



MINUTES VILLAGE OF GLENCOE PLAN COMMISSION

Village Hall Council Chambers
675 Village Court
Wednesday, January 29, 2020 – 7:30 p.m.

1. CALL TO ORDER

The January 29, 2020 meeting of the Plan Commission of the Village of Glencoe, Cook County was called to order in the Village Hall Council Chamber at 7:32 p.m.

2. ROLL CALL

The following were in attendance:

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
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 were absent:

Dudley Onderdonk, Glencoe Park District Representative

The following were also in attendance:

Taylor Baxter, Development Services Manager
David Mau, Public Works Director
Lee Brown, Village Planner

3. CONSIDER THE OCTOBER 23, 2019 PLAN COMMISSION MEETING MINUTES

The minutes from the October 23, 2019 Plan Commission meeting were approved.

4. PUBLIC COMMENT TIME

There were no comments from the public.

5. CONSIDERATION OF EXTERIOR APPEARANCE REVIEW FOR WINTRUST BANK SIGN

Development Services Manager Taylor Baxter provided an overview of the Plan Commission's role and responsibility for reviewing the proposed signage application based on its exterior appearance review function. The new sign being proposed by Wintrust Bank was a replacement of the former existing sign

that was damaged in a windstorm last year. The new sign as proposed will be constructed of aluminum with an acrylic sign face. Where the former sign was illuminated with exterior spotlights, the new proposed sign will be internally illuminated. The sign installer was present and provided color and material samples of the proposed acrylic sign. Discussion ensued regarding the illumination level of the proposed sign and time frame within a 24-hour day when the sign would be illuminated. The conclusion was that the internally illuminated sign would be a reduction over the exterior spotlighting and that the sign lighting would likely be on an optic eye that would light the sign from dusk until dawn.

Commissioner Van Vechten moved and Commissioner Mukherjee seconded approval of the sign proposal as presented. The motion was approved by the following vote:

RESULT:	ACCEPTED
AYES:	Huvar, Miller, Mihalopoulos, Mukherjee, Satter, Solon, Thompson, Turner, Van Vechten (9)
NAYS:	None (0)
ABSTAIN:	None (0)
ABSENT:	Onderdonk (1)

6. DISCUSSION OF PLAN COMMISSION RULES AND RESPONSIBILITIES

Village Planner Lee Brown led the Commission through a short question and answer discussion on its responsibilities focusing on three primary areas:

- The Plan Commission is a recommending body to the Village Board on establishing, amending and updating the Comprehensive Plan, reviewing and recommending preliminary and final plats of subdivision and site plan review for commercial development.
- The responsibilities of Plan Commission members include being prepared, asking questions and seeking evidence and contributing to the findings of fact as the basis for decisions.
- The resources available to the Plan Commission includes the online Village Code, the Comprehensive Plan, Downtown Plan and Design Guidelines.

Upcoming plans for future Commission agenda in 2020 will include the Final Plat and Final Engineering for the proposed 1801 Green Bay Road Subdivision, potential exterior appearance review for a new retail space in the downtown and a discussion on the timetable for updating the Comprehensive Plan.

7. STANDING COMMITTEE REPORTS/ANNOUNCEMENTS

Commissioner Van Vechten provided an update on the progress to date on the proposed relocation of the Sherman Booth Cottage from 239 Franklin Road to the Park District park 7N site at Maple Hill Road and Franklin Road.

8. SCHEDULE NEXT MEETINGS OF THE PLAN COMMISSION

It was announced that the next regularly scheduled Plan Commission meeting for February was moved to March 4, 2020.

9. ADJOURNMENT

The meeting was adjourned at 8:58 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: 668 Vernon St. Glencoe

Applicant name: Naruto LLC Applicant phone: 619-985-7994

Applicant e-mail: construction@shapack.com

Owner name (if different from applicant): Max Taleb

Owner phone: 708-785-0086 Owner e-mail: max@pizzacapri.com

Brief description of project: Rehab of existing structure and space for future restaurant use

Section C: Acknowledgement and Signature:



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



Applicant's signature

2/20/2020

Date

Momtaz Taleb

Owner's signature (if different than applicant)

02/20/2020

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

February 2020

DESIGN INTENT FOR EXTERIOR APPEARANCE APPROVAL

Property on #668 VERNON Ave. Glencoe. IL

To Whom It May Concern,

As part of the Exterior Appearance application we would like to introduce the distinctive characteristics that support our design for a storefront renovation on #668 Vernon Ave.

Considering the historical, architectural and civic values that define the Downtown Glencoe District, it is our aim to contribute to the visual interest, positive and pedestrian friendly atmosphere that is currently found in the area.

The character and appearance of the property possesses great qualities and its consistent with the local architectural identity. It is our desire to maintain and enhance these qualities through elements such as materiality: through the re-use of its current brick (if possible, or painted, or replaced), large window proportions for an attractive and inviting experience, and a clear and inviting entrance to the commercial space that enriches the character of the business district of Glencoe.

