



# VILLAGE OF GLENCOE

675 Village Court, Glencoe, Illinois 60022  
p: (847) 835-4114 | [info@villageofglencoe.org](mailto:info@villageofglencoe.org) | Follow Us: @VGlencoe

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## Virtual Meeting Information

As the Village of Glencoe and its partner agencies continue to follow social distancing requirements, the December 9, 2020 Plan Commission meeting will be held virtually via telephone and video conference (individuals may participate either by telephone or by video conference).

In addition, at least one representative from the Village will be present at Village Hall in compliance with Section 7(e) of the Open Meetings Act. Pursuant to Executive Order 2020-63 issued by the Governor, no more than 25 people may gather at Village Hall for the meeting.

Individuals may call the following to participate in the meeting:

### **By Telephone:**

Phone Number: 1 (312) 626-6799  
Webinar ID: 937 0720 0994

### **By Zoom Video Conference:**

Zoom video conference link: [Click here](#)

Video conference participants using a computer will be prompted to install the Zoom client; participants using smart phones or tablets must download the Zoom app from their app store.

## **Public Comment Submittal Options**

### **Option 1: Submit Comments by E-Mail Prior to Meeting**

Public comments can be submitted in advance of the meeting by e-mail to [glencoemeeting@villageofglencoe.org](mailto:glencoemeeting@villageofglencoe.org). Public comments received by 4:30 p.m. or one hour before the start of the meeting on the day of the meeting will be read during the meeting under Public Comment. Any comments received during the meeting may be read at the end of the meeting. All e-mails received will be acknowledged.

Public comment is limited to 400 words or less. E-mailed public comments should contain the following:

- The Subject Line of the e-mail should include the following text: "December 9 Plan Commission Meeting Public Comment"
- Name of person submitting comment (address can be provided, but is not required)
- Organization or agency person is submitting comments on behalf of, if applicable
- Topic or agenda item number of interest, or indicate if the public comment is on a matter not listed on the Commission meeting agenda

### **Option 2: Submit Comments by Phone Prior to Meeting**

Individuals without access to e-mail may submit their comments through a voice message by calling (847) 461-1100. Verbal public comments will be read aloud during the meeting and will be limited to three minutes.



## **AGENDA VILLAGE OF GLENCOE PLAN COMMISSION**

Village Hall Council Chambers  
675 Village Court  
Wednesday, December 9, 2020 – 7:00 p.m.

### **1. CALL TO ORDER AND ROLL CALL**

*Bruce Huvard, Chairman, Public-at-Large Representative  
Barbara Miller, Vice-Chairman, Village Board Representative  
Georgia Mihalopoulos, Public-at-Large Representative  
Dev Mukherjee, School District 35 Representative  
Dudley Onderdonk, Glencoe Park District Representative  
John Satter, Zoning Board of Appeals Representative  
Laura Solon, Glencoe Public Library Representative  
James Thompson, Public-at-Large Representative  
Greg Turner, Public-at-Large Representative  
Peter Van Vechten, Historic Preservation Commission Representative*

### **2. CONSIDERATION OF THE NOVEMBER 11, 2020 PLAN COMMISSION MEETING MINUTES**

### **3. PUBLIC COMMENT**

*Individuals interested in addressing the Plan Commission on non-agenda items may do so during this time.*

### **4. EXTERIOR APPEARANCE REVIEW FOR NEW STRUCTURE – 67-103 GREEN BAY ROAD**

### **5. STANDING COMMITTEE REPORTS/ANNOUNCEMENTS**

### **6. ADJOURN**

*The Village of Glencoe is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact the Village of Glencoe at least 72 hours in advance of the meeting at (847) 835-4114, or the Illinois Relay Center at (800) 526-0844, to allow the Village of Glencoe to make reasonable accommodations for those persons.*



### **1. CALL TO ORDER**

The November 11, 2020 meeting of the Plan Commission of the Village of Glencoe, Cook County was called to order virtually at 7:02 p.m. Chairman Huvard provided the legal basis for holding a virtual meeting.

### **2. ROLL CALL**

*The following Commissioners were in attendance:*

Bruce Huvard, Chairman, Public-at-Large Representative  
Georgia Mihalopoulos, Public-at-Large Representative  
Dev Mukherjee, School District 35 Representative  
Dudley Onderdonk, Glencoe Park District Representative  
John Satter, Zoning Board of Appeals Representative  
Laura Solon, Glencoe Public Library Representative  
James Thompson, Public-at-Large Representative  
Greg Turner, Public-at-Large Representative  
Peter Van Vechten, Historic Preservation Commission Representative

*The following Commissioners were absent:*

Barbara Miller, Vice-Chairman, Village Board Representative

*The following Village staff were also in attendance:*

Taylor Baxter, Development Services Manager  
Lee Brown, Village Planner

### **3. CONSIDER THE OCTOBER 28, 2020 PLAN COMMISSION MEETING MINUTES**

A motion to approve the minutes was made and seconded and passed unanimously.

### **4. PUBLIC COMMENTS ON NON-AGENDA ITEMS**

There were no comments from the public.

### **5. CONSIDERATION OF EXTERIOR APPEARANCE REVIEW AT 375 PARK AVENUE**

Taylor Baxter provided background information on the proposed replacement shed.

The applicant's representative, Scott Javore, provided background information on the proposed replacement shed.

Chairman Huvard asked Commissioners if anyone had any questions.

Commissioner Onderdonk asked if a building permit was required and Mr. Javore said that it is.

Commissioner Mihalopoulos asked what the shed's use would be and Mr. Javore responded that it will continue to be storage.

Commissioner Thompson asked about Staff's recommendation. Mr. Baxter responded that Staff doesn't typically make a recommendation for or against approval but that Staff doesn't have any issues with the shed's materials.

Chairman Huvard stated that it would be a replacement for a dilapidated structure and would be a betterment for the area.

Commissioner Turner motioned to approve the awnings. Commissioner Mukherjee seconded and the motion passed unanimously.

<b>RESULT:</b>	<b>ACCEPTED</b>
<b>AYES:</b>	Huvard, Mihalopoulos, Mukherjee, Onderdonk, Satter, Solon, Turner, Van Vechten, (9)
<b>NAYS:</b>	None (0)
<b>ABSTAIN:</b>	None (0)
<b>ABSENT:</b>	Miller (1)

#### **6. STATUS UPDATE ON BOTH COTTAGE PRESERVATION**

Scott Javore provided an update on the move of the Booth Cottage from 239 Franklin to Park 7N.

Commissioner Onderdonk provided an update on the name of the park, as the Park District renamed it Ravin Bluffs Park.

Commissioner Turner offered his commendation for the all of the organizations that worked together to get the move done and preserve the Cottage. Chairman Huvard agreed.

#### **8. STANDING COMMITTEE REPORTS/ANNOUNCEMENTS**

Commissioner Onderdonk gave an update on the Sustainability Committee's work on EcoDistricts. He mentioned that it could be useful as part of the Comprehensive Plan process. He gave a recap about the recent recycling event, which was highly successful. He provided information about Schuman Overlook repairs and the Connect Glencoe project. The Park District has also had to adjust programming due to COVID, which includes cutbacks to indoor skating programs.

#### **9. SCHEDULE NEXT MEETINGS OF THE PLAN COMMISSION**

The next Plan Commission meeting was scheduled for December 9, 2020. Mr. Baxter provided background information on the case to be heard by the Commission, which involves the redevelopment of the former Walgreens building at Hubbard Woods Plaza.

#### **10. ADJOURNMENT**

Following a motion by Commissioner Satter and a second by Commissioner Turner the meeting was adjourned at 7:40 p.m.



# VILLAGE OF GLENCOE

## FORMS & APPLICATIONS

675 Village Court, Glencoe, Illinois 60022  
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### Exterior Appearance Review Application

#### Section A: Project Type

Check all that apply:

- ☐ New building
- ☒ Alteration or addition
- ☐ Signage
- ☐ Other

#### Section B: Project Information

Subject property address: 63-107 Greenbay Rd.

