

VILLAGE OF GLENCOE  
PLAN COMMISSION

Meeting Minutes  
October 24, 2018

1. CALL TO ORDER

A regular meeting of the Plan Commission of the Village of Glencoe, Cook County was called to order by Vice-Chairman Miller in the Village Hall Council Chamber at 7:30 p.m. on the 24 day of October 2018.

2. ROLL CALL

The following were present:

Barbara Miller, Vice-Chairman, Village Board Representative  
Bruce Huvard, Public-at-Large Representative  
Georgia Mihalopoulos, 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:

Caren Thomas, Chairman, Public-at-Large Representative  
Louis Goldman, Glencoe Public Library Representative  
Vacant, Public-at-Large Representative

The following were also present:

David Mau, Director of Public Works  
Nathan Parch, Community Development Administrator

3. CONSIDER THE SEPTEMBER 26, 2018 PLAN COMMISSION MEETING MINUTES

The minutes from the September 26, 2018 Plan Commission meeting were approved.

4. PUBLIC COMMENT TIME

None

5. CONSIDER A PRELIMINARY AND FINAL PLAT OF SUBDIVISION FOR 520 AND 524 DREXEL AVENUE

Community Development Administrator Nathan Parch summarized the application from Geoffrey & Elizabeth Towle of 520 Drexel Avenue, to consolidate the properties of 520 and 524 Drexel Avenue into a single zoning lot. Both properties are separate zoning lots, each containing a single family home. They both are approximately the same size - 50'W x 140'D = 7,021 square feet individually.

The applicants own and reside at 520 Drexel Avenue, which was built in 2004, and recently purchased 524 Drexel next door. At this time they plan to demolish the existing house on the 524 Drexel property and remove the curb cut and driveway. They will retain their existing residence at 520 Drexel and the balance of the property will be landscaped and will serve as an expanded yard for their children.

Mr. Parch reviewed the dimensions for the consolidated lot as follows: 100'W x 140'D = 14,000 total square feet. Mr. Parch explained that the newly configured lot will exceed the minimum area of 10,000 square feet and average width of 60 feet required by the underlying R-C, single family residential, zoning district. The building setbacks for the consolidated lot were noted as follows: 35' front yard along Drexel Avenue; 30' rear yard; and 8' east side; and 17' west side yard.

Plan Commission members discussed the proposal and determined that it met the 12 general standards as outlined in Section 31-1.6 of the Subdivision Code.

It was moved and seconded to recommend to the Village Board approval of the preliminary and final plats for the 520 and 524 Drexel Avenue Consolidation. The motion was approved by the following vote:

AYES: Huvard, Mihalopoulos, Miller, Onderdonk, Ruben, Satter, and Scheckelhoff  
NAYS: None  
ABSTAIN: None  
ABSENT: Thomas and Goldman

6. STANDING COMMITTEE REPORTS

Commissioner Onderdonk provided updates on several Park District projects. He also recommended that the recently completed Active Transportation Plan for Glencoe be presented to the Plan Commission at a future meeting.

7. SCHEDULE NEXT MEETINGS OF THE PLAN COMMISSION

The next Plan Commission meeting was scheduled for November 28, 2018 at 7:30 p.m.

8. ADJOURNMENT

The meeting was adjourned at 7:52 p.m.

Respectfully submitted,

Nathan Parch  
Community Development Administrator