



**MINUTES
VILLAGE OF GLENCOE
PLAN COMMISSION**

Village Hall Council Chambers
675 Village Court
Wednesday, June 26, 2019 – 7:30 p.m.

1. CALL TO ORDER AND ROLL CALL

The June 26, 2019 meeting of the Plan Commission was called to order at 7:30 p.m. in the Village Hall Council Chambers.

The following Commissioners were present:

Bruce Huvad, Chairman, Public-at-Large Representative
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
Peter Van Vechten, Historic Preservation Commission Representative

The following were absent:

Barbara Miller, Vice-Chairman, Village Board Representative
Dev Mukherjee, School District 35 Representative
Greg Turner, Public-at-Large 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
Jordan Lester, Management Analyst/Deputy Village Clerk

2. CONSIDERATION OF THE MAY 29, 2019 PLAN COMMISSION MEETING MINUTES

Commissioner Onderdonk motioned, seconded by Commissioner Mihalopoulos, to approve the minutes of the May 29, 2019 Plan Commission meeting. The motion was approved with the following vote:

RESULT:	ACCEPTED
AYES:	Mihalopoulos, Onderdonk, Satter, Solon, Thompson, Van Vechten (6)
NAYS:	None (0)
ABSENT:	Miller, Mukherjee, Turner (3)

3. PUBLIC COMMENT

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

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

Plan Commission Chair Bruce Huvad opened the meeting by providing an overview of the Village's multi-step subdivision review and approval process. He stated 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). In addition to the four required meetings, Chair Huvad reported that additional meetings may be scheduled to facilitate continued public dialogue between Village officials, representatives of applicant Glencoe Developers LLC and the public, as well as to answer questions that may arise during the process. He stated that although the Commission had a public walking tour of Estate property on June 21, that this evening's meeting was the Commission's first review of application materials. Commissioner Van Vechten reported that in his capacity as Historic Preservation Commission Chair, he had a conversation with Estate representatives to discuss preservation opportunities for the Estate's existing structures and looks forward to how those elements will be incorporated into future iterations of the property.

Chair Huvad invited Glencoe Developers representative John Myefski, of Myefski Architects, to provide an overview of the proposed preliminary plat of subdivision for 1801 Green Bay Road. Mr. Myefski shared that he and other representatives have worked closely with Village staff on the development of the preliminary plat and had the opportunity to publicly present a conceptual plan to the Village Board during its April 16, 2019 Committee of the Whole meeting. In response to Commissioner Van Vechten's commentary, Mr. Myefski noted that the developers were investigating preservation opportunities but that as some of the Estate structures were in poor condition, reuse may be challenging.

Mr. Myefski then provided the Commission with an overview of the proposed preliminary plat of subdivision for 29 future lots. He explained the Village's R-B single family residential zoning requirements for the subdivision, which require a minimum area of 13,000 square feet per lot. He stated that conceptual house designs will vary based on lot size and orientation but that square footage will likely range between 2,600 and 3,500 square feet. Mr. Myefski reported that the Estate currently contains many significant trees and that the development team sought to retain as many existing trees as possible; however, he noted that some trees will be removed to accommodate the proposed subdivision roadway and that diseased or deceased trees will also be removed. The architectural style has not yet been finalized.

The Development team's engineer Kevin Lewis of IG Consulting, Inc. discussed preliminary plans for stormwater management. He stated that engineering plans were intended to meet and/or exceed both the Village's and Cook County's laws, statutes and ordinances relating to grading and stormwater retention, drainage and detention. Mr. Lewis outlined generally the preliminary plat's stormwater management system, which includes two detention basins that would first collect and then discharge water towards Cook County Forest Preserve District property located northeast of the subdivision.

Next, Michael Werthmann of KLOA Inc. summarized the traffic impact study conducted on the roadway system near Green Bay Road, Westley Road and Kelling Lane. Mr. Werthmann stated

that the study was intended to examine background traffic conditions, assess the impact that the proposed development will have on area traffic conditions and determine if any roadway or access improvements are necessary to accommodate traffic generated by the development. He reported that overall, results of the study indicate that the roadway system has sufficient capacity to accommodate the limited additional traffic that would be generated by the development. Mr. Werthmann reported that future modifications should incorporate realignment of the Green Bay and Westley Roads intersection, as well as additional signage and striping. He added that the developers will continue to work with Village staff to refine traffic details.

Following reports from representatives of the development team, Chair Huvad asked if any Commissioners had questions in advance of public comments. Commissioners asked development team representatives for clarification on stormwater management and tree preservation. Speaking to storm water mitigation, Mr. Lewis stated that preliminary plans took into consideration the site's existing contours and elevations, local tributary flows and the Village's storm water system. He shared that storm water currently flows towards the eastern portion of the property; as a result, the two detention basins would collect water during significant rainfall events and then release water incrementally, therefore reducing water runoff in compliance with both municipal and Cook County guidelines. Mr. Lewis noted that stormwater concepts are still in the preliminary stages and that Estate representatives will continue to work with Village staff to refine engineering plans. Public Works Director Dave Mau stated that in addition to storm water engineering for the subdivision as a whole, the Village will review stormwater plans for each individual lot moving forward. As for tree preservation, Mr. Lewis reported that Estate representatives analyzed the site's trees in compliance with the Village's tree preservation ordinance but that they could provide the Commission with more detailed information moving forward.

