

VILLAGE OF GLENCOE
PLAN COMMISSION

Regular Meeting
June 4, 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 4th day of June 2014.

2. ROLL CALL

The following were present:

Caren Thomas, Chairman, Public-at-Large Representative
Barbara Miller, Vice-Chairman, Village Board 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:

Deborah Cogan, Public-at-Large Representative

The following were also present:

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

3. CONSIDER THE MAY 28, 2014 PLAN COMMISSION MEETING MINUTES

The minutes from the May 28, 2014 Plan Commission meeting were approved as amended.

4. PUBLIC COMMENT TIME

None

5. CONSIDER A PRELIMINARY AND FINAL PLAT FOR THE 2-LOT 186 & 196 BEACH ROAD SUBDIVISION LOCATED AT 196 BEACH ROAD

The Plan Commission considered an application from property owners Jeff and Lisa Leiden to re-subdivide their 40,528.68 square foot property located at 196 Beach Road back into two zoning compliant lots, a condition that existed prior to 2003. Planning & Development Administrator Nathan Parch explained the subdivision request as follows:

- Lot 1A will be 20,661.68 SF with a lot width of 104 feet and will retain the existing home, detached garage, and associated driveway. The pergola will be removed in its entirety as will those portions of the stone patio and walkways that cross the property line.
- Lot 2B will be 19,867 SF with a lot width of 100 feet. The existing curb cut will be retained for future development. All regulations for development – including zoning, FAR, tree preservation, storm water, grading, and utilities – will be reviewed and approved by staff at such time a building permit is applied for, and a note to this effect will be added to the Final Plat.

As proposed, both lots meet or exceed the minimum requirements of the R-A single family residential zoning district for lot width, which is 100 feet. Lot 2B is slightly less than the required minimum lot area of 20,000 SF. Additionally, the existing home’s floor area ratio (FAR) exceeds the maximum allowable FAR, a result of later amendments to the Village’s Zoning Code that further restricted FAR. Requested zoning variations for lot area and FAR were separately reviewed and approved by the Zoning Board of Appeals on Monday, June 2, 2014.

David Schrauth and John Pikarski, counsel for Mr. & Mrs. Leiden, were introduced. Mr. Schrauth noted that the Leidens were unable to attend the meeting due to out of town travel. Mr. Schrauth explained that Lot 1A is under contract contingent on subdivision approval. Lot 2B is not under contract and there are no development plans currently under review.

Richard Jaman, of 174 Beach Road, inquired about construction work hours.

Following discussion of the application, it was moved by Vice-Chairman Miller, and seconded by Commissioner Ruben, to recommend to the Village Board approval of the preliminary and final plats for the 186 & 196 Beach Road Subdivision. The motion was approved by the following vote:

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

6. CONTINUE DISCUSSION OF DOWNTOWN PLANNING PROCESS

Village Planner Lee Brown distributed a revised draft schedule for the downtown tune up along with a memorandum that detailed the proposed sequencing and content of Plan Commission meetings spanning from June 2014 to May 2015.

It was agreed to shift staff/Commission attendance at partner meetings (School District, Park District, Library District) before the first panel.

The following were identified as potential attendees for the cultural resources panel: Writers’ Theatre, Woman’s Library Club, Glencoe Historical Society, Chicago Botanic Garden, North Shore Chamber Ensemble, and the Glencoe School of Music.

Chairman Thomas stated that it would be helpful for Commission members to provide names of neighbors, friends, or colleagues who may be willing to contribute their perspectives as potential panelists. It was agreed that Mr. Brown would email Commissioners seeking recommendations.

A signup sheet was circulated for attendance at the Farmer's Market during the summer months. Mr. Brown explained that staff and Commission members would be needed to man a booth at the market in order to raise awareness about the planning process and encourage the public's participation.

In terms of the working calendar, Vice-Chairman Miller noted that the downtown tune-up would conclude in close proximity to the seating of several new Village Board members who would not have been involved in the planning process. Commissioners discussed whether to condense or extend the planning process, recognizing that the latter would add additional time for new Board members to get acclimated before receiving the recommendations from the Plan Commission. Chairman Thomas asked staff to re-review the calendar to consider where the planning process could be condensed and to report back at the next meeting.

It was agreed to initiate the following items in time for the June 25th Plan Commission meeting:

- Identify dates that Plan Commission representatives will attend partner meetings;
- Circulate working list of potential panelists; and
- Circulate list of dates for Plan Commission/staff attendance at Farmer's Market.

As a practical matter, Commissioners agreed to use the term "Downtown" versus "Uptown" in reference to the central business district.

7. STANDING COMMITTEE REPORTS

Commissioner Lerman noted that the Glencoe Beach will be closed on July 4th in order to shoot the fireworks off from the sand. Lakefront Park will be open for viewing the fireworks.

8. SCHEDULE NEXT MEETING OF THE PLAN COMMISSION

The next meeting of the Plan Commission was scheduled for 7:30 p.m. on Wednesday, June 25, 2014.

9. ADJOURNMENT

The meeting was adjourned at 8:58 p.m.

Respectfully submitted,

Nathan Parch
Planning & Development Administrator