Applicant name: Hubbard Woods Plaza, LLC. Applicant phone: 312.929.1845

Applicant e-mail: apasic@unitedinvestorsinc.com

Owner name (if different from applicant): \_\_\_\_\_

Owner phone: 312.929.1846 Owner e-mail: gg@unitedinvestorsinc.com

Brief description of project: The scope of work focuses on the former Walgreens space located at 63-67 Greenbay Rd. The objective of the project is to build a two story, ±22,000 flexible multi-tenant mixed-use building.

The proposed structure will provide a flexible floor plan accomodating one to four ground level tenants and offer an additional second floor entrance on the Scott Avenue side of the shopping center.

**Section C: Acknowledgement and Signature:**



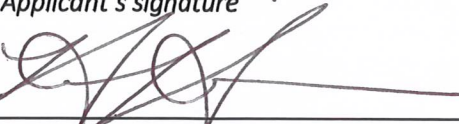
I hereby acknowledge that all information provided in this application is true and correct.



*Applicant's signature*

11/9/20

*Date*



*Owner's signature (if different than applicant)*

11/9/20

*Date*

**Please e-mail, mail or deliver this form with any supporting material to:**

Public Works Department  
Village of Glencoe  
675 Village Court  
Glencoe, Illinois 60022

Phone: (847) 835-4111 | E-mail: [publicworks@villageofglencoe.org](mailto:publicworks@villageofglencoe.org)



# VILLAGE OF GLENCOE MEMORANDUM

675 Village Court, Glencoe, Illinois 60022  
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DATE: November 25, 2020

TO: Village of Glencoe Plan Commission

CC: David Mau, Public Works Director  
Lee Brown, Village Planner

FROM: Taylor Baxter, Development Services Manager

SUBJECT: **Staff Memo – 67-103 Green Bay Road Exterior Appearance Review**

## Project background and applicant's request

The applicant has proposed the demolition of the former Walgreens store at Hubbard Woods Plaza and its replacement with a new two-story, approximately 22,000-square-foot retail and office building. Only the former Walgreens store would be demolished and replaced. No changes are proposed to the rest of the shopping center or to the retail and restaurant building to the west of the former Walgreens store.

The project as proposed does not appear to require any variations from the zoning code or other action by the Zoning Board of Appeals, Zoning Commission, or Village Board. At this time, only Exterior Appearance Review by the Plan Commission is needed.

The proposed building has entrances off the parking lot in the same area as the current building's entrance, as well as four new entrances directly off of Scott Avenue. The proposal includes eight new internal parking spaces accessible from the private alley to the east of the building. One entrance to the building would also be accessible via this alley.

Proposed building materials are primarily brick and wood-grained composite with significant fenestration on the Scott Avenue and parking-lot-facing facades. The applicant has provided detailed material specifications, which are included in this packet. Lighting specifications and a preliminary signage plan are also included. New signage will need to come back to the Plan Commission for review at the time of permitting.

## Applicable zoning code standards

The applicant is not requesting any variations.

	Code requirement (B-2 District)	Proposed
Building height	33 feet, 3 stories	Approx. 31 feet, 2 stories
Building setbacks	None	None
Required parking	101 spaces	110 spaces

## **Applicable Design Guidelines standards**

The Village's Design Guidelines apply to the B-2 Business District and include the following criteria:

### **I. Sidewalk and Streetscape (p. 10)**

The applicant is not proposing changes to the sidewalk or streetscape along Scott Avenue, which currently has a sidewalk that is approximately 9 feet wide, with one tree between the sidewalk and street. The adjacent building to the west has a narrower sidewalk clear zone with trees between the sidewalk and building. It is unlikely that a sidewalk of this width could have a full streetscape with the Amenities, Pedestrian, and Frontage Zones recommended by the Design Guidelines.

### **II. Landscaping (p. 12)**

Although the Scott Avenue rendering provided by the applicant shows new planters and one new tree, the applicant has stated that they are not proposing any new landscaping along the Scott Avenue frontage, but are interested in feedback from the Plan Commission on potential additions. The Design Guidelines call for landscaping to "be used as a buffer between buildings and vehicles" and "to highlight a building entry, walkway or other feature."

### **III. Loading + Unloading Service Areas (p. 14)**

Design Guidelines call for minimizing the visibility of loading, service, and trash areas. The proposed construction would maintain the existing alley/driveway to the east of the building. Floor plans show an interior trash room with access to this alley.

### **IV. Massing and Proportion (p. 15)**

The proposed development prevents "the negative visual impact of large buildings and long facades of single developments" and incorporates "vertical architectural elements such as columns and pillars" providing a "continuation of a pedestrian scale" and "the framing of comfortable public spaces".

### **V. Building Rhythm & Articulation (p. 16)**

The proposed development meets each of the four Design Elements by using "vertical and horizontal expression lines", varying wall planes, replacing an existing blank wall with street-engaging storefronts and fenestration, and using complementary colors and a variety of window sizes.

### **VI. Building Height to Right-of-Way Width (p. 17)**

With a building height of approximately 31 feet and a Scott Avenue right-of-way width of 66 feet, the proposed development falls within the recommended height to right-of-way ratio of 1:2 or 1:3.

### **VII. Multiple Tenant Spaces (p. 18)**

The Scott Avenue façade includes architectural elements that provide a distinguishable identity for individual tenant spaces and visually break up the street frontage.

### **VIII. Building Setbacks, Stepbacks, + Build-Tos (p. 19)**

The proposed building enhances the pedestrian environment and adds visual interest through a consistent street setback pattern along the blockface and a second-story stepback to allow for terraces.

#### *IX. Entrances (p. 22)*

The parking-lot-facing entrance is designed “in relationship to the overall size and scale of the building”. The four entrances onto Scott Avenue are emphasized with canopies and groups of windows.

#### *X. Windows + Doors (p. 23)*

Windows along Scott Avenue are grouped to “establish rhythms across the façade and hierarchies at important places on the façade”. Fenestration highlights entry locations and accounts for at least 60% of the linear footage along the Scott Avenue street level.

#### *XI. Awnings + Canopies (p. 24)*

The proposed development includes canopies along the Scott Avenue frontage and above the parking-lot-facing entrance. They are consistent in character and compliment the building’s architecture.

#### *XII. Building Materials + Colors (p. 25)*

The proposed brick and composite materials are consistent with the architectural style and design of adjacent and nearby buildings. Variations in materials are used to “articulate the overall building design”. The use of white columns echoes that found in the adjacent mid-century shopping center.

#### *XIII. Lighting (p. 28)*

The applicant has not proposed any changes to the parking lot or street lighting that is currently in place. The proposed building has aluminum exterior lights on all facades. The proposed lighting is likely to enhance pedestrian safety and reinforces the building’s architectural details.

#### *XIV. Historic Preservation (p. 29)*

Hubbard Woods Plaza, which the proposed building is part of, is a mid-century strip shopping center. In 1956, it was “cited as one of the outstanding architectural contributions to the Chicago area during the last five years” (see attached Chicago Daily Tribune article). The proposed building is complementary to both the strip shopping center and the brick retail/restaurant building on the corner of Scott Avenue and Green Bay Road. While the Design Guidelines encourage reuse over demolition, the new construction would be likely to “protect the value and character of historic buildings” in the area.

#### *XV. Signs (p. 30)*

The applicant has provided a preliminary signage plan. Final Plan Commission review and approval will be needed at the time of permitting for final plans for new signage.

### **Staff recommendation**

Exterior appearance review approval or denial is at the discretion of the Plan Commission and does not require action by the Village Board.

If the Commission finds that the proposed project is consistent with the Design Guidelines, staff recommends approval of the request as submitted.

If the Commission finds that the proposed sign is inconsistent with the Design Guidelines, staff recommends denial of the request.





