

VILLAGE OF GLENCOE
PLAN COMMISSION

Regular Meeting
July 27, 2011

1. CALL TO ORDER

A regular meeting of the Plan Commission of the Village of Glencoe, Cook County was called to order by Chairman Thomas in the Village Hall Council Chamber at 7:35 p.m. on the 27th day of July 2011.

2. ROLL CALL

The following were present:

Caren Thomas, Chairman, Public-at-Large Representative
Walt Eckenhoff, Public-at-Large Representative
Louis Goldman, Glencoe Public Library Representative
Ed Goodale, Zoning Board of Appeals Representative
Bruce Huvad, Public-at-Large Representative
Andre Lerman, Glencoe Park District Representative
Marya Morris, Public-at-Large Representative
Tom Scheckelhoff, Historic Preservation Commission Representative

The following were absent:

Larry Levin, Vice-Chairman, Village Board Representative
Edward Chez, School District #35 Representative

The following were also present:

David Mau, Director of Public Works
Nathan Parch, Community Development Analyst
Andrew Fiske, Village Attorney

3. CONSIDER THE MAY 25, 2011 PLAN COMMISSION MEETING MINUTES

The minutes from the May 25, 2011 Plan Commission meeting were approved.

4. PUBLIC COMMENT TIME

No public comments were made.

5. CONSIDER A PRELIMINARY AND FINAL PLAT FOR THE 2-LOT LEFKOVITZ RESUBDIVISION LOCATED AT 669 DUNDEE ROAD

Community Development Analyst Nathan Parch stated property owner Sigmund Lefkovitz planned to resubdivide his 58,805.6 square foot property located at 669 Dundee Road into two lots. Lots 1 and 2 would exceed the minimum requirements of the R-B single family residential zoning district, which requires a 13,000-square foot lot area and 80-foot average lot width.

Property owner Sigmund Lefkovitz and his project engineer Phil Wolf were introduced.

Mr. Parch explained that Lot 1 would retain the existing residence along with its patios and gazebo, which were constructed in 1986. The existing home meets the Village's FAR and building setback regulations based on the proposed lot reconfiguration. Lot 1 would be 38,422.62 square feet with an average lot width of 129.37 feet.

Lot 2 would be created as a vacant lot as there are no immediate plans for development on that property. Lot 2 would be 20,382.98 square feet with an average lot width of 113.19 feet. For the purpose of demonstrating how Lot 2 could be developed at a future point in time, a conceptual building footprint that complies with the allowable FAR and building setback requirements, a new driveway, adequate turnaround space, guest parking, and outdoor patio areas are depicted on Sheets 1 and 2 of the Site Improvement Plan. Proposed future improvements on Lot 2 were factored in to the overall stormwater management design for the subdivision.

Mr. Parch reviewed a series of slides showing a location map, the existing conditions of the property (Plat of Survey), Plat of Resubdivision illustrating the layout of Lots 1 and 2, Tree Preservation and Removal Plan, and Site Improvement Plan. Mr. Parch explained that access for Lots 1 and 2 would be provided via a shared driveway relocated 100'+ west of the existing curb cut. A new curb cut would be added near the Dundee Road median requiring the approval of IDOT as that portion of Dundee Road is under the State's jurisdiction. At the property owner's urging, Mr. Parch explained the existing circular brick driveway would remain; the portion located on Lot 2 is included in an easement noted on the Plat of Resubdivision. The existing curb cut at the eastern edge of the property would be restored and the existing asphalt driveway removed.

Mr. Parch concluded by stating that the Village issued a building permit in May 2011 for a new 2-car detached garage (20'X22') to be located on the rear portion of Lot 1. On July 19th, the Village issued a stop work order because work began on the new driveway proposed as part of the resubdivision, which was outside the scope of the garage permit. The property owner was instructed that no further work was to take place on the property until further notice.

Joe Mckeown of 1106 Astor Place expressed his concerns about the existing site conditions of the property in its unfinished state.

Debbie Lipoff of 1050 Julia Court expressed her concerns about future development on Lot 2, especially the impact to existing trees along her rear property line, and the new driveway location and width.

Brad Friedman of 1085 Beinlich Court questioned the proximity of the proposed storm water surface detention area to his rear yard.

Public Works Director David Mau reviewed the storm water management plan for the 669 Dundee Road that would include a combination of storm sewer pipe and surface detention designed to temporarily store and direct water to the Village's storm water main. Mr. Mau provided an explanation of the storm water management plans approved for the neighboring Astor Place and Beinlich Court subdivisions.

In reviewing the proposed resubdivision, members of the Plan Commission expressed the following concerns:

- The potential for parking/access conflicts with portions of the shared driveway;
- Lack of a Declaration document regarding easements for shared driveway access and storm water drainage as well as ongoing maintenance of both;
- Issues regarding current site conditions and maintenance;
- Impacts to existing trees and possible landscape buffering; and
- Construction work occurring on the site without a building permit.

It was moved and seconded to continue the meeting to a future meeting date in order to allow additional time for staff and the property owner to address the above concerns.

The motion was approved by the following vote:

AYES: Eckenhoff, Goldman, Goodale, Huvard, Lerman, Morris, Scheckelhoff, and Thomas
NAYES: None
ABSENT: Chez and Levin

6. CONTINUE REVIEW OF RESOLUTION NO. R-01-2010 DIRECTING THE PLAN COMMISSION TO REVIEW THE SUSTAINABILITY STUDY AND TO MAKE RECOMMENDATIONS REGARDING IMPLEMENTATION

Commissioner Eckenhoff reviewed the following members of the newly formed Sustainability Working Group, which so far met on June 29th and July 25th:

Chairman Walt Eckenhoff, Beth Dunn (Chicago Botanic Garden Rep.), Jean Hahn (School District Rep.), Hall Healy, Andre Lerman (Park District Rep.), Laurie Morse, Dudley Onderdonk, Mark Piltingsrud, Larry Smith, and Community Development Analyst Nathan Parch (Staff Liaison).

Commissioner Eckenhoff explained that members of the Working Group would be divided into four subcommittees, each with a different focus. He explained that a timeframe of 12-18 months was established before recommendations would be presented to the Village Board.

7. STANDING COMMITTEE REPORTS

Commissioner Scheckelhoff reported that the Historic Preservation Commission's Preservation Awards Ceremony would be held in September.

Chairman Thomas announced that Writers' Theatre recently hired Studio Gang Architects of Chicago to design a new theatre on the site of the Women's Library Club at 325 Tudor Court.

Commissioner Lerman reported that the Park Board's upcoming Strategic Plan would include a master facilities component and encouraged comments from Commissioners and the community.

8. SCHEDULE NEXT MEETING OF THE PLAN COMMISSION

The next two meetings of the Plan Commission were tentatively scheduled for 7:30 p.m. on Wednesday, August 24, 2011 and Wednesday, September 14, 2011 pending there is new business to discuss.

9. ADJOURNMENT

The meeting was adjourned at 9:07 p.m.

Respectfully Submitted,

Nathan J. Parch,
Community Development Analyst