



**MINUTES  
VILLAGE OF GLENCOE  
PLAN COMMISSION**

Village Hall Council Chambers  
675 Village Court  
Wednesday, March 4, 2020 – 7:00 p.m.

**1. CALL TO ORDER**

The March 4, 2020 meeting of the Plan Commission of the Village of Glencoe, Cook County was called to order in the Village Hall Council Chamber at 7:00 p.m.

**2. ROLL CALL**

*The following were in attendance:*

Bruce Huvad, 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

*The following were also in attendance:*

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

**3. CONSIDER THE JANUARY 29, 2020 PLAN COMMISSION MEETING MINUTES**

The minutes from the January 29, 2020 Plan Commission meeting were moved for approval by Commissioner Turner and seconded by Vice-Chairman Miller and approved as drafted.

**4. PUBLIC COMMENT TIME**

There were no comments from the public.

**5. CONSIDERATION OF EXTERIOR APPEARANCE REVIEW FOR PROPOSED RESTAURANT SPACE AT 668 VERNON AVENUE**

Village Planner Lee Brown provided a brief overview of the appearance review function and responsibilities of the Plan Commission. Development Services Manager Taylor Baxter provided a summary of applicant Jeff Shapack's proposal for the building at 668 Vernon Avenue which included

planned improvements to the front façade, rear of the building, north wall facing the Wienecke Court property as well as the removal of the rear fence and relocation of the garbage containment area. Applicant Jeff Shapack then provided a brief presentation that included some background on his experience along with examples of past restaurant buildouts he has been involved with in the Fulton Market area of the west Loop. Mr. Shapack noted that two options they were considering for Vernon Avenue included cleaning and maintaining the existing brick on the façade of the building or painting the brick gray. They were still investigating the feasibility for cleaning and maintaining. The concept plans also included placeholders for a sign for the restaurant on the Vernon Avenue frontage along with a thematic mural/artwork on the north wall of the building, but both of these items were not being presented at this time for approval.

When the presentation was completed the Chair requested feedback and reaction from each of the commissioners which was generally very positive and supportive. Questions that were raised during the review discussion included what the plans were for screening the rooftop HVAC equipment and the details of the screening for the garbage containment. The applicant agreed to provide this additional information when they return for Plan Commission review of the sign and the wall mural.

Commissioner Satter moved and Commissioner Mihalopoulos seconded approval of the exterior review application for 668 Vernon Avenue as presented, conditioned on the signage, exterior lighting, graphics for the north wall, screening of the rooftop HVAC and trash enclosure all returning for a follow-up review at a future date. The motion was approved by the following vote:

<b>RESULT:</b>	<b>ACCEPTED</b>
<b>AYES:</b>	Huvar, Miller, Mihalopoulos, Mukherjee, Onderdonk, Satter, Solon, Thompson, Turner, Van Vechten (10)
<b>NAYS:</b>	None (0)
<b>ABSTAIN:</b>	None (0)
<b>ABSENT:</b>	None (0)

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

There were no reports; staff provided a brief update on the ongoing review of the Final Plat of Subdivision for 1801 Green Bay Road.

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

The next regularly scheduled Plan Commission meeting was noted to be on April 22, 2020; however, the likelihood of the applicant being ready was an unknown.

#### **9. ADJOURNMENT**

Following a motion by Commissioner Turner and a second by Commissioner Mukherjee the meeting was adjourned at 8:31 p.m.