The Village of Glencoe

# EXTERIOR APPEARANCE REVIEW APPLICATION

## DESIGN GUIDELINES CHECKLIST:

### Streetscape Design Guidelines

#### PUBLIC REALM

<b>SIDEWALK + STREETScape</b>	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Provide adequate width for each specific streets level of use, while enhancing the appearance and function of the downtown.				No changes proposed; See landscaping section
<b>PUBLIC ART</b>	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Develop creative spaces by incorporating public art into the design, and by creating standalone public art projects.			N/A	
<b>MURALS</b>	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Ensure that murals are expressions of public art and significantly contribute to the visual interest along a streetscape. If a mural displays any type of commercial advertising, then it is considered a sign and will be subject to the sign ordinance and review by the Village of Glencoe.			N/A	

### Architectural Design Guidelines

#### SITE ENHANCEMENTS

<b>LANDSCAPING</b>	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Design areas of landscape within large areas of hardscape and along edges to soften the space and provide a more visual appeal within the pedestrian environment.				Applicant has not proposed new landscaping; feedback requested
<b>PARKING + PARKING LOT AMENITIES</b>	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Design parking areas to be landscaped and screened from the public right of way wherever possible, while improving pedestrian and bicycle safety.			N/A	



# EXTERIOR APPEARANCE REVIEW APPLICATION

## DESIGN GUIDELINES CHECKLIST:

### Architectural Design Guidelines (Continued)

#### SITE ENHANCEMENTS

<b>LOADING + UNLOADING SERVICE AREAS</b>	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Minimize the adverse impacts loading and unloading service areas have on adjacent properties, pedestrians and access to the primary building.	✓			

#### BUILDING FORM

<b>MASSING + PROPORTION</b>	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Design building massing with well-scaled elements or structures that are sensitive to the neighborhood context.	✓			
<b>BUILDING RHYTHM + ARTICULATION</b>	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Create a rhythm by varying and articulating building massing and façades to contribute to a fine-grained, pedestrian scale environment at the street level.	✓			
<b>BUILDING HEIGHT TO RIGHT OF WAY WIDTH</b>	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Design building heights with right of way widths to frame the public space using a ratio of 1:2 or 1:3.	✓			
<b>MULTIPLE TENANT SPACES</b>	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Incorporate building features that distinguish between multiple tenant spaces along a facade.	✓			



# EXTERIOR APPEARANCE REVIEW APPLICATION

## DESIGN GUIDELINES CHECKLIST:

### Architectural Design Guidelines (Continued)

#### BUILDING FORM

<b>BUILDING SETBACKS, STEPBACKS + BUILD-TOS</b>	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Create setbacks and alignments of new buildings to respect the existing pattern of development. Stepbacks in the building facade can occur to add more visual interest along a street.	✓			
<b>BUILDING CORNERS</b>	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Establish building corners with architectural articulation and activating uses. (Activating uses can be shops, cafés, or other businesses at the ground level, that contribute to creating lively street environments).	✓		N/A	
<b>MECHANICAL EQUIPMENT + UTILITIES</b>	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Coordinate the design and integration of mechanical equipment and utilities into the overall building and streetscape design.	✓			

#### FACADE COMPONENTS

<b>ENTRANCES</b>	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Provide an enhanced entry that is designed in relationship to the overall size and scale of the building.	✓			
<b>WINDOWS + DOORS</b>	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Locate and space windows and doors to express a rhythm and create visual continuity with existing structures as far as materials, proportions and typologies.	✓			



## The Village of Glencoe

# EXTERIOR APPEARANCE REVIEW APPLICATION

### DESIGN GUIDELINES CHECKLIST:

#### Architectural Design Guidelines (Continued)

##### FACADE COMPONENTS

<b>AWNINGS + CANOPIES</b>	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Design awnings and canopies to be an integral part of the architecture of the buildings they are attached to and provide pedestrians with cover from the elements.	✓			
<b>BUILDING MATERIALS + COLORS</b>	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Ensure materials and colors reflect the local identity and the intended approach to the character of the downtown. Different material and colors may be appropriate to define key buildings and/or spaces.	✓			
Materials Palette: (See Design Guidelines for Reference)	✓			
Colors Palette: Primary colors should compliment the existing context, however, since the downtown is envisioned as a lively, playful environment, the use of more vivid colors for select accents is encouraged. Color schemes submitted by applicants will be reviewed with this vision in mind.	✓			
<b>LIGHTING</b>	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Ensure that lighting provides a safe and visible pedestrian realm as well as establishing a theme or character for different streets and buildings.	✓			



# EXTERIOR APPEARANCE REVIEW APPLICATION

## DESIGN GUIDELINES CHECKLIST:

### Architectural Design Guidelines (Continued)

#### FACADE COMPONENTS

HISTORIC PRESERVATION	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Preserve and enhance the historical character of the Village's historic buildings, spaces and neighborhoods.	✓			
SIGNS	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Contribute to an overall sense of high quality design, creativity and distinct identity for the village.				Signs will need final review at permitting

#### COMMENTS

See attached staff memo.

# ARCHITECTS 127 + ASSOCIATES, INC.

5625 Chesapeake Drive  
847-452-4125

McHenry, Illinois 60050  
email: architects127@gmail.com

November 9, 2020

RE: 2-STORY BUILDING ADDITION for APPEARANCE COMMISSION REVIEW  
**HUBBARD WOODS PLAZA** - EXIST. MULTI-TENANT MIXED-USE BUILDING  
63-107 GREEN BAY ROAD GLENCOE, ILLINOIS PROJECT NO. 2055

Please find attached an Architectural Project Overview Summary;

Existing Context & Character: Hubbard Woods Plaza is an existing multi-tenant building which was built in the 1960's. The current modern looking suburban strip, single-sided, multi-tenant, one-story retail center predominantly faces towards the West and Green Bay Road.

The unique mid-century Modernist/International design style is best known for;

- sleek & modern look using rectilinear forms,
- visually weightless quality engendered by use of cantilever construction,
- light, taut plane surfaces
- useful neutral functional style of architecture

The existing retail center for years had Walgreens as an anchor tenant located on the southeast building side with the main entrance off the Green Bay Road main parking lot side, but this 1-story tenant space has been vacant for the last couple years now.

The proposed structure is designed to be located on the former Walgreen's tenant location, and is proposed to be a 2-story, ± 22,000 flexible multi-tenant mixed-use building. The proposed structure's building entrance is enhanced but will still embrace access from the predominant main parking area along Green Bay Road, and will offer an additional 2nd floor entrance as well as potential 1st floor building tenant options on the South building side, along Scott Avenue.

The proposed structure includes the following;

- Building style and character is harmonious and consistent with surrounding context, and relates an exceptional architectural synergy well with original retail center architecture style, as well as with the adjacent neighboring character of the one-story face brick office/retail building located immediately adjacent on the West. Proposed building materials were selected to be in full harmony and be compatible with the existing surrounding structure materials.

- inviting building entrances for tenants and their customers approaching the businesses in the building are included on BOTH the Green Bay Road main parking side as well as along the Scott Avenue, as well as for tenants with enclosed parking spaces off the access drive alley located on the East building side. Windows and doors are compatible with the surrounding existing tenants and anticipate proposed users.
- Building massing and rhythm is visually interesting and with a focus on being complementary, as well as sensitive to the neighborhood context which establishes a recognizable sense of place within the existing Hubbard Woods Plaza for all these years. The project embraces multiple building experiences (ie. 2nd floor large outdoor promenade areas as well as significant design importance place upon the appearance of the East alley building side elevation being consistent with the entire project design. Note: building mechanicals will be screened by exterior parapet walls and trash will be enclosed (out of view) and accessed from the alley located on the East building side.
- Human scale and pedestrian enhancement is addressed on the street and parking levels with longer and taller facades being broken up into shorter and more relatable and visually more comfortable, utilizing well-scaled building elements and of more human proportionate sizes (ie. traditional and durable building materials & colors, earth-tone face brick and horizontal siding, as well as varying projected in and out facades and the utilization of 1-story building elevation elements (some of these include overhead canopies and wall light sconces) which help bring a more comfortable feel to a pedestrian approaching the building.
- the building elevations capture distinguishable tenant identity not only by tenant signage, but also again by breaking up of the building facade and with the more relatable 1-story building scale and wall materials used. This can be observed along Scott Avenue, as well as with the entrance canopy above the main pedestrian entrance off the main parking lot area, on Green Bay Road building side.
- The overall impact of the proposed structure would appear to protect and very well enhance the site's visibility, community value and character, and sustainable economics of the existing Business District.

In summary, we are excited to share and look forward to presenting our proposed building and ideas before the Village of Glencoe in the near future.

Sincerely,

ARCHITECTS 127 + ASSOCIATES, INC.