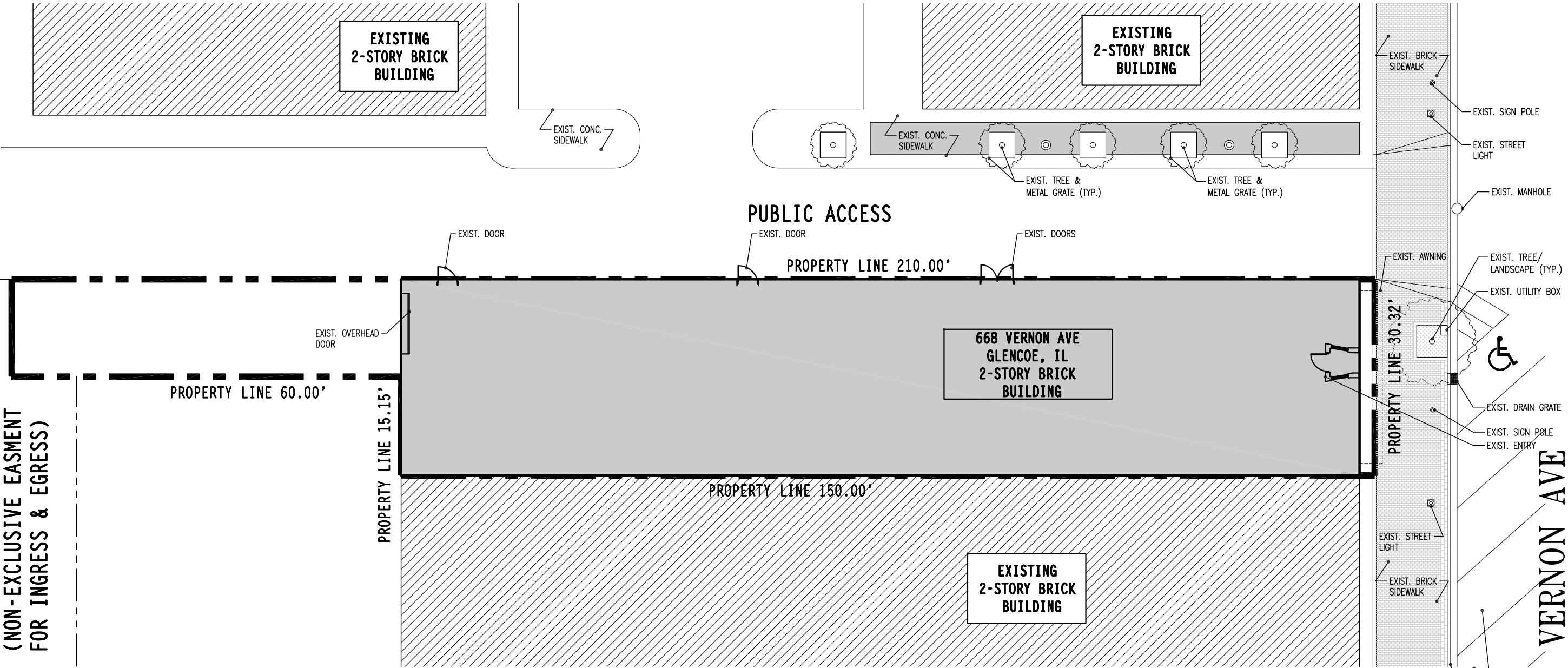
As per the overall structure our design simplifies the elements currently present on the roof and cornice to return the facade to its original intent. The rhythm of columns on the facade is kept and complemented with a large open storefront window divided into vertical segments that accentuate the elegant and traditional nature of the facade. The entrance will be framed with blackened wood details paired with a modest sign for its business. Additional signage will be placed over an updated blackened metal cornice and paired with a blade sign consistent with the pedestrian nature of the street.

Our choice of brick color will vary between an original brick-red tone or a charcoal grey reminiscent of the nature of the business at place. The overall palette will be enhanced by the use of metal and wood details, reinforcing of the current roof line and its contrast with the colorful palettes inside the establishment. The large window format will allow the interior space to become an attractive element in the commercial landscape of the street.

Please refer to our attached drawings and renderings for a visual description of the above-mentioned elements. We hope the board will be as excited as we are to introduce a new destination in the neighborhood.

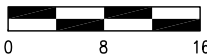
Jun Aizaki, AIA
President, crème

(NON-EXCLUSIVE EASMENT
FOR INGRESS & EGRESS)



A101 EXISTING SITE PLAN

SCALE: 1/16"=1'-0"



+ b a r k e r / n e s t o r +
A R C H I T E C T U R E + D E S I G N
600 WEST CERMAK RD. STE. 3C CHICAGO, IL 60616 USA TEL: 847+763+1692 FAX: 847+763+1697

PROPOSED ARCHITECTURAL SKETCH FOR:
RESTAURANT & BAR
668 VERNON AVE
GLENCOE, IL 60022

SHEET NUMBER:
A1

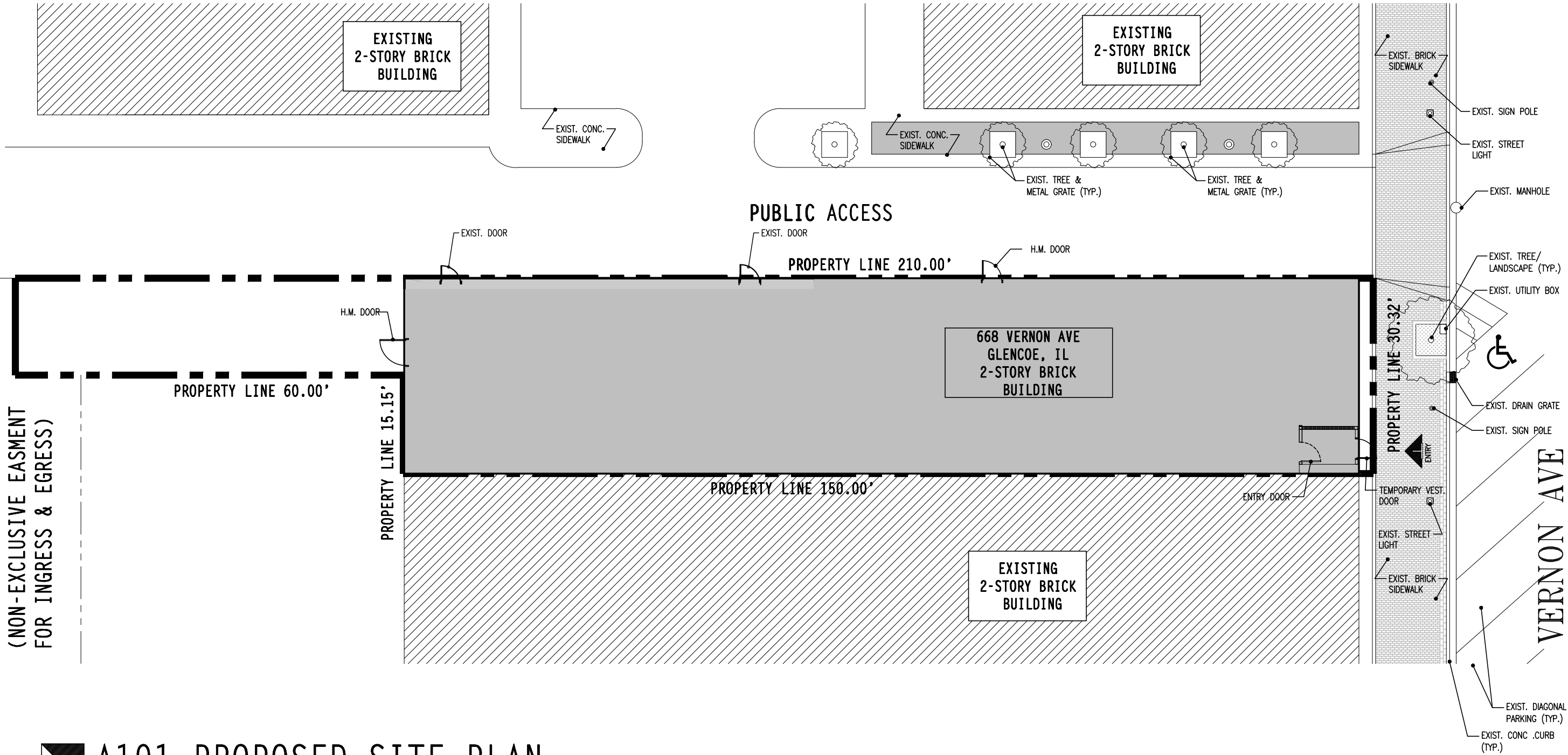
PROJECT NUMBER:	N1953A
DRAWING NAME:	A01.dwg
ISSUE DATE:	20 FEBRUARY 20
DRAWN BY:	EC

