

VILLAGE OF GLENCOE
PLAN COMMISSION

Regular Meeting
March 11, 2015

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 7:04 p.m. on the 11th day of March 2015.

2. ROLL CALL

The following were present:

Caren Thomas, Chairman, Public-at-Large Representative
Ed Goodale, Zoning Board of Appeals Representative (*arrived 7:30 p.m.*)
Bruce Huvard, Public-at-Large Representative
Louis Goldman, Glencoe Public Library Representative
Harriet Resnick, Public-at-Large Representative
Gary Ruben, School District #35 Representative
Tom Scheckelhoff, Historic Preservation Commission Representative

The following were absent:

Barbara Miller, Vice-Chairman, Village Board Representative
Marya Morris, Public-at-Large Representative
Seth Palatnik, 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 FEBRUARY 25, 2015 PLAN COMMISSION MEETING MINUTES

The minutes from the February 25, 2015 Plan Commission meeting were approved as amended.

4. PUBLIC COMMENT TIME

None

5. CONSIDER DESIGN REVIEW APPLICATION FOR ADDITIONS AND EXTERIOR MODIFICATIONS TO FIELDS INFINITI AT 2100 FRONTAGE ROAD

The subject property is located in the H-F (Highway Frontage) zoning district, of which permitted uses include open space, municipal buildings/structures, and motor vehicle dealers. Mr. Parch reviewed the Plan Commission's role of exterior appearance review for all development proposals located in the H-F district and

explained the Plan Commission's authority to take final action on such decisions, thereby requiring no Village Board review or action.

Mr. Parch stated that the Plan Commission previously approved an appearance review application in 2004 for developing the site as the Fields Infiniti auto dealership. The approval at that time included the sales & service building and car wash along with the overall site plan for parking and circulation, landscaping plans, parking lot lighting, and signage. Mr. Parch noted that the current application proposes two additions (totaling 1,349 SF) to the existing 35,000 SF building along with changes to the exterior materials.

Representatives from Fields Infiniti were introduced, including: Infiniti General Manager Brian Zehren, architect Eric Pepa, and general contractor Ryan Kovarik. Mr. Pepa presented plans for exterior modifications to the current two story structure that includes sales and showroom space, repair and maintenance facilities, client hospitality areas, and administrative offices. The proposed modifications include two small additions, a redesign of portions of the south and east exterior elevations to include a 16-foot tall aluminum and clear glass curtain wall that focuses attention on the cars inside, an aluminum and opaque glass extended panel above the south exterior wall, brushed aluminum accent panels surrounding the south service garage door and along the left side of the glass curtain wall, and new paint color on the entirety of all exterior walls. A full renovation of the interior, not subject to the Plan Commission's review, is planned as well. The proposed exterior and interior design changes follow international branding standards required for all Infiniti sales facilities.

Samples of the proposed new materials and the possible exterior wall colors were not available. Members of the Plan Commission felt comfortable with staff reviewing and approving the proposed materials but wanted to review the final color selection as a condition of the approval.

It was moved by Commissioner Huvard and seconded by Commissioner Resnick to approve the design review application for additions and exterior modifications to Fields Infiniti located at 2100 Frontage Road, subject to staff review of all final building materials and Plan Commission final review of the exterior color, and subject to the approved set of plans listed below.

Approved plans prepared by Allen & Pepa Architects:

- Existing Site Plan, dated March 3, 2015 (Sheet AR-1);
- Existing First Floor Plan, dated March 3, 2015 (Sheet AR-2);
- Photos of Existing Elevations, dated February 17, 2015 (Sheet AR-3);
- Proposed Site Plan, dated February 17, 2015 (Sheet AR-4);
- Proposed Floor Plan, dated February 17, 2015 (Sheet AR-5);
- Proposed Exterior Color Elevations, dated March 5, 2015 (Sheets AR-6, AR-7, & AR-8);
- Proposed Exterior Finishes, dated March 9, 2015 (Sheet AR-9); and
- Project Narrative, dated March 6, 2015.

The motion was approved by the following vote:

AYES: Goodale, Huvard, Resnick, Ruben, Scheckelhoff, and Thomas
NAYS: None
ABSTAIN: Goldman
ABSENT: Miller, Morris, and Palatnik

6. CONTINUE DISCUSSION OF DOWNTOWN TUNEUP

As part of the Downtown TuneUp planning process, Village Planner Lee Brown discussed for consideration a possible community engagement exercise to allow interested members of the public, with the assistance of Commissioners and staff, to envision the physical elements (streets, buildings, open spaces, etc.) of Downtown Glencoe. The intent of the planning exercise would be playful in nature and would allow for imagination and the exchange of ideas between participants. It by no means would serve as a final recommendation.

Commissioners Huvard and Resnick both shared concerns that it would be ineffective to invite the public to participate in the exercise because they don't have the context of all the background information from the planning process thus far.

Downtown building owner Kevin Campbell commented that the planning exercise seemed beyond the scope of a tune up.

Commissioner Huvard suggested that staff first prepare a condensed summary of what the Commission has learned from the planning process thus far in order to have a discussion about what conclusions can be drawn. Chairman Thomas agreed and added that the summary should include:

- a) Who has the Plan Commission heard from?
- b) What are the themes that have emerged from the planning process?
- c) What are the policy issues and strategies that should be considered?

Chamber of Commerce Executive Director Sally Sprowl suggested the Plan Commission consider a two phase strategy for downtown, focusing first on what needs tuning up and focusing second on those unique circumstances, such as possible redevelopment of the Public Works property.

It was agreed that staff would prepare a summary report as suggested by Commissioner Huvard and Chairman Thomas for distribution in advance of the next meeting.

7. STANDING COMMITTEE REPORTS

Commissioner Ruben stated that the retirement celebration for Dr. Crawford will be held May 17th from 3:00-5:00 p.m. at Central School.

Park Board candidate Dudley Onderdonk noted that the final report of the Master Plan will be considered by the Park Board on March 17th.

8. SCHEDULE NEXT MEETING OF THE PLAN COMMISSION

The next meeting of the Plan Commission was scheduled for 7:30 p.m. on Wednesday, March 25, 2015.

9. ADJOURNMENT

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Nathan Parch
Planning & Development Administrator