Lawrence A. Farrenkopf - Architect  
Illinois Registration No. 001-011981

# ARCHITECTS 127 + ASSOCIATES, INC.

5625 Chesapeake Drive  
847-452-4125

McHenry, Illinois 60050  
email: architects127@gmail.com

November 9, 2020

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Sincerely,

ARCHITECTS 127 + ASSOCIATES, INC.

Lawrence A. Farrenkopf - Architect  
Illinois Registration No. 001-011981



East elevation





Interior (north) elevation





Scott Ave (south) elevation





West elevation (from Green Bay Road)







proposed east elevation      3/16"=1'-0"

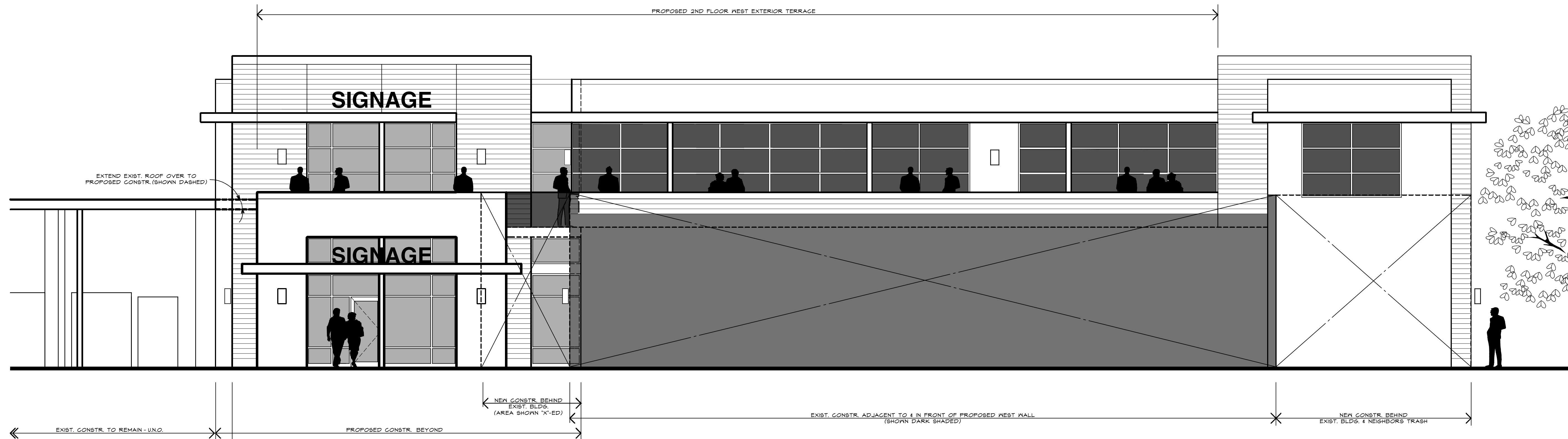
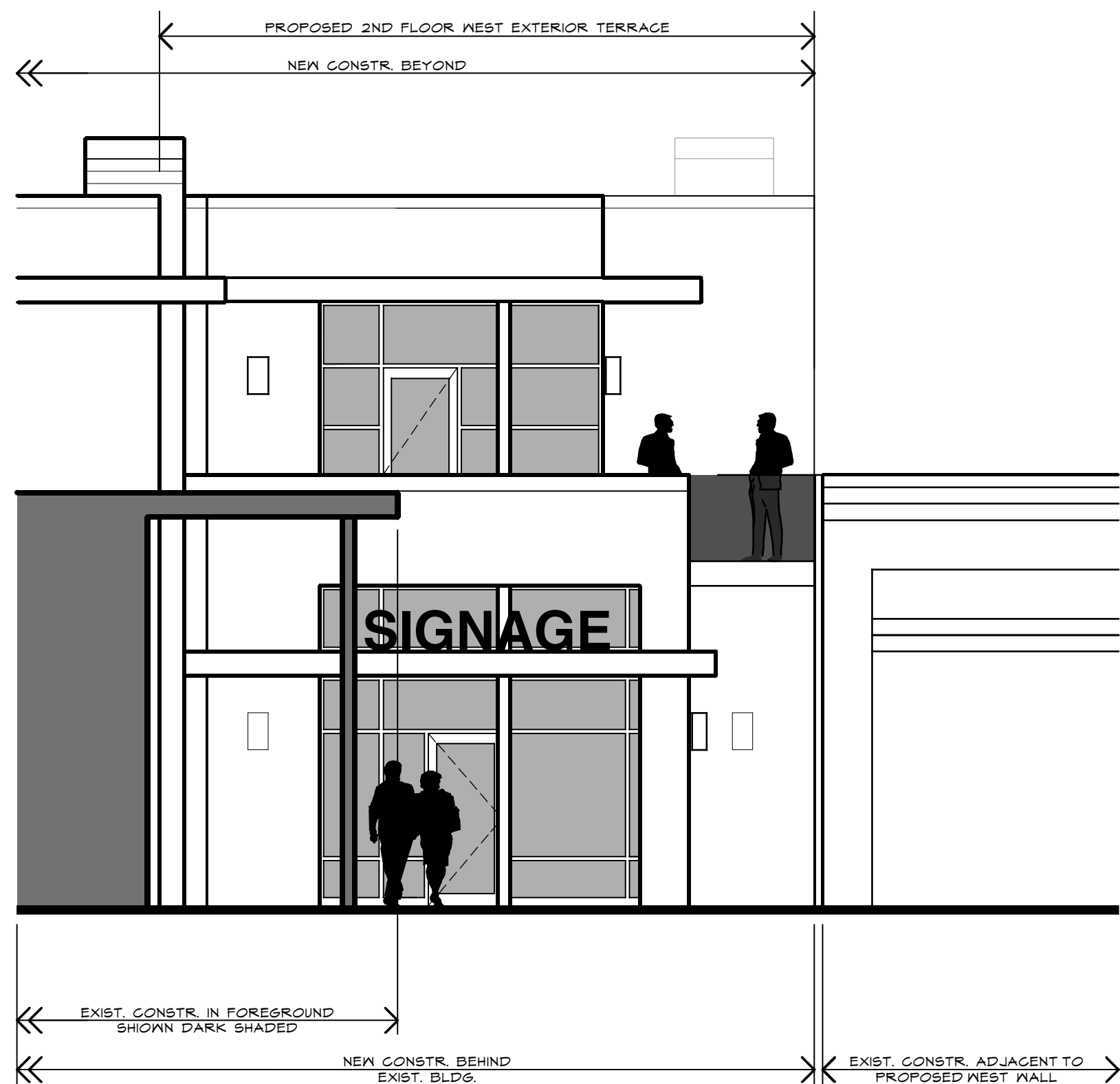
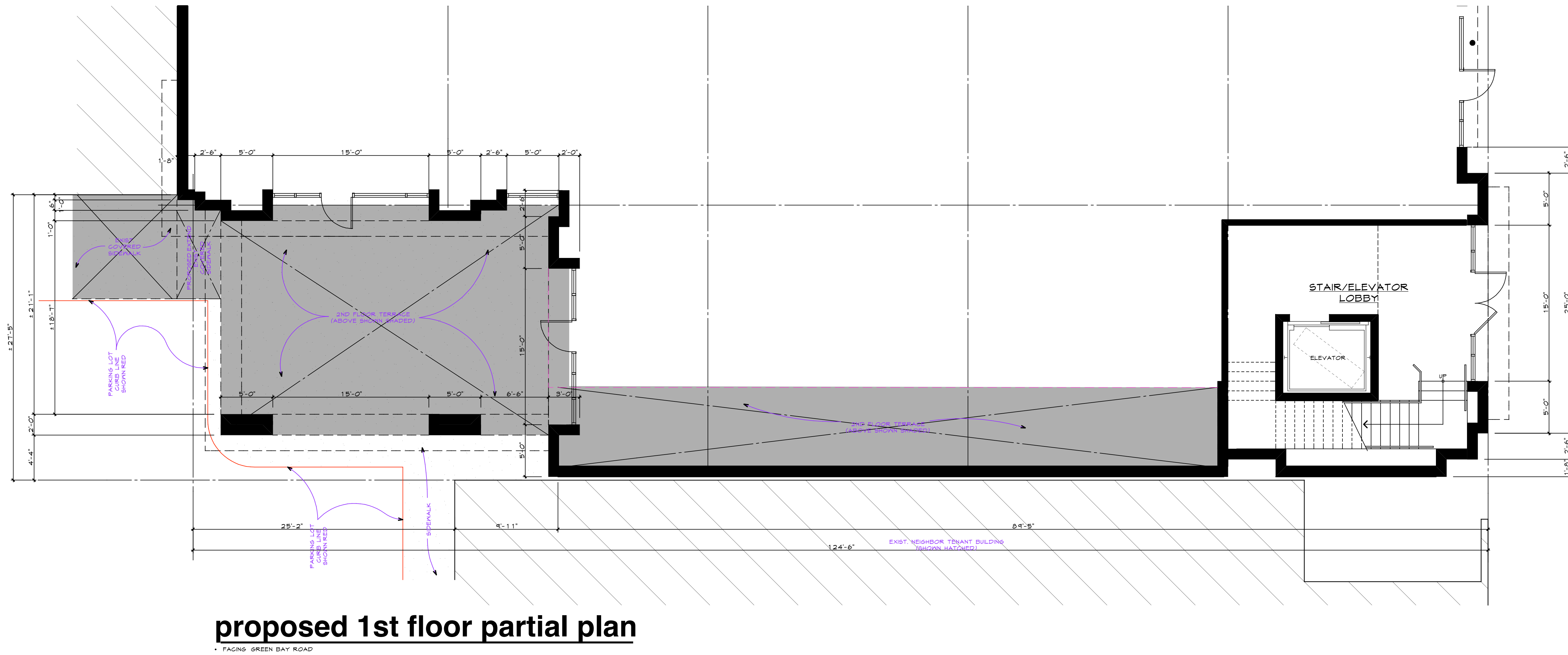
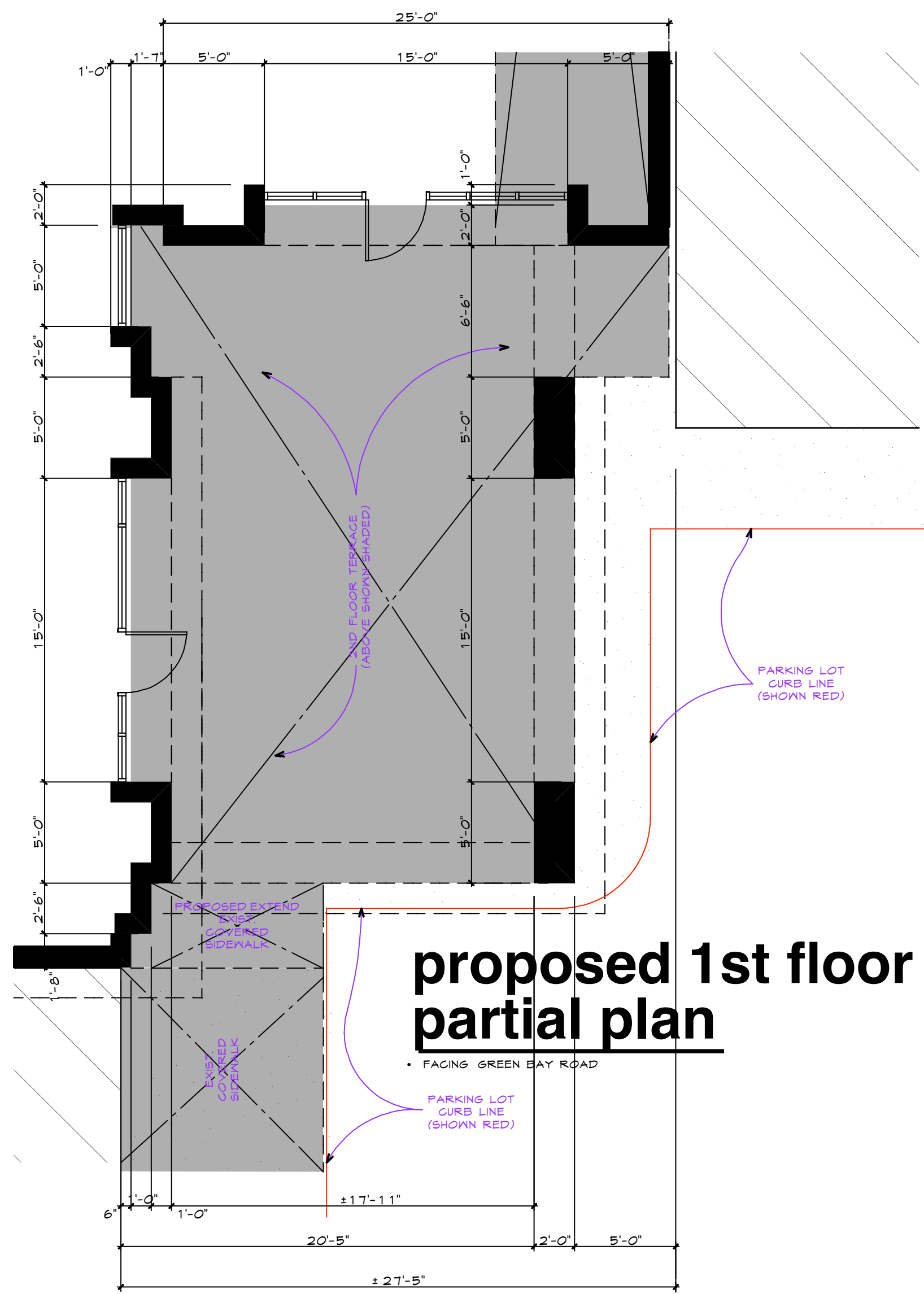
• FACING ACCESS ALLEY