(NON-EXCLUSIVE EASEMENT
FOR INGRESS & EGRESS)



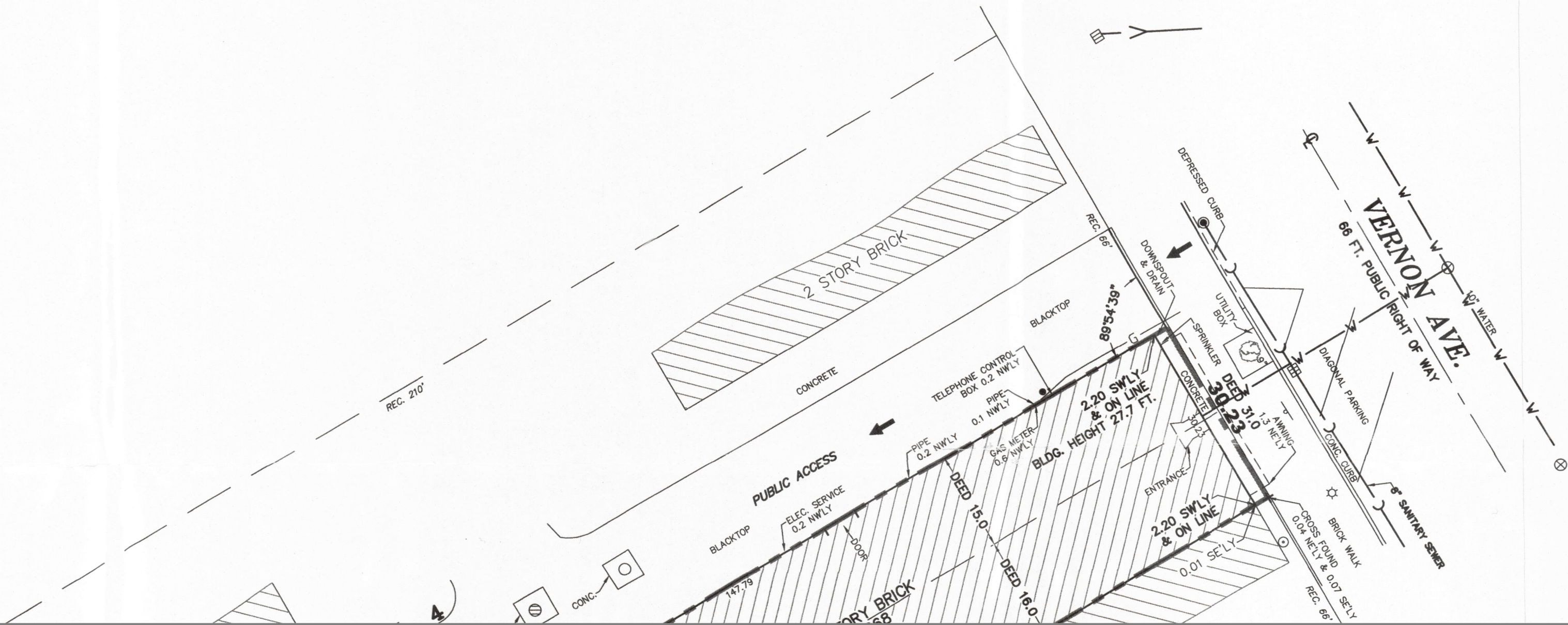
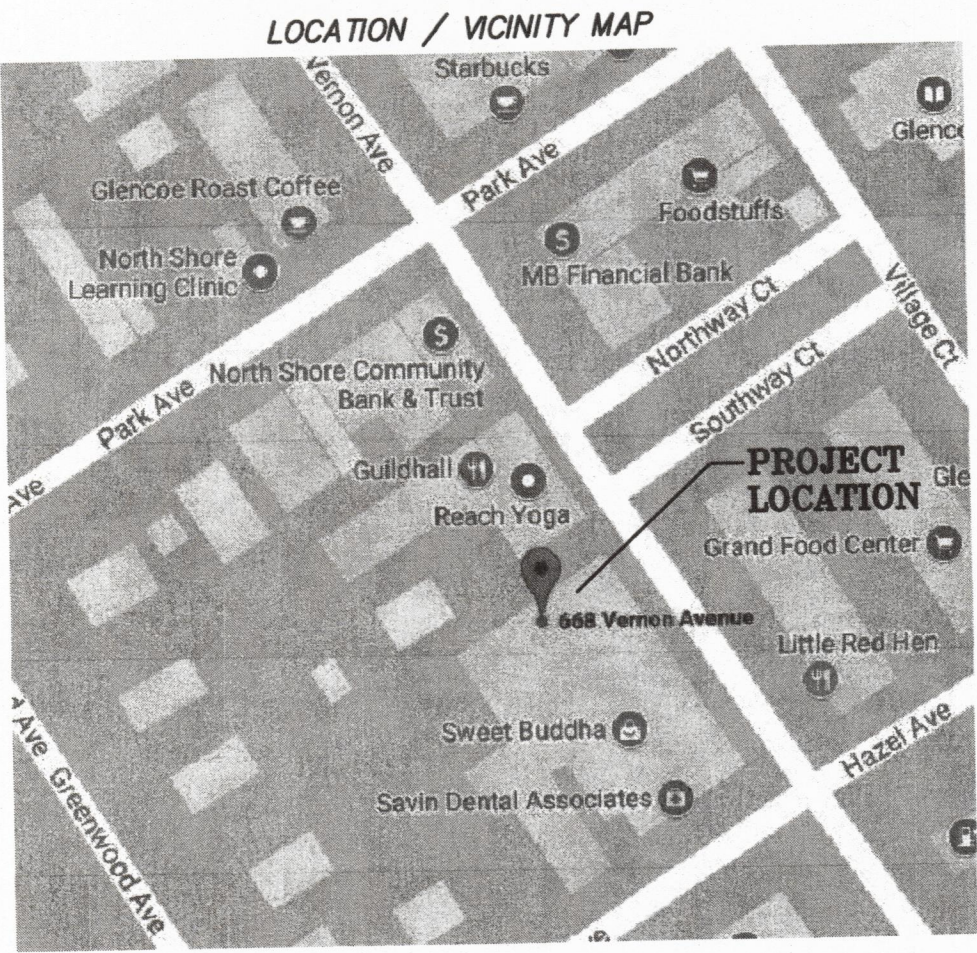
A101 PROPOSED SITE PLAN