Chair Huvad then requested that Village Planner Lee Brown provide the Commission with staff's overview of the developers' preliminary application materials. Mr. Brown reported that staff prepared a comprehensive report in response to preliminary plat materials that includes suggested recommendations moving forward and which was included in the Plan Commission packet. He reported that as submitted, the preliminary plat of subdivision is consistent with the Village Zoning Code. Proposed lot sizes, setbacks and layouts meet zoning ordinance standards, and the plat also includes easements adequate to serve each lot with necessary utilities. As for stormwater management, Mr. Brown briefly explained the Village's requirements; however, he stated that the preliminary plat of subdivision is only required to show general information regarding where and how storm water will be held, stored and released. Detailed engineering is generally not prepared or reviewed until after the Village Board approves a preliminary plat of subdivision. In terms of traffic safety, Mr. Brown stated that the Village is working with the developers to find a solution that would create a safe intersection for both vehicular and pedestrian traffic alike.

Chair Huvad then invited members of the public to address the Plan Commission. The following individuals shared their feedback, with many expressing their own experiences with stormwater:

- Mitch Kiesler, 1188 Carol Lane: Mr. Kiesler spoke on behalf of fellow residents, expressing significant concern regarding preliminary storm water management plans, wildlife and tree protection, as well as project transparency.
- David Katz, representing his children that live at 1212 Carol Lane and were unable to attend: Mr. Katz expressed his concerns regarding storm water management plans and the plan's impact on surrounding neighbors.
- George Krafcisin, 1214 Carol Lane: Mr. Krafcisin requested that the Plan Commission carefully review storm water management plans and work with the Cook County Forest Preserve moving forward.
- Ayo Otitoju, 1178 Carol Lane: Mr. Owens reiterated stormwater management concerns.
- Bob Korn, 347 Park Place: Mr. Korn spoke to several stormwater management concerns.
- Ellyn Lanz, 1189 Terrace Court: Ms. Lanz reiterated the importance of carefully reviewing stormwater engineering plans.
- Michael Bolan, 1163 Green Bay Road: Mr. Bolan expressed his concerns regarding the safety of the intersection at Green Bay and Westley Roads.
- Eric and Tina Solis, 1799 Green Bay Road: Mr. and Mrs. Solis shared their concerns regarding stormwater management, as well as traffic intersection safety.
- Spike Schonthal, 419 Kelling Lake: Mr. Schonthal requested that the Commission evaluate the proposed subdivision's impact on the Estate's existing ecosystem and heritage trees.
- Cathy Duddle, 494 Park Place: Dr. Duddle shared with the Commission the negative health implications of standing water.
- Eileen O'Halloran, 1162 Terrace Court: Ms. O'Halloran expressed her concern regarding stormwater management and the impact of the possible development on her and her neighbors' homes.
- Rick Rosin, 1150 Terrace Court: Mr. Rosin spoke to the Village's 2016 stormwater improvements and his concern that the proposed preliminary plat of subdivision would significantly detract from progress made in 2016.
- Michael Valente, 1185 Terrace Court: Mr. Valente discussed his concerns regarding stormwater management and possible water diversion onto Forest Preserve property.
- Jason Lundy, 1183 Terrace Court: Mr. Lundy also expressed his concern regarding possible impact to Forest Preserve property and his neighbors on Terrace Court.
- Mike Rosenblat, 403 Northwood Drive: Mr. Rosenblat requested that the Commission take into consideration the dangers of standing water and also review traffic safety implications for the surrounding neighborhood.
- Jim Borovsky, 406 Northwood Drive: Mr. Borovsky spoke to his concerns regarding traffic safety.
- Jeanlouis Boury, 358 Park Place: Mr. Boury expressed his concerns that rainfall amounts will continue to increase moving forward and that proposed stormwater management may not be able to appropriately handle substantial rainfall.
- Erika Neems, 1156 Terrace Court: Ms. Neems shared her concern that as proposed, the subdivision would negatively impact her and her neighbors' properties.
- Elise Warsaw, 1194 Carol Lane: Ms. Warsaw shared that she had had a negative experience with Estate developers. In addition, she expressed her concern regarding the two proposed retention basins and the proximity to her home.
- Darrel Brayboy, 1162 Terrace Court: requested additional information as if Glencoe residents would be required to pay for the proposed subdivision and shared his concern regarding stormwater management.

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 and that staff will work with Estate developers to ensure comments are addressed.

Commissioner Thompson motioned, seconded by Commissioner Satter, to continue the matter to a meeting yet to be scheduled. The motion passed with the following vote:

RESULT:	ACCEPTED
AYES:	Mihalopoulous, Onderdonk, Satter, Solon, Thompson, Van Vechten (6)
NAYS:	None (0)
ABSENT:	Miller, Mukherjee, Turner (3)

The next regularly-scheduled Plan Commission meeting is on July 24, 2019 at 7:30 p.m.

5. ADJOURN

At 10:45 p.m., Commissioner Mihalopoulos motioned, seconded by Commissioner Solon, to adjourn the meeting. The motion passed with the following vote:

RESULT:	ACCEPTED
AYES:	Mihalopoulous, Onderdonk, Satter, Solon, Thompson, Van Vechten (6)
NAYS:	None (0)
ABSENT:	Miller, Mukherjee, Turner (3)