proposed south elevation      3/16"=1'-0"

• FACING SCOTT AVENUE

PROJECT NO:	2055	REVISION:	DATE:	DESCRIPTION:
DATE:	9 NOV 20		9 NOV 20	VILLAGE REVIEW
DRAWN:	RGY/LAF			
CONTENTS: SCOTT AVE. # ALLEY - SOUTH # EAST BUILDING ELEVATIONS				



PROJECT NO:	20255	REVISION:	DATE:	DESCRIPTION:
DATE:	9 NOV 20	9 NOV 20	VILLAGE REVIEW	
DRAWN:	RGY/LAF			
CONTENTS: GREEN BAY ROAD - NORTH & WEST BUILDING ELEVATIONS				

Design Firm License No.: 184 - 002195

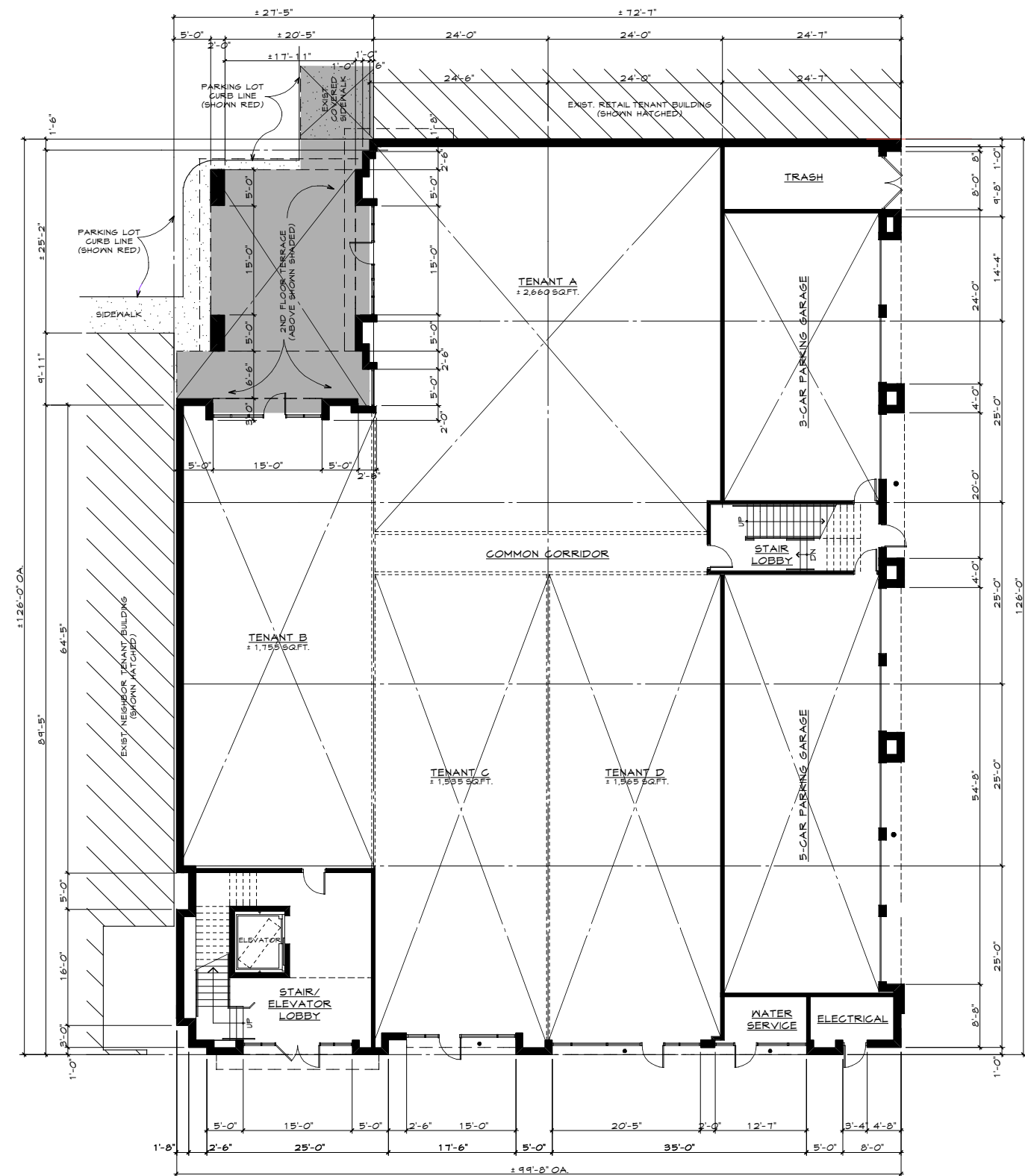
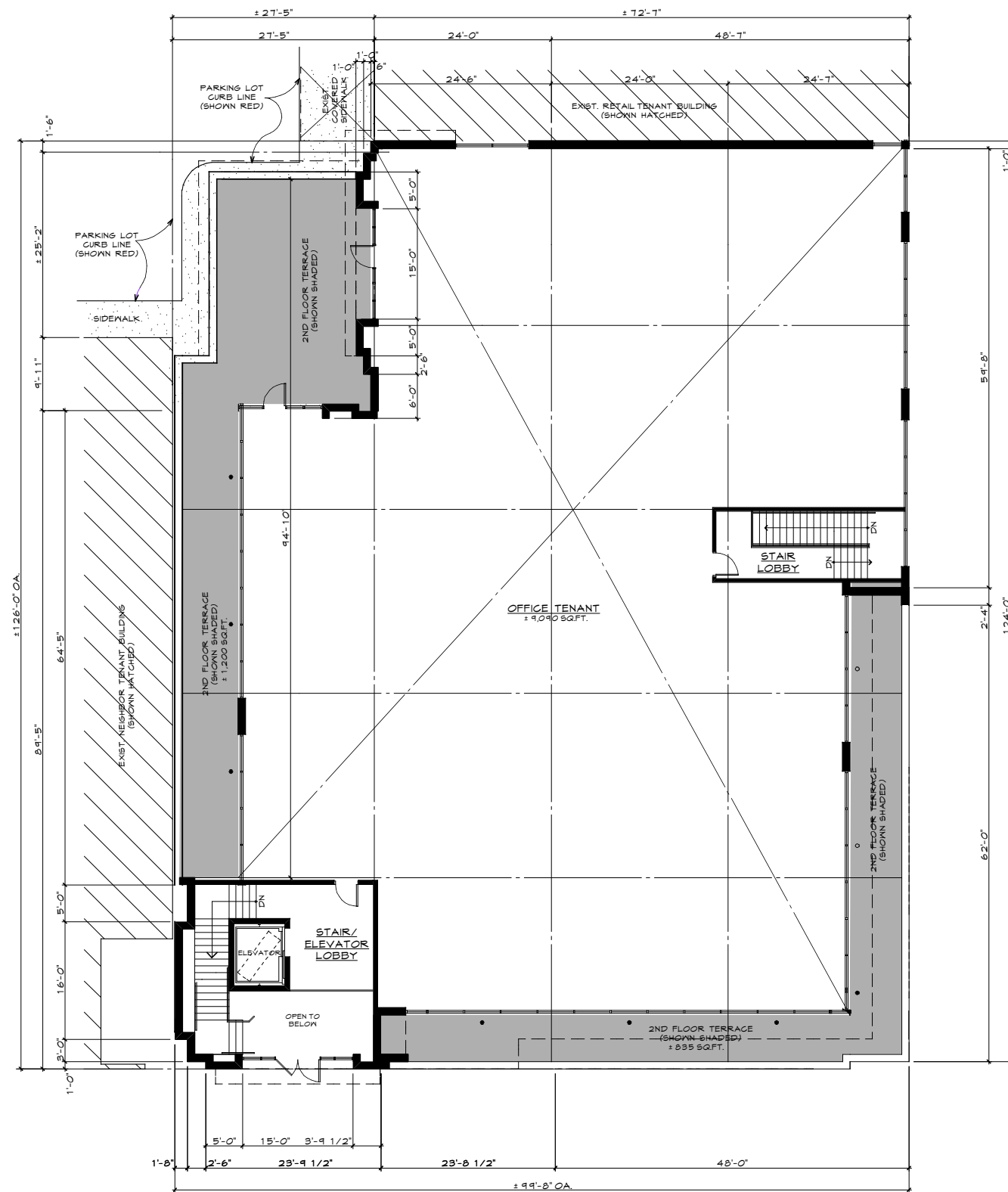
**Architects127**

5625 Chesapeake Drive Tel (847) 452-4125  
McHenry, IL 60050 architects127@gmail.com

**PROPOSED 2-STORY BUILDING**  
**HUBBARD WOODS PLAZA**  
**multi-tenant mixed-use bldg.**  
63- 107 GREEN BAY ROAD  
GLENCOE, ILLINOIS

**A1.1**







# exterior material color & finish legend

**EXTERIOR WALLS:**

- 1) FACE BRICK:  
(MATCH EXIST.)

MANUF.: PALMETTO BRICK  
SIZE: MODULAR (3 5/8" x 2 1/4 " x 7 5/8")  
STYLE: EXTRUDED  
SURFACE: SMOOTH  
COLOR: JAMESTOWN  
BOND: 1/3 RUNNING BOND  
MORTAR: WARM GRAY- DEEP SET RAKE
- 2) FACADE COMPOSITE  
EXTERIOR WALL SIDING:

MANUF.: FIBERON CLADDING OR EQUAL  
SIZE: 6" HORIZ. PLANK-LOOK  
SURFACE: WOOD GRAINED  
COLOR: WARM SIENNA OR EQUAL  
MATERIAL: PREFINISHED-HIGH DENSITY STRATIFIED  
WOOD VENEER BOARD/PANELING  
FASTENER: CONCEALED ATTACHMENT

**GLAZING & FRAMING:**

- 3) 1" THICK CLEAR INSULATED (1/4"-1/2"-1/4") LOW "E" VISION GLASS
- 4) EFCO CORPORATION "SYSTEM 403" WALL (2" X 4-1/2") (THERMALLY BROKEN) STOREFRONT FRAMING SYSTEM, OR ARCHITECT APPROVED EQUAL
- 5) FRAMING: CLEAR ANODIZED ALUMINUM FINISH (MATCH EXIST.)

**ENTRANCE DOORS AND PULLS:**

- 6) STOREFRONT 1" THICK CLEAR TEMPERED GLASS IN CHAMPAGNE ANODIZED ALUMINUM FRAME. DOOR PULL FINISH TO BE CLEAR ANODIZED ALUMINUM FINISH
- 7) ALUMINUM DOOR TO BE EFCO CORPORATION "300 SERIES" MEDIUM STILE AND MATCH WINDOW FRAMING COLOR/FINISH
- 8) SERVICE DOOR 3'-0" X 7'-0" X 1 3/4" INSULATED METAL DOOR AND FRAME, PRIME & PAINT TO MATCH ADJACENT WALL COLOR (U.N.O.)