SCALE: 1/16"=1'-0"



PROJECT NUMBER: N1953A		DRAWING NAME: A01.dwg		ISSUE DATE: 20 FEBRUARY 20		DRAWN BY: EC	
<div>+ b a r k e r / n e s t o r + A R C H I T E C T U R E + D E S I G N 600 WEST CERMAK RD. STE. 3C CHICAGO, IL 60616 USA TEL: 847+763+1692 FAX: 847+763+1697</div>							
PROPOSED ARCHITECTURAL SKETCH FOR: RESTAURANT & BAR 668 VERNON AVE GLENCOE, IL 60022							
SHEET NUMBER: A1							

ALTA/NSPS LAND TITLE SURVEY



LEGAL DESCRIPTION:

PARCEL 1:

THE SOUTH 15 FEET OF LOT 4, AND THE NORTH 16 FEET OF THE EAST 150 FEET OF LOT 5, IN BLOCK 32 IN GLENCOE, A SUBDIVISION OF SECTIONS 5, 6, 7 AND 8 IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

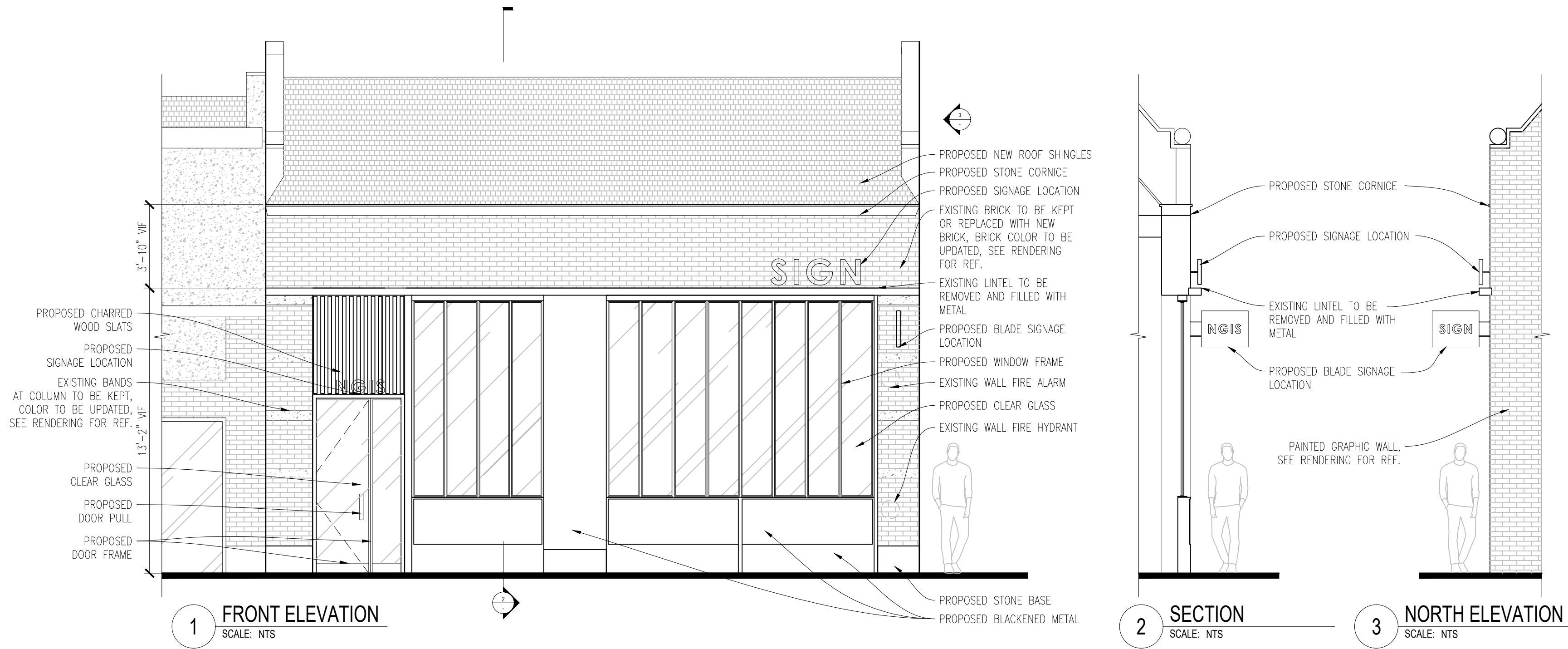
PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS CREATED BY EASEMENT GRANT RECORDED FEBRUARY 14, 1994 AS DOCUMENT 94140851 AND AS CONTAINED IN DEED RECORDED AS DOCUMENT NUMBER 94140852 FROM ARTHUR G. WIENECKE AND EVELYN M. WIENECKE TO JERRY WEINHANDT OVER THE FOLLOWING DESCRIBED LAND: THE WEST 10 FEET OF LOTS 5, 6, AND 7, THE SOUTH 15 FEET OF THE EAST 20 FEET OF LOT 11, AND THE EAST 20 FEET OF LOTS 10, 9 AND 8, IN BLOCK 32 IN GLENCOE, A SUBDIVISION OF SECTIONS 5, 6, 7, AND 8 IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CRÈME
JUN AIZAKI
ARCHITECTURE
& DESIGN

