

VILLAGE OF GLENCOE
PLAN COMMISSION

Regular Meeting
July 27, 2016

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 7:32 p.m. on the 27th day of July 2016.

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, Public-at-Large Representative
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:

Dudley Onderdonk, Glencoe Park District Representative

The following were also present:

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

3. CONSIDER THE JULY 6, 2016 PLAN COMMISSION MEETING MINUTES

The minutes from the July 6, 2016 Plan Commission meeting were approved.

4. PUBLIC COMMENT TIME

None

5. CONSIDER A PRELIMINARY AND FINAL PLAT OF CONSOLIDATION FOR 834 AND 846 GREENWOOD AVENUE

The Plan Commission considered an application from Allan and Sharon Koltin to consolidate the properties of 834 and 846 Greenwood Avenue into a single zoning lot. Planning & Development Administrator Nathan Parch noted that, at present, both properties are separate zoning lots, each improved with a single family home.

Mr. Parch explained that the Koltins have owned and resided at 846 Greenwood Avenue since 2011. They recently purchased the property next door at 834

Greenwood and plan to demolish the existing house and detached garage on that property and remove its associated curb cut and driveway. They will retain their existing residence next door and plan to construct two additions. The balance of the combined properties will be landscaped for use as an expanded yard area.

Mr. Parch explained that both properties are zoned R-B, single family residential, requiring a minimum lot area of 13,000 SF and an average lot width of 80 feet. The proposed lot size of the combined properties would be 50,409 square feet.

A July 26, 2016 letter from John Myefski, of 867 Grove Street, was read noting his concern that the proposed lot consolidation would change the character of the neighborhood given its larger size in relation to neighboring properties.

Mr. Parch presented an aerial map of the block bounded by Dundee Road on the north, Greenwood Avenue on the east, Lincoln Avenue on the south, and Grove Street on the west. Mr. Parch highlighted the boundaries of the proposed lot consolidation within this block.

Plan Commission members discussed the proposal and were supportive of the lot consolidation for several reasons. They recognized the house at 846 Greenwood, while attractive, occupied a large portion of its existing lot and felt the addition of the neighboring property would provide more overall greenspace, further enhancing the site. They noted that the existing house at 834 Greenwood was in poor condition and supported its demolition. They acknowledged that the extent of existing mature trees on 834 Greenwood would be preserved as part of the proposal. They recognized that the allocation of zoning setbacks to the enlarged property would retain the 50-foot front yard parallel to Greenwood Avenue and require a 48-foot south side yard that would restrict future development on that portion of the site, thereby requiring it to remain as open space.

Following discussion of the application, it was moved and seconded to recommend to the Village Board approval of the preliminary and final plats for the Koltin Consolidation. The motion was approved by the following vote:

AYES: Goldman, Goodale, Huvad, Miller, Morris, Ruben, Scheckelhoff, and Thomas
NAYS: None
ABSTAIN: None
ABSENT: Onderdonk

6. CONTINUE DISCUSSION OF DOWNTOWN TUNEUP

Members of the Plan Commission discussed the 4th Discussion Draft Downtown Plan that incorporated final review comments from staff and Commission members received since the July 6th meeting.

It was moved and seconded to approve the 4th Discussion Draft Downtown Plan, dated July 2016, and to forward the document to the Village Board for consideration. The motion was approved by the following vote:

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

ABSTAIN: None
ABSENT: Onderdonk

It was acknowledged that this action marked a significant milestone in the Commission's two year review of downtown. Village Planner Lee Brown reviewed the next steps in the planning process. The Village Board will review the Commission's recommendations included in the Downtown Plan at a meeting in the next few months. A public hearing will also be required prior to any formal action being taken and the Village Board will determine whether to conduct the public hearing or to refer that action to the Plan Commission.

7. STANDING COMMITTEE REPORTS

None

8. SCHEDULE NEXT MEETING OF THE PLAN COMMISSION

The next meeting of the Plan Commission was scheduled for Wednesday, August 24, 2016.

9. ADJOURNMENT

The meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Nathan Parch
Planning & Development Administrator