

VILLAGE OF GLENCOE
PLAN COMMISSION

Meeting Minutes
November 29, 2017

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 7:37 p.m. on the 29 day of November 2017.

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 Huvard, Public-at-Large Representative
Dudley Onderdonk, Glencoe Park District Representative
Gary Ruben, School District #35 Representative
John Satter, Zoning Board of Appeals Representative
Tom Scheckelhoff, Historic Preservation Commission Representative

The following were absent:

Vacant, Public-at-Large Representative

The following were also present:

Nathan Parch, Planning & Development Administrator

3. CONSIDER THE OCTOBER 25, 2017 PLAN COMMISSION MEETING MINUTES

The minutes from the October 25, 2017 Plan Commission meeting were approved.

4. PUBLIC COMMENT TIME

None

5. CONSIDER A PRELIMINARY AND FINAL PLAT OF CONSOLIDATION FOR 45 OLD GREEN BAY ROAD AND 224 SCOTT AVENUE

The Plan Commission considered an application from Ashok Bhatia and Heather Fields to consolidate the properties of 45 Old Green Bay Road and 224 Scott 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 residence.

Mr. Parch explained that the applicants have owned and resided at 45 Old Green Bay Road since 2011. In October 2013 they purchased the property next door at 224 Scott Avenue and for several years considered how to integrate the two properties. At this time they plan to demolish the 224 Scott house and remove its associated curb cut and driveway. They will retain their existing residence next door and construct an addition that extends onto 224 Scott Avenue. An abundance of existing, mature trees will be retained.

Mr. Parch explained that both properties are zoned R-A, single family residential, requiring a minimum lot area of 20,000 SF and an average lot width of 100 feet. The proposed lot size of the combined properties would be 34,350 SF.

Representatives from the project team were introduced: Nate Lochner, John Anstadt, and Brandon Sternig, all from A. Perry Homes, and Don Fielding from Greengard, Inc. Mr. Lochner presented the plans for the lot consolidation including the site plan for the proposed addition. Mr. Fielding highlighted the storm water improvements planned for the project pursuant to the Village's storm water requirements.

Plan Commission members discussed the proposal and were supportive of the lot consolidation for several reasons. The consolidation would eliminate several non-conforming conditions at 224 Scott Avenue, including lot size and building setbacks. The portion of the proposed house addition that extends onto 224 Scott would be further from the north (side) property line than the existing house currently is. The siting of the addition was careful to preserve existing trees and avoid removals. The addition will be located well within the building setbacks and will maintain open space on the property. Both properties currently have no storm water improvements, the addition of which will be beneficial.

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 45 Old Green Bay Road and 224 Scott Avenue lot consolidation. The motion was approved by the following vote:

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

6. STANDING COMMITTEE REPORTS

None

7. SCHEDULE NEXT MEETINGS OF THE PLAN COMMISSION

The next few Plan Commission meetings were scheduled as follows:

- 1) **Wednesday, December 20 - 7:30 p.m.**
Third Wednesday
- 2) **Wednesday, January 24 - 7:30 p.m.**
Fourth Wednesday

8. ADJOURNMENT

The meeting was adjourned at 8:23 p.m.

Respectfully submitted,

Nathan Parch
Planning & Development Administrator