#668 Vernon Ave. Glencoe.
FACADE APPLICATION

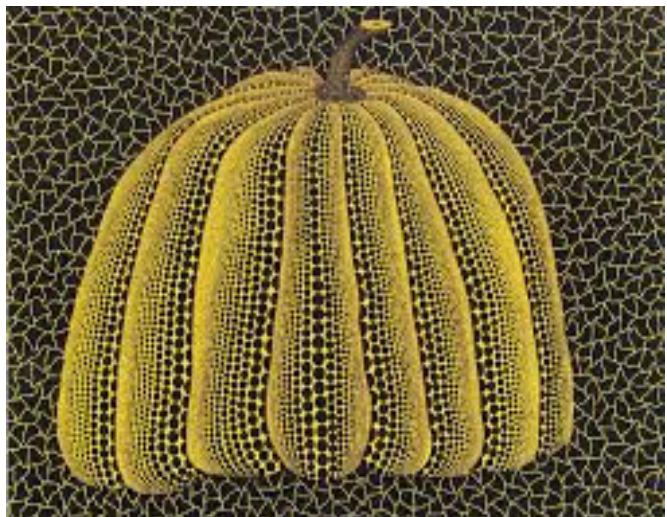
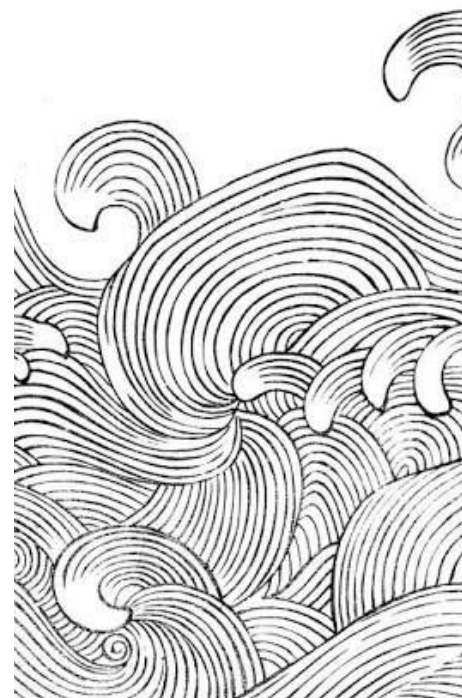
FEBRUARY 19th, 2020







GRAPHICS ON NORTH WALL
FOR REFERENCE ONLY









GRAPHICS ON NORTH WALL
FOR REFERENCE ONLY





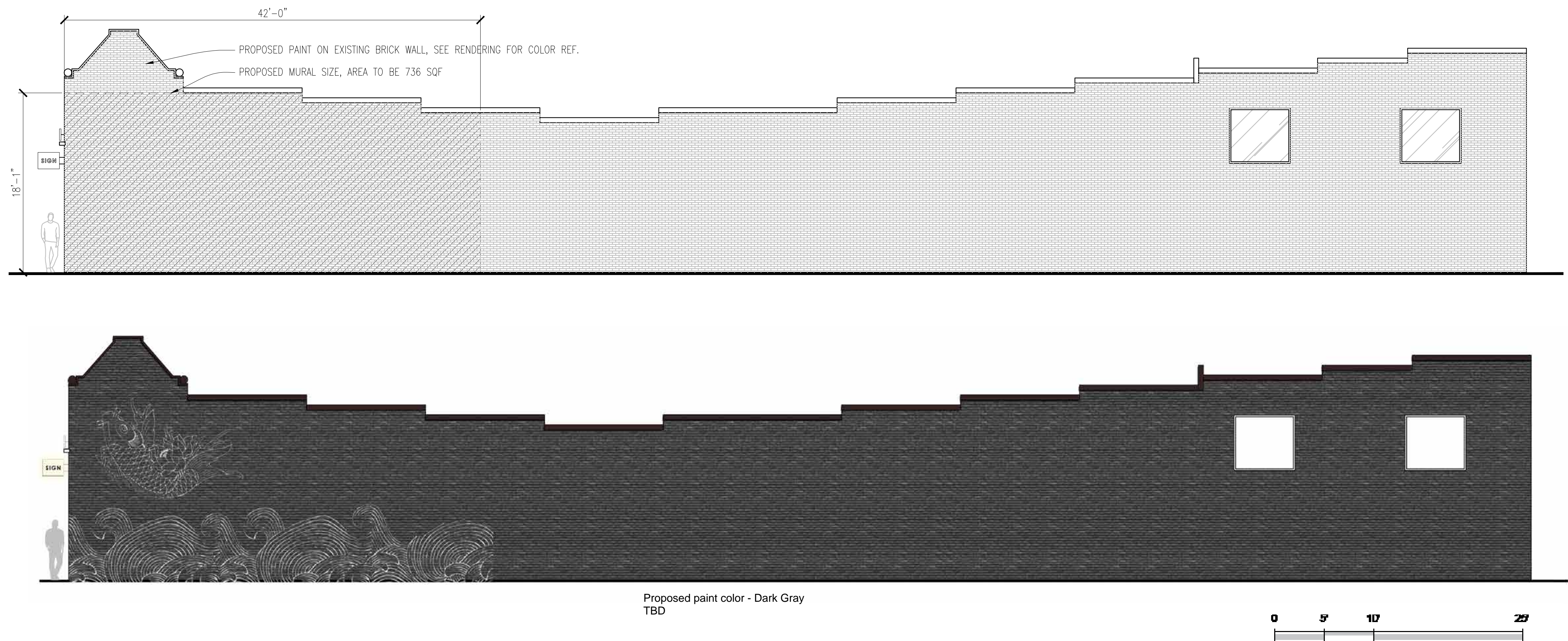
CRÈME
JUN AIZAKI
ARCHITECTURE
& DESIGN

#668 Vernon Ave. Glencoe.