**METAL CANOPY & FASCIA:**

- 9) PREFIN. METAL CLAD CANOPY: COLOR: LIGHT BRONZE ANODIZED
- 10) PREFIN. METAL COPING/FASCIA: COLOR: WARM GRAY ANODIZED (NEXT FACE BRICK)
- 11) PREFIN. METAL COPING/FASCIA: COLOR: MEDIUM BRONZE ANODIZED (NEXT TO SIDING)

**PROMENADE/BALCONY GLASS RAILING:**

- 12) 42" HIGH, FIXED 9/16" THICK, CLEAR LAMINATED GLASS PANEL RAILING INSTALLED IN 8 FT LENGTHS WITH BASE RAIL SYSTEM AS MANUFACTURED BY "VIEWRAIL" OR EQUAL

**DECORATIVE OUTDOOR LIGHTING:**

- 13) WALL SCONCE:
- MANUF.: Y LIGHTING  
MODEL: LEDGE OUTDOOR LED  
STYLE: WALL MOUNTED  
SURFACE: PAINTED  
COLOR: CLEAR ANODIZED/CHAMPAGNE  
SIZE: 15" H. X 8" W. x 4" D.



9) PREFIN. METAL CLAD CANOPY: COLOR:



Jamestown

1) FACE BRICK:

10) PREFIN. METAL COPING/FASCIA: COLOR:  
(NEXT FACE BRICK)

THIS SAMPLE IS AN ATTEMPT TO SHOW COLOR AND TEXTURE WITH JUST A FEW BRICK. PLEASE UNDERSTAND THAT BRICK SHIPPED MAY COME OUT OF ANOTHER PRODUCTION RUN THAT WILL VARY IN COLOR AND TEXTURE. THIS BRICK MEETS OR EXCEEDS APPLICABLE A.S.T.M. SPECIFICATIONS.



PREFIN. METAL COPING/FASCIA: COLOR  
(NEXT TO SIDING)

2) FACADE COMPOSITE  
EXTERIOR WALL SIDING:



) FRAMING: CLEAR ANODIZED ALUMINUM FINISH (MATCH EXIS

# Ledge Indoor/Outdoor LED Wall Sconce

By Modern Forms



Call Us 866.428.9289

## Product Options

**Finish:** Black , Bronze , Brushed Aluminum

**Size:** 8 inch , 14 inch , 20 inch

## Details

- Luminous Architectural Profile
- Rated Life: 80000 Hours
- Designed in 2015
- Material: Aluminum
- Shade Material: Mitered Glass
- Dimmer Range: 10%
- ADA compliant, Title 24 compliant
- ETL Listed Wet
- Warranty: 5 Years Functional, 2 Years Finish
- Made In China

## Dimensions

**8 inch Option Fixture:** Width 6", Height 8", Depth 4"

**14 inch Option Fixture:** Width 5", Height 14", Depth 4"

**20 inch Option Fixture:** Width 8", Height 20", Depth 4"

## Lighting

- 8 inch Option: 11.5 Watt (525 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 3000K Lifespan: 80000 hours
- 14 inch Option: 19.5 Watt (910 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 3000K Lifespan: 80000 hours
- 20 inch Option: 29 Watt (1575 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 3000K Lifespan: 80000 hours

## Additional Details

**Product URL:**

<https://www.ylighting.com/ledge-outdoor-wall-light-by-modern-forms-uu504646.html>

**Rating:** ETL Listed Wet

**Product ID:** uu504646

**Prepared by:**

**Prepared for:**

**Project:**

**Room:**

**Placement:**

**Approval:**



Notes:



Created November 9th, 2020



# KENILWORTH

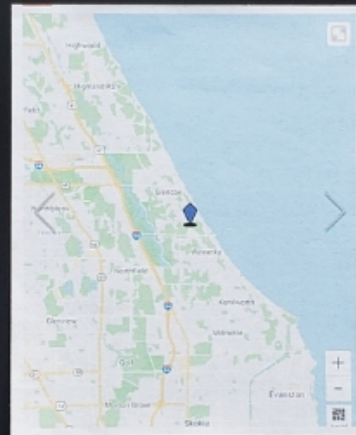
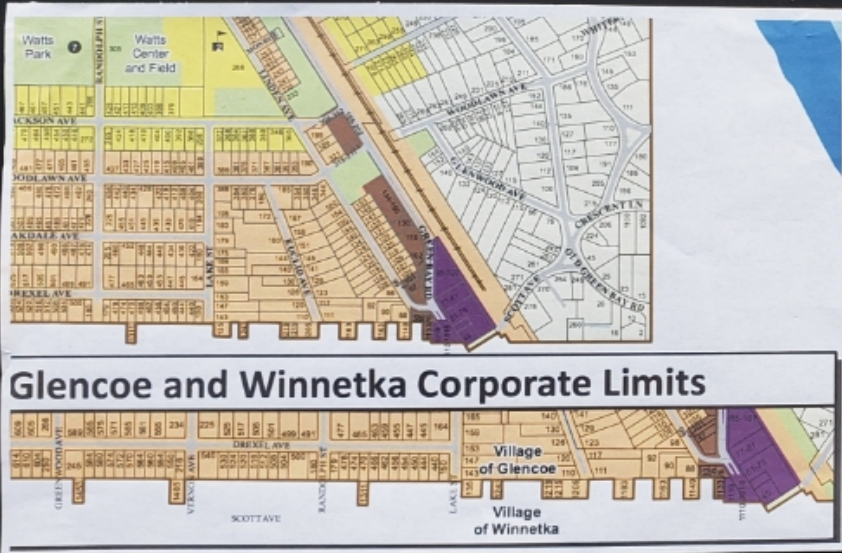
414 GREEN BAY ROAD, KENILWORTH



• TUDOR REVIVAL



400 GREEN BAY ROAD, KENILWORTH



# GLENCOE



706 GREEN BAY ROAD, GLENCOE

## ZONING DATA:

ZONING: BUSINESS DISTRICT B-2

ARTICLE IV - BUSINESS DISTRICTS

SECTION 4-101: SPECIAL DEVELOPMENT & USE REGULATIONS

A. EXTERIOR APPEARANCE REVIEW & APPROVAL IS REQUIRED FOR ANY DEVELOPMENT REQUIRING A BUILDING PERMIT

SECTION 4-110: BULK SPACE & YARD REQUIREMENTS

- MAX. BUILDING HEIGHT.....55'-0"
- MAX. STORIES.....3 STORIES
- BUILDING SETBACK.....0'-0"



362 PARK AVENUE, GLENCOE



340-344 PARK AVENUE, GLENCOE





LIGHT, TAUT PLANE SURFACES



SLEEK & MODERN LOOK USING RECTILINEAR FORMS

VISUALLY WEIGHTLESS QUALITY ENGENDERED BY USE OF CANTILEVER CONSTRUCTION



USEFUL NEUTRAL, FUNCTIONAL STYLE OF ARCHITECTURE

1960 MID-CENTURY MODERNIST/INTERNATIONAL STYLE



# HUBBARD WOODS PLAZA



45 GREEN BAY ROAD, GLENCOE



55 GREEN BAY ROAD, GLENCOE





**NORTH**

**GRAPHIC SCALE**

( IN FEET )  
1 Inch = 25 Ft.

PARCEL 1:  
 LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND LOTS 9 AND 10 (EXCEPT THE SOUTHERLY 100 FEET OF SAID LOTS 9 AND 10) ALL IN BLOCK 1 IN  
 GAGES SECOND ADDITION TO LAKESIDE IN SECTION 17, TOWNSHIP 4 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
 ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 1874 IN BOOK 8 OF PLATS, PAGE 78 AS DOCUMENT 19148 (EXCEPT  
 THE SOUTHERLY 33 FEET OF SAID LOT 9). AFORESAID, BEING THE WEST PARTS OF LOTS 1, 2 AND 3 AFORESAID CONVEYED TO THE  
 VILLAGE OF GLENCOE FOR STREET PURPOSES BY DEED-RECORDED MAY 13, 1886, AS DOCUMENT 71666(1), IN COOK COUNTY,  
 ILLINOIS.

