

VILLAGE OF GLENCOE
PLAN COMMISSION

Wednesday, November 28, 2012
7:30 p.m.

Village Hall
Council Chamber
675 Village Court

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.

AGENDA

1. CALL TO ORDER AND ROLL CALL

Caren Thomas, Chairman, Public-at-Large Representative
Larry Levin, Vice-Chairman, Village Board Representative
Gary Ruben, School District #35 Representative
Walt Eckenhoff, Public-at-Large 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
Louis Goldman, Glencoe Public Library Representative
Tom Scheckelhoff, Historic Preservation Commission Representative

2. CONSIDER THE APRIL 5, 2012 PLAN COMMISSION MEETING MINUTES

The minutes from the April 5, 2012 Plan Commission meeting are attached.

3. PUBLIC COMMENT TIME

Individuals interested in addressing the Commission on any matter not listed on the agenda may do so during this time.

4. CONSIDER A PRELIMINARY AND FINAL PLAT FOR A 2-LOT RESUBDIVISION LOCATED AT 388 WOODLAWN AVENUE AND A VARIATION TO ALLOW A LOT DEPTH OF 122.5 FEET FOR LOT 1

The Plan Commission will consider a preliminary and final plat for a 2-lot resubdivision located at 388 Woodlawn Avenue. The applicant has requested concurrent approval of the preliminary and final plat pursuant to Section 31-1.20(b) of the Village's subdivision regulations.

5. STANDING COMMITTEE REPORTS

Members of standing committees will have the opportunity to make announcements of current events.

6. SCHEDULE NEXT MEETING OF THE PLAN COMMISSION

7. ADJOURNMENT

VILLAGE OF GLENCOE
PLAN COMMISSION

Regular Meeting
April 5, 2012

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 7:30 p.m. on the 5th day of April 2012.

2. ROLL CALL

The following were present:

Caren Thomas, Chairman, Public-at-Large Representative
Larry Levin, Vice-Chairman, Village Board Representative
Louis Goldman, Glencoe Public Library Representative
Ed Goodale, Zoning Board of Appeals Representative (*arrived at 8:00 p.m.*)
Bruce Huvad, Public-at-Large Representative
Marya Morris, Public-at-Large Representative
Gary Ruben, School District #35 Representative
Tom Scheckelhoff, Historic Preservation Commission Representative

The following were absent:

Walt Eckenhoff, Public-at-Large Representative
Andre Lerman, Glencoe Park District Representative

The following were also present:

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

3. CONSIDER THE FEBRUARY 22, 2012 PLAN COMMISSION MEETING MINUTES

The minutes from the February 22, 2012 Plan Commission meeting were approved.

4. PUBLIC COMMENT TIME

There were no public comments.

5. CONTINUE REVIEW OF APPLICATION FOR TWO PROJECTING SIGNS AT ANNE LOUCKS GALLERY LOCATED AT 309 PARK AVENUE

Community Development Analyst Nathan Parch provided a summary of the February Plan Commission meeting wherein a proposal from Anne Loucks was considered for two banner style signs projecting from the exterior walls of her art gallery at 309 Park Avenue - one oriented toward Park Avenue and the second toward Green Bay Road. The Plan Commission approved the application for two signs at that meeting subject

to the applicant providing a fabric swatch for final Plan Commission approval of the color. Mr. Parch reported that Ms. Loucks revised the sign dimensions to be 24 inches wide, versus 18 inches as originally proposed. The height will remain 36 inches. A fabric swatch was presented for the banner color proposed (Orange - Pantone 166).

It was moved and seconded to approve the enlarged banner width and proposed color. The motion was approved by the following vote:

AYES: Goldman, Huvad, Levin, Morris, Ruben, Scheckelhoff, and Thomas

NAYES: None

ABSENT: Eckenhoff, Goodale, and Lerman

6. CONSIDER A PRELIMINARY AND FINAL PLAT OF CONSOLIDATION FOR 1165 AND 1171 OAK RIDGE DRIVE

Community Development Analyst Nathan Parch explained that property owners Robert and Lori Miller, of 1171 Oak Ridge Drive, purchased the adjacent property at 1165 Oak Ridge Drive in 2008. The Millers now plan to demolish the existing one story residence at 1165 Oak Ridge Drive in order to construct a swimming pool, spa, pool deck, and pool cabana. The proposed improvements necessitate consolidating the two lots in order to conform to the Village's building setbacks, floor area ratio (FAR), and impervious surface/storm water requirements.

Mr. Parch reviewed a series of slides showing the Plat of Survey (existing conditions), Plat of Consolidation, Site Plan illustrating the proposed improvements, Landscape Plan, and Grading Plan. Mr. Parch explained that the swimming pool, spa, pool deck, and pool cabana will be constructed on the rear half of the 1165 Oak Ridge property. In order to comply with the Village's storm water management requirements, an underground storm water detention facility will be located on the front (west) half of the property.

Project Engineer Abhijit Veer and a representative from Earth Developments were introduced and proceeded to present the Grading Plan and Landscape Plan.

Several members of the Plan Commission were concerned that the front portion of the property west of the pool was open to future development following consolidation. In order to address this concern, Village Attorney Andrew Fiske suggested that the Plat of Consolidation be revised to show the outline of the underground storm water detention system along with a note stating no improvements may be constructed within this area. Together, the limitation of construction above the underground detention system and the required building setbacks will limit development, thereby addressing concerns about potential impacts of future construction on the property.

In reviewing the proposed lot consolidation, the Plan Commission determined that it met the standards for granting subdivision approval. It was moved and seconded to recommend that the Village Board approve the preliminary and final plat of consolidation for 1165 and 1171 Oak Ridge Drive. The Plan Commission further recommended a condition as part of its approval restricting future development on the consolidated property from occurring within the storm water detention system area. The motion was approved by the following vote:

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

7. REPORT FROM SUSTAINABILITY WORKING GROUP

Trustee Levin reported on the March 10, 2012 Sustainability Forum held at the Takiff Center. The purposes of the forum were to: foster a Village-wide conversation about sustainability, identify residents with an interest in sustainable initiatives, and provide a summary of the forum's conversations on the Village website. More than thirty residents attended, rotating among five discussion topics: green building design and construction, open space planning, solid waste management, renewable energy, and land use and transportation.

8. STANDING COMMITTEE REPORTS

Trustee Levin noted that the Village Board recently approved the ordinances necessary for electrical aggregation.

9. SCHEDULE NEXT MEETING OF THE PLAN COMMISSION

The next meeting of the Plan Commission was scheduled for 7:30 p.m. on Wednesday, April 25, 2012 pending there is new business to discuss.

10. ADJOURNMENT

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

Respectfully Submitted,

Nathan J. Parch,
Community Development Analyst