THANK YOU

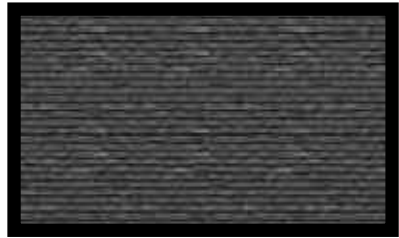
FACADE ELEVATION

#668 VERNON AVE

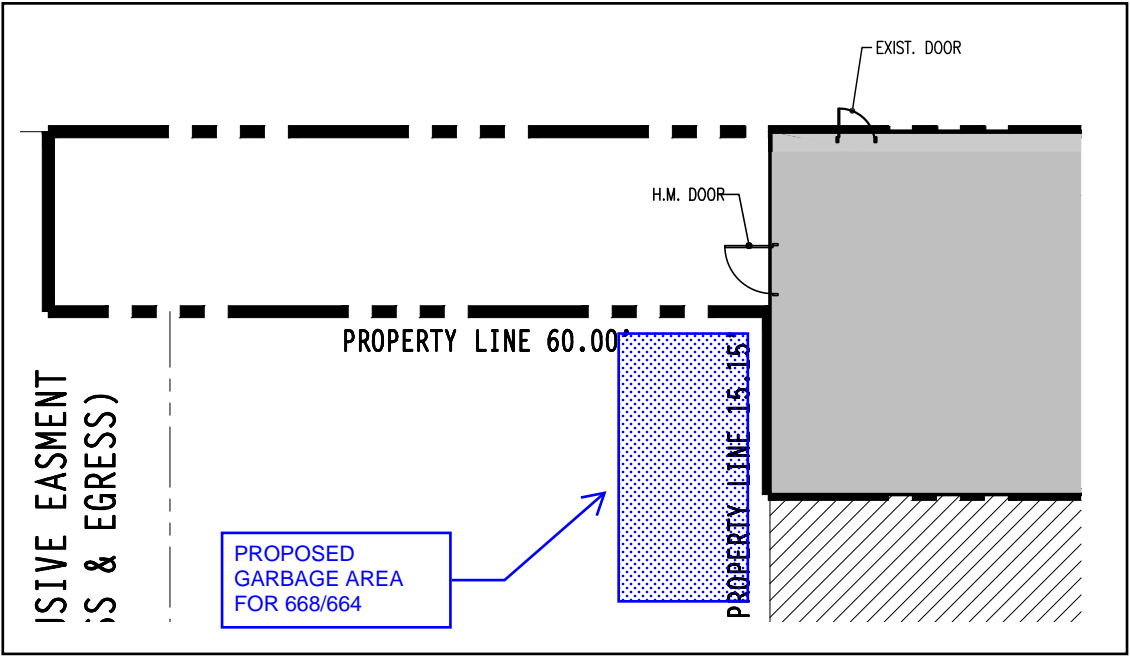
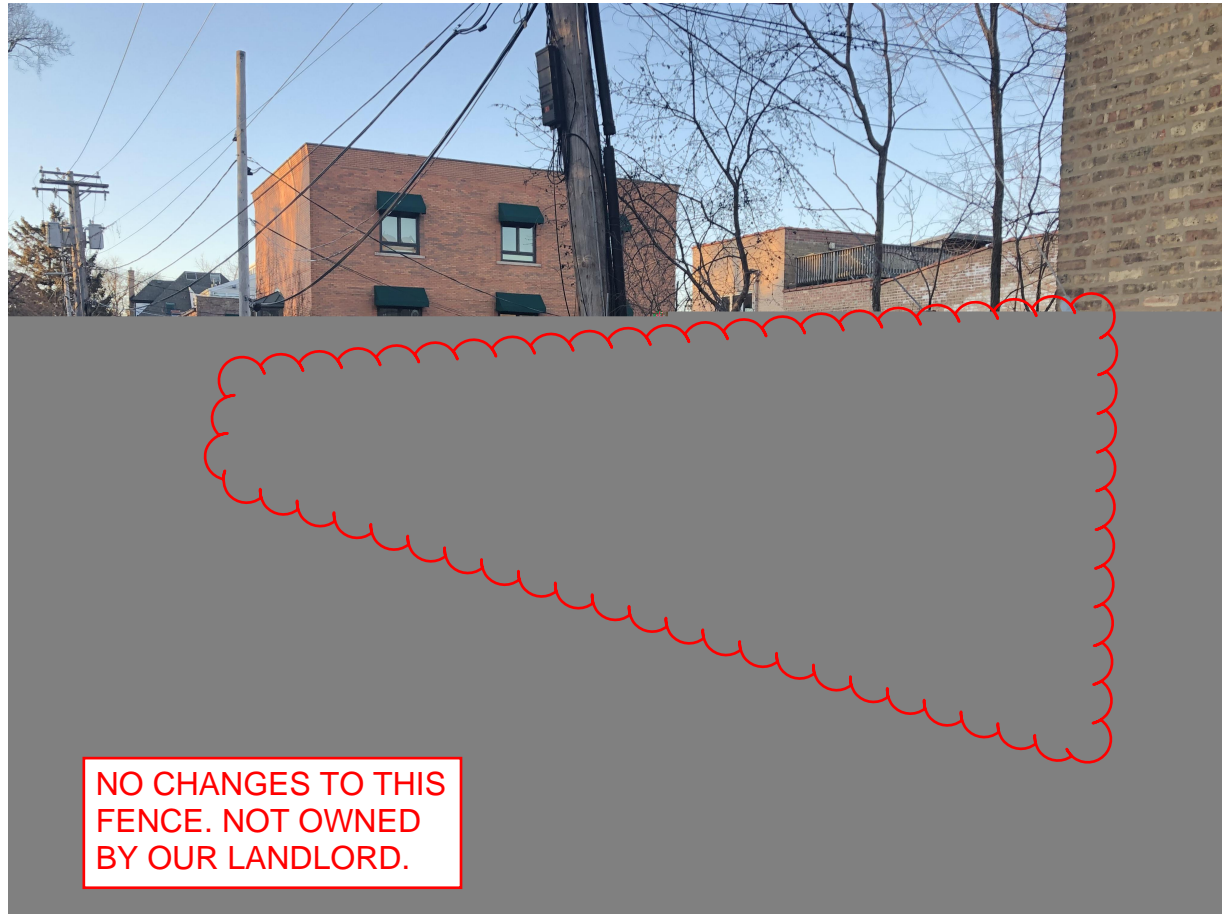
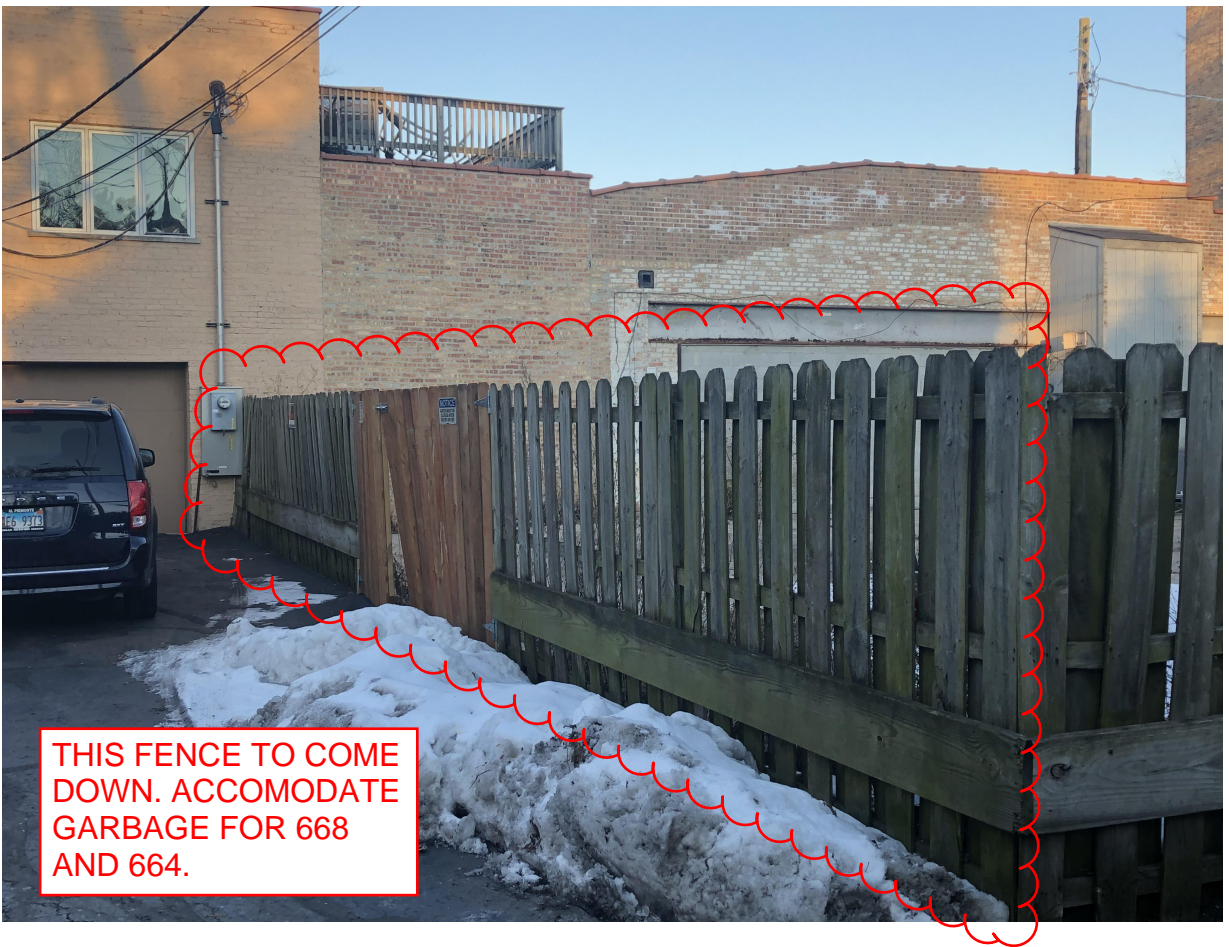




