

VILLAGE OF GLENCOE
PLAN COMMISSION

Regular Meeting
February 26, 2014

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 26th day of February 2014.

2. ROLL CALL

The following were present:

Caren Thomas, Chairman, Public-at-Large Representative
Barbara Miller, Vice-Chairman, Village Board Representative
Deborah Cogan, 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
Gary Ruben, School District #35 Representative
Tom Scheckelhoff, Historic Preservation Commission Representative

The following were absent:

None

The following were also present:

David Mau, Director of Public Works
Nathan Parch, Planning & Development Administrator
Lee Brown, Village Planner
Andrew Fiske, Village Attorney

3. CONSIDER THE JANUARY 29, 2014 PLAN COMMISSION MEETING MINUTES

The minutes from the January 29, 2014 Plan Commission meeting were approved. As a point of clarification to the January 29th minutes, Chairman Thomas noted that while consideration of boundaries is part of sound planning practice, there is no proposal under consideration at the Commission affecting the boundaries of Glencoe's central business district.

4. PUBLIC COMMENT TIME

None

5. CONSIDER A PRELIMINARY AND FINAL PLAT FOR THE 2-LOT GROVE JEFFERSON SUBDIVISION LOCATED AT 481 GROVE STREET

The Plan Commission considered a joint application from property owner Erminia Mack and developer Highgate Builders, Inc. to subdivide the 35,703 square foot property located at 481 Grove Street into two zoning compliant lots. Planning & Development Administrator Nathan Parch explained that the existing two story stucco, brick, and frame residence, attached garage, and indoor pool structure will be demolished. Two new homes with attached garages will be constructed upon conclusion of the subdivision review process. Lot 1 will be 20,063 square feet with an average lot width of 110 feet fronting both Grove Street and Jefferson Avenue. Lot 2 will be 15,640 square feet with an average lot width of 85.74 feet fronting Jefferson Avenue. The two lots exceed the minimum requirements of the R-B single family residential zoning district.

Bill Levy, of Rhoades Levy Law Group P.C., introduced developer Jon Kogan and project engineer Randall Kuras. Mr. Kogan explained that Lot 1 was currently under contract for a new home custom-designed by the buyer's architect. He stated that construction was estimated to begin in June for Lot 1 and August for Lot 2. Mr. Kuras reviewed the proposed grading, utility, and storm water improvements and noted that both lots were designed to be in full conformance with the Village's requirements for new single family homes.

Commissioner Goldman noted that his property abuts the subdivision property. He stated that he had no "interest" in the subdivision property and could review the application objectively. Village Attorney Andrew Fiske confirmed that an abutting neighbor does not constitute a prohibited interest, on its own, per the Village's conflict of interest provisions.

During the course of discussion, several Plan Commission members voiced concern about the loss of trees on Lot 1 necessary to accommodate the new house footprint and its related underground utilities. Mr. Parch noted that the developer responded to preliminary staff review comments and reconfigured the driveway layout for Lot 1 in a way that avoided impacts to an existing 32" Bur Oak parkway tree. Mr. Parch further explained that no tree removal was proposed within the parkway areas or within the front and corner side yard zoning setbacks of the two lots, and that new underground utilities are required to be augered to avoid impacts to adjacent trees.

Following discussion of the application, it was moved by Commissioner Huvad, and seconded by Commissioner Morris, to recommend to the Village Board approval of the preliminary and final plats for the Grove Jefferson Subdivision conditioned on final review by staff of: (1) the tree preservation plan for the purpose of providing the maximum protection of existing trees; and (2) the final location of underground utility lines for the purpose of locating the lines in a manner that allows the maximum protection of existing trees. The motion was approved by the following vote:

AYES: Cogan, Goldman, Goodale, Huvad, Lerman, Miller, Morris, Ruben, Scheckelhoff, and Thomas
NAYS: None
ABSENT: None

6. PRESENTATION BY VILLAGE PLANNER LEE BROWN

Chairman Thomas announced that the Village received news that former Plan Commission Chairman Arnold Levy died on February 25. Ms. Thomas highlighted several of Arnold's contributions during his service on the Plan Commission. At the request of Ms. Thomas,

members of the Commission affirmed their support for any memorial the Village chooses to move forward with.

Village Planner Lee Brown proceeded to review the current text of Chapter 10 of the Comprehensive Plan, entitled *Downtown Subarea Strategic Plan*. The text, updated from 1996, was the outcome of an 11-month, “single-chapter” planning effort that began in 2003 and was completed in 2004, resulting in a new vision statement, goals, and strategies. A companion land use map (graphic) was never initiated and remains incomplete.

Mr. Brown stated that Chapter 10 is a very solid document and will need to be reviewed to ensure the content remains valid.

Chairman Thomas stated that the Village Board approved the FY 2015 budget on February 20th, which included funding for completion of the downtown referral including a planning map of downtown and updates, if appropriate, to the language of Chapter 10 of the Comprehensive Plan. The next step is for staff to frame out a preliminary proposal on the process for updating Chapter 10. This will likely be reviewed at the next Plan Commission meeting.

Mr. Brown highlighted the following factors that occurred since 2004, which will impact future planning for the downtown area:

- 2007 Economic Downturn
- Village Court Parking Lot Improvement
- Individual property re-use / redevelopment
 - Active Endeavors/Guild Hall
 - Caribou/MB Financial, etc.
- Woman’s Library Club/Writers’ Theatre
- Sustainability Awareness

Moving forward, Mr. Brown asked Commissioners the following questions:

- What questions should we be asking?
- What should our process look like?
- What do we need to discover?

Commissioner Morris questioned the actual feasibility of redeveloping the Public Works garage and Temple Court parking lot. Both have been previously identified for possible redevelopment over the years, but there has been no progress. Commissioner Ruben stated that both seem aspirational.

Commissioner Lerman inquired about the process that would identify strengths and weaknesses in the downtown area. Discussion ensued regarding Glencoe’s identity and branding.

Commissioner Goldman stated that current demographics need to be accounted for, including changing work patterns (e.g. people working from home).

Commissioner Huvad commented on the political realities of achieving some of the goals identified in the plan. For example, while additional opportunities for downtown housing are desirable by many, the density necessary to achieve it is often objectionable.

7. STANDING COMMITTEE REPORTS

None

8. SCHEDULE NEXT MEETING OF THE PLAN COMMISSION

The next two meetings of the Plan Commission were scheduled for 7:30 p.m. on Wednesday, April 9, 2014 and Wednesday, April 23, 2014.

9. ADJOURNMENT

The meeting was adjourned at 9:35 p.m.

Respectfully submitted,

Nathan Parch
Planning & Development Administrator