

VILLAGE OF GLENCOE
ZONING COMMISSION

PUBLIC HEARING
MARCH 5, 2012

1. CALL TO ORDER.

A meeting of the Zoning Commission of the Village of Glencoe was called to order at 7:35 p.m. Monday, March 5, 2012 in the Glencoe Village Hall, 675 Village Court, Glencoe, Illinois.

2. ROLL CALL

The following were present:

Chair, Barbara Miller

Members: James Clark, David Friedman, Ed Goodale, Jim Nyeste, and Steve Ross

The following were absent:

Howard Roin

The following Village staff were present:

John Houde, Building & Zoning Administrator

Andrew Fiske, Village Attorney's Office

3. PUBLIC HEARING TO HEAR PUBLIC TESTIMONY AND TO MAKE A RECOMMENDATION TO THE VILLAGE BOARD ON PROPOSED AMENDMENTS TO THE ZONING CODE RELATING TO THE ELIMINATION OF THE CONTEXTUAL DESIGN REVIEW COMMISSION.

The Chair opened the public hearing for public testimony and provided the following background information on this agenda item:

The Contextual Design Review Commission, or CDRC, was established on April 21, 2005 to provide a *voluntary* means for single-family residential design review. In exchange for the review, and the applicant's agreement to incorporate recommended design changes, the Commission may grant adjustments (incentives) that provide zoning and floor area ratio (FAR) benefits to an applicant. Since the process is purely voluntary, applicants may withdraw at any time, however, withdrawal forfeits all adjustments allowable through the contextual design review process.

The first official meeting of the CDRC was held on September 19, 2005. Sections 7-104 and 7-505 of the Zoning Code, set forth the following as they relate to the Commission: membership, jurisdiction and authority, purpose, procedures, standards (design guidelines), and authorized adjustments (incentives). The primary order of business for the newly established Commission was to prepare residential design guidelines to be used when evaluating applications for contextual design review. The Village Board adopted a resolution on July 20, 2006 approving the residential design guidelines as prepared by the CDRC. Following the Board's

approval of the residential design guidelines, the CDRC began reviewing applications for design review on October 9, 2006.

On October 16, 2008, CDRC Chairman Walt Eckenhoff and staff liaison Nathan Parch presented a status report to members of the Village Board reviewing the Commission's first two years of work. The status report noted a combination of factors likely affecting participation in the process and recommendations aimed at attracting additional applicants, specifically modifications to the FAR adjustments. Members of the Village Board considered the FAR recommendations at their December 18, 2008 meeting and chose to table the matter. No further consideration was given to the recommendations since that time.

On November 18, 2010, Chairman Walt Eckenhoff presented a second status report to the Village Board. Mr. Eckenhoff noted that the Commission experienced little to no activity in 2010, and therefore did not hold meetings, and that two Commissioners moved out of Glencoe resulting in two vacancies. Due to the inactivity of the Commission, members of the Village Board considered whether it was worthwhile to continue a process that was rarely utilized and that did not provide the extent of public benefit as originally envisioned. The consensus of the Village Board was to maintain the CDRC even if that meant it would only meet on an as-needed basis.

At the November 18, 2010 meeting referenced above, Chairman Walt Eckenhoff and members of the Village Board discussed the possibility of incorporating sustainability into the scope of the CDRC and the adjustments it is authorized to approve. Adding a new sustainability focus to the Commission would be consistent with recommendations included in the Village's Sustainability Study.

Members of the CDRC met December 12, 2010 through July 11, 2011 to consider amendments to the Residential Design Guidelines with the goal of encouraging energy efficient/sustainable design. In lieu of financial incentives, which were viewed as unlikely, Commissioners concurred that FAR inducements remained the most viable option. To that end, Commissioners recommended modifying the FAR adjustments to establish a 15% FAR increase for reuse and renovation of existing home structures and a 10% FAR increase for new home structures that incorporate sustainable design practices thereby reducing demand for utilities.

Chairman Walt Eckenhoff and Commissioner Mark Piltingsrud presented the above noted FAR recommendations to the Village Board on November 17, 2011. Several members of the Village Board expressed concerns with FAR increases, despite the requirement to incorporate sustainable design practices to reduce utility demand, and no further action was taken.

At their December 12, 2011 meeting, CDRC members discussed the outcome of the November 17th Village Board meeting. Members reviewed a list of possible options for the Commission to consider moving forward.

Commissioners agreed that there are no viable incentives to encourage sustainable design other than FAR increases; permit fee rebates, expedited permit review, and an awards program were previously evaluated and dismissed for varying reasons. Adding sustainability criteria to the CDRC guidelines and maintaining current

incentives was discussed, but Commissioners felt it would be ineffective without a pool of applicants. Commissioners also considered recommending that overall Village FAR percentages be lowered, but compared the Village's FAR percentages to other north shore communities and determined Glencoe is already on the lower end.

Following much discussion and an evaluation of all options, the Commission unanimously approved forwarding the following three recommendations to the Village Board:

- Adopt a sound energy efficient code or LEED program that is a mandatory part of the building permit process;
- Remove incentives and review process language from the CDRC's Residential Design Guidelines booklet and issue it to all building permit applicants as an educational tool since it contains a good history of the architectural development of the Village; and
- Disband the CDRC as a Village Commission due to the lack of applicants.

Following the meeting, Chairman Eckenhoff forwarded the above recommendations to Village President Scott Feldman who then shared them with members of the Village Board.

At their December 12, 2011 meeting, members of the Commission reviewed a list of possible options for the Commission to consider moving forward. One of the three recommendations the Commission forwarded to the Village Board was to disband the CDRC as a Village Commission due to lack of applicants. In reviewing the matter with the Village Attorney it was determined that an amendment to the Zoning Code would be required to disband the CDRC, thereby removing from the Zoning Code Sections 7-104 and 7-105.

At its January 19, 2012 meeting the Village Board discussed and adopted a referral resolution for the Zoning Commission to conduct a public hearing and deliver its recommendation to the Village Board by March 15, 2012.

The Zoning Commission held its public hearing on March 5 after publishing a legal notice in the February 9, 2012 Glencoe News. A copy of the agenda materials was also sent in advance of the meeting to all members of the Contextual Design Review Commission (CDRC). There was extensive discussion at this meeting by Zoning Commission members that focused on the possible value of keeping the applicable CDRC language in the Zoning Code. It was noted that there had been 4 to 5 years of study and drafting work by members of a Village study group prior to the original creation of the CDRC and adoption of the Zoning Code amendments in July 2006. Also it was stated that the long duration of the United States economic recession starting soon after this time resulted in less building activity and fewer applications to the CDRC. Bernard Rosauer, 240 Dennis Lane, spoke in favor of the process particularly as it related to promoting landscaping on building projects. The Zoning Commission approved a motion that recommended the Village Board not approve amendments to the Zoning Code and they requested additional time to hear from Scott Javore and other interested residents who could not appear at the March 5 meeting date.

There being no further discussion on these items, the Zoning Commission hearing was closed and the meeting was adjourned at 9:00 P.M.

John Houde, Secretary