Rear garage door will be replaced with a single door. fill in area with brick, tuck-point and paint to match north facade



Proposed paint color - Dark Gray
TBD









The Village of Glencoe

EXTERIOR APPEARANCE REVIEW APPLICATION

DESIGN GUIDELINES CHECKLIST:

Streetscape Design Guidelines

PUBLIC REALM

SIDEWALK + STREETScape	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	
PUBLIC ART	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.				See "murals" below
MURALS	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.				The mural as proposed would add to the character of the Downtown Public realm. However, it is conceptual in nature and subject to change. The Plan Commission would need to re-review any significant changes and the applicant should ensure that any mural does not include commercial advertising

Architectural Design Guidelines

SITE ENHANCEMENTS

LANDSCAPING	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.			No changes	
PARKING + PARKING LOT AMENITIES	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.			No changes	



The Village of Glencoe

EXTERIOR APPEARANCE REVIEW APPLICATION

DESIGN GUIDELINES CHECKLIST:

Architectural Design Guidelines (Continued)

SITE ENHANCEMENTS

LOADING + UNLOADING SERVICE AREAS	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.				The applicant should provide more information on dumpster screening

BUILDING FORM

MASSING + PROPORTION	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.			No changes	
BUILDING RHYTHM + ARTICULATION	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.			No changes	
BUILDING HEIGHT TO RIGHT OF WAY WIDTH	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.			No changes	
MULTIPLE TENANT SPACES	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Incorporate building features that distinguish between multiple tenant spaces along a facade.			No changes	



The Village of Glencoe

EXTERIOR APPEARANCE REVIEW APPLICATION

DESIGN GUIDELINES CHECKLIST:

Architectural Design Guidelines (Continued)

BUILDING FORM

BUILDING SETBACKS, STEPBACKS + BUILD-TOS	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.			No changes	
BUILDING CORNERS	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).			No changes	
MECHANICAL EQUIPMENT + UTILITIES	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.				The applicant should provide more information on how they intend to screen rooftop mechanical units

FACADE COMPONENTS

ENTRANCES	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.	Meets all design goals and recommendations			
WINDOWS + DOORS	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.	Meets all design goals and recommendations			



EXTERIOR APPEARANCE REVIEW APPLICATION

DESIGN GUIDELINES CHECKLIST:

Architectural Design Guidelines (Continued)

FACADE COMPONENTS

AWNINGS + CANOPIES	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.	Proposes removing awning, which is unusual but not unique			
BUILDING MATERIALS + COLORS	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.	Both facade options meet intent; However, one option is more closely aligned with the Design Guideline			
Materials Palette: (See Design Guidelines for Reference)	Meets intent			
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.	Option with red brick more closely meets intent			
LIGHTING	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.				Final signage and lighting plans are likely to require further review



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.	Meets intent			
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.				Final signage plan required

COMMENTS

See attached staff memo



VILLAGE OF GLENCOE MEMORANDUM

675 Village Court, Glencoe, Illinois 60022
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www.villageofglencoe.org

DATE: February 26, 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 – 668 Vernon Ave. Exterior Appearance Review**

Project background

The applicant has proposed converting a former art store and gallery in the B-1 (Central Business District) zoning district into restaurant space. The subject property, which is located on the west side of Vernon Avenue between Hazel Avenue and Southway Court, includes the one-story building, an approximately two-foot-wide strip of concrete along the front sidewalk, and a 60-foot by 15-foot rectangle that extends off the north half of the rear of the building. A private alley runs along the north side of the building.

