lot.

Staff does not believe that additional conditions are necessary in this case. The consolidated lot is reasonably consistent with the nearby properties, and even if the property owners were to maximize the allowable total gross floor area of the home, it would not be inconsistent with other nearby homes.

Standards for Review

In its review for the proposed consolidation, the Commission must consider each of the following standards, and make its recommendations to the Village Board. Staff suggestions for findings responsive to these standards are below:

(1) The subdivision is consistent with the zoning code.

The resulting lot meets the requirements for minimum lot area (20,000 square feet) and minimum lot width (100 feet).

(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.

Neither the existing home and the carriage house building on the lot meet the required minimum rear yard setback and are therefore legally non-conforming. However, the subdivision does not increase or extend the nonconformity.

(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.

No additional development on the consolidated lot is anticipated at this time. If future additions were to be requested, or if the owners at some later time seek to replace the building(s), the lot could accommodate development within the existing required setbacks without the loss of existing trees or the significant alteration of existing topography.

(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.

No additional development on the consolidated lot is anticipated at this time. If future additions were to be requested, or if the owners at some later time seek to replace the building(s), must comply with the Village's Tree Preservation and Protection standards and the lot could accommodate development without modifying or threatening the integrity of natural resources, including without limitation existing topography, mature trees or the use of public open spaces. No steep slopes or flood plains exist on the site.

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

No additional development on the consolidated lot is anticipated at this time. If future additions were to be requested, the Village's Grading and Storm Water Drainage standards will apply.

(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 existing home is served by adequate sewer, water, electric, natural gas and other 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 imposes no restriction on the extension of existing or planned rights-of-way.

- (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.**

No additional development, and therefore no additional traffic is anticipated.

- (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.**

The consolidated lot is served by both Sheridan Road and Hogarth Lane, and no additional traffic improvements are necessitated.

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

The subdivision imposes no restriction on the extension of existing or planned rights-of-way.

- (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.**

No additional development, no additional access driveways, and therefore no additional traffic is anticipated.

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

The existing home is served by adequate sewer, water, electric, natural gas and other public and private utilities.