PARCEL 2:  
THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF LOT 7, BLOCK 1, IN  
SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PROCEEDING SOUTHWESTERLY ALONG  
PAGE 75 AS DOCUMENT 1914-140, A DISTANCE OF 670 FEET; THENCE SOUTHWESTERLY ALONG THE NORTHEASTERLY LINE AND THE NORTHWESTERLY EXTENSION  
THEREOF OF SAID LOT 1 THROUGH 7, IN SAID BLOCK 1, A DISTANCE OF 670 FEET; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY EXTENSION  
OF SAID LOT 7, A DISTANCE OF 20 FEET; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 7, A DISTANCE OF 20 FEET;  
NORTHEASTERLY LINE OF SAID LOT 7, A DISTANCE OF 670 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH SAID  
SOUTHEASTERLY LINE OF SAID LOT 7, THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE, EXTENDED, OF LOT 7, A DISTANCE  
OF 20 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 102,366.41 SQ.FT. = 2.3500 ACRES.

EXTERIOR FOOT PRINT AREA OF BUILDINGS: 37,465.16 SQ.FT.

COMMONLY KNOWN AS: 63-107 GLENCOE ROAD, GLENCOE, ILLINOIS.

PERMANENT INDEX NUMBERS: 05-17-109-001-0000  
05-17-109-002-0000  
05-17-109-010-0000  
05-17-109-011-0000  
05-17-109-013-0000

VICINITY MAP

1st Ave

2nd Ave

3rd Ave

SURVEY SITE

**SURVEY SITE**

<u>DESCRIPTION</u>	<u>REQUIRED</u>	<u>ACTUAL</u>
ZONING DISTRICT	N/A	B-2
APPROXIMATE RETAIL AREA (EXCLUDING CORNER BANK)	N/A	37,247 SF
NUMBER OF PARKING SPACES	1/500 SF = 37247/500 = 75 SPACES	110 SPACES (COMPLIES)

DESCRIPTION	REQUIRED	ACTUAL
2 STORY BUILDING (INCLUDING EXISTING RETAIL AREA AND PROPOSED 12,974 SF SECOND FLOOR)	N/A	50,221 SF
NUMBER OF PARKING SPACES 2 STORY BUILDING	1/500 SF = 50,221/500 = 101 SPACES	110 SPACES (COMPLIES)

\*\*\*EXISTING NUMBER OF PARKING SPACES WAS CALCULATED USING A COMBINATION OF EXISTING SURVEY INFORMATION AND GOOGLE AERIAL VIEWS. EXACT NUMBER OF PARKING SPACES SHOULD BE CONFIRMED IN FIELD

LEGEND:

- — MANHOLE
- ⊙ — SEWER MANHOLE
- ⊗ — CATCH BASIN
- — INLET
- ⊕ — TRAFFIC SIGN
- — LIGHT POLE
- ⊗ — GAS VALVE
- ⊗ — WATER VALVE
- ⊗ — MONITORING WELL
- ⊗ — UTILITY POLE
- — ROOF POST
- — GUARD POST
- ♿ — HANDICAPPED PARKING SPACE

[illegible]

ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 35-2281 MY LICENSE EXPIRES NOVEMBER 30, 2008

DATE: December 20, 2006

Drawn by: SP

THE LEGAL DESCRIPTION SHOWN ON THE PLAT  
HEREON DRAWN IS A COPY OF THE ORDER, AND  
FOR ACCURACY SHOULD BE COMPARED WITH  
THE TITLE OR DEED.

ORDER NO.: 06-76788

SCALE: 1 INCH = 25 FEET.

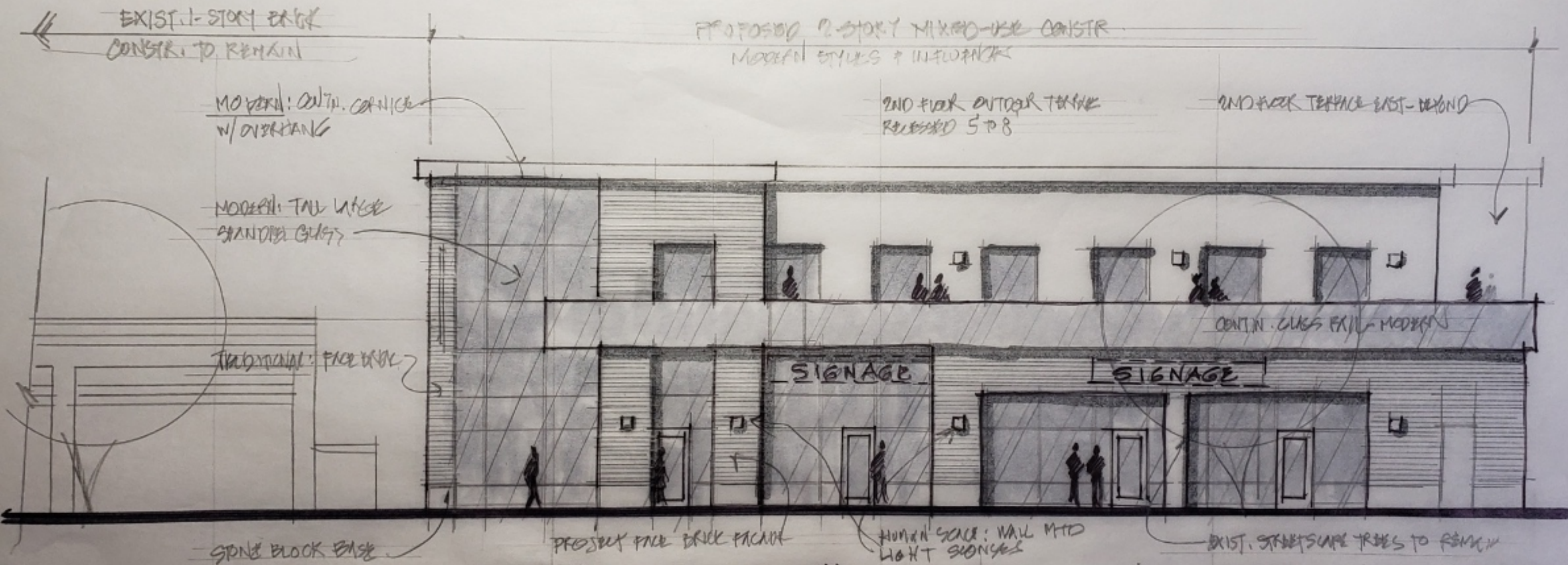
DATE OF FIELD WORK: December 18, 2006  
ORDERED BY: RONALD M. GONSKY, LTD.

ORDERED BY: RONALD M. GONSKI, LTD.  
Attorneys at Law

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south elevation (B)

1/8" = 1'-0"

# SUBURB SHOPS' ARCHITECTURE WINS CITATION

Glencoe's Hubbard Woods Fashion center has been cited as one of the outstanding architectural contributions to the Chicago area during the last five years. It is located at Linden and Scott avs., adjacent to Hubbard woods.

The honor was announced recently by the American Institute of Architects and the Chicago Association of Commerce at the second annual Civic Pride luncheon. Judged on design and construction, the center was selected from more than 300 entries.

## Design Features

The center's 12 shops, designed in contemporary style, occupy about 33,000 square feet with each shop a one story, trilevel structure. Each store is summer and winter air conditioned. Along the store fronts is 620 feet of glass frontage. Parking accommodations are available for about 350 autos.

The color scheme is predominantly white, with contrasting colored panels over each store front to give each shop individuality. Other features include inlaid brick sidewalks, stainless steel based columns, and a 22 foot colonnade which rings the store

## *Cite Suburban Fashion Center*



Hubbard Woods Fashion center, Glencoe, recently was cited as one of the outstanding architectural contributions to Chicago area during last five years. Presentation was made by American Institute of Architects and Chicago Association of Commerce.

fronts. Store interiors are free of columns and are fluorescent lighted.

## Center Shops

Construction on the center, which covers about 1,000 square feet, was begun last January and the first store opened last August. Architect is Cone & Dornbusch, 100 N. La Salle st.

Shops in the center include Lane Bryant, Ruth McCulloch, Cover Girl, Custom Closets, Arnold's, C. D. Peacock, Gentlemen Jr., Talk of the Town, Small Fry, and Mister Shops.