Applicant's request

The applicant has proposed a complete renovation of the building for two new restaurants sharing a single front door, which would include the following exterior changes:

- Removing the dormers, paneling, paint and awning on the front façade
- Relocating the front door and reconfiguring the front windows
- Tuckpointing and painting all three sides of the building according to one of the two options provided with this application
- Replacing the rear garage door with a single door
- Removing the existing wood fence extending off the back of the building
- Replacing roof skylights
- Adding a new garbage area for use by the new restaurants and the tenants of the building to the south (664 Vernon Ave.)
- Installing a mural on the eastern part of the north wall of the building. A mural would be permitted in this location with Plan Commission approval, provided that is not commercial advertising. The applicant has indicated that the mural included with this application is conceptual and subject to change.
- Updating the rooftop mechanical equipment (roof locations have yet to be determined)

The applicant has included proposed signage with this application, which includes two wall signs and a projecting sign on the front of the building. The projecting sign as proposed would require the approval of a variation from the Zoning

Board of Appeals. The applicant has indicated that the proposed signage is conceptual and that they are prepared to return to the Plan Commission at a later date for exterior appearance approval of a final sign proposal.

Applicable zoning code standards

	Maximum allowed per code	Proposed
Number of wall signs	One per business establishment	One per business establishment
Sign area	1.5 sq ft per foot of street frontage	TBD
Projecting sign width	12 inches	32 inches
Sign brightness	75 foot-candles	TBD

Applicable Design Guidelines standards

The Village's Design Guidelines includes the following criteria:

I. Public Art Design Goal: A unique identity using public art, architecture and landscaping that enhances civic pride, depicts a cultural or historic event and adds interest to public spaces (p. 11).

The applicant has proposed a mural on an approximately 750-square-foot section of the north wall of the building. As proposed, this would add interest to the public realm along Vernon Avenue. However, the applicant has stated that the mural is conceptual in nature and subject to change. A final proposal that differs significantly from that shown in this location would need to come back to the Plan Commission for exterior appearance review. Any mural that contains commercial advertising would not be permitted under the requirements of the sign code.

II. Loading + Unloading Service Areas Design Goal: Minimal impact to pedestrian safety and vehicular circulation created by conflicts with loading and unloading service areas (p. 14); Mechanical Equipment + Utilities Design Goal: All mechanical equipment and utilities screened and away from public view and outside of the public right-of-way (p. 21).

The building has a service entrance accessible via the alley to the rear, which meets the guideline of “minimizing the visibility and impact of service areas by locating areas and service access away from primary building access points”. However, the applicant has proposed a new shared garbage area to the rear of the building and the removal of the fence extending from the rear of the building. The Design Guidelines include a recommendation to “screen trash enclosures”. While dumpsters are currently visible at the rear of the building, this renovation may be an opportunity to provide better screening for the benefit of adjacent properties to the north.

Likewise, some rooftop mechanical units are currently visible from the alley to the north of the building, and others may be visible from adjacent properties. While the applicant's plans for the rooftop are not yet finalized, this may be an opportunity to provide improved screening of these units, per the stated design guideline to “screen views of roof-mounted mechanical equipment from adjoining properties and public right-of-way with landscaping or building elements consistent with overall design of the building facades”.

III. Entrances Design Goal: Inviting entrances that are focal points of the building (p. 22).

The proposed façade meets the design guideline to “provide an enhanced entry that is located and designed in relationship to the overall size and scale of the building”, provides “building and site features to emphasize the entrance location” and will be reviewed for ADA accessibility requirements at the time of permitting.

IV. Windows + Doors Design Goal: Windows and doors designed to be compatible with the business district character (p. 23).

The applicant has proposed a series of 12 vertical windows across the front façade. While this would be unique in the business district, it would meet the design guideline to “located and space windows and doors to express a rhythm and create visual continuity” and would “remain internally consistent with the architectural style of the building”.

V. Awnings + Canopies Design Goal: Awning and canopies that offer shade and cover from the elements enhance building architecture and added color and interest to the streetscape” (p. 24).

The applicant has proposed removing the existing awning from the building. While most storefronts along Vernon Avenue have awnings, the two properties to the south of the subject property do not.

VI. Building Materials + Colors Design Goal: The use of durable, traditional and/or new building materials that are consistent with the surrounding context (p. 25).

The Design Guidelines call for materials and colors that “enhance the business district’s identity and character” and that “should be selected to be consistent with the architectural style and overall design of the building, and to be maintainable and consistent with the quality and character of the business district”. The applicant has provided two options for the front façade: a primarily red brick option with dark gray accents and an entirely dark gray option. While both options would likely help “enhance the identity and character” of the area, the red brick option would be considered more traditional and consistent with the surrounding context. According to the Design Guidelines, “since the downtown is envisioned as a lively, playful environment, the use of more vivid colors for select accents is encouraged” (p. 27).

The Design Guidelines also recommend brick, stone or glass as primary building materials. The removal of the paneling on the front of the façade to expose the brick below would be an improvement in this regard.

VII. Historic Preservation Design Goal: Protect the value and character of historic buildings and their influence in placemaking, community character, and the sustainable economics of Downtown Glencoe” (p. 29).

This project meets the recommendations to “encourage the adaptive reuse of historic buildings so as to maintain or highlight their value” and “promote reuse and restoration instead of demolition”. Likewise, the proposed façade changes “discourage the loss or masking of architectural elements of buildings that are consistent with the architectural style of historic buildings”.

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. The Commission may approve the request for the building elements along, with signage deferred until a final proposal is submitted.

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