



# VILLAGE OF GLENCOE

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

[www.villageofglencoe.org](http://www.villageofglencoe.org)

## Virtual Meeting Information

As the Village of Glencoe and its partner agencies continue to follow social distancing requirements, the May 26, 2021 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 2021-64 issued by the Governor, no more than 10 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: 940 3665 1094

### **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 5:00 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: "May 26<sup>th</sup> 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**

Virtual Meeting  
Wednesday, May 26, 2021 – 7:00 p.m.

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

*Bruce Huvard, Chairman, Public-at-Large Representative  
Gail Lissner, Vice Chair, Village Board Representative  
Marc Gale, School District 35 Representative  
Georgia Mihalopoulos, Public-at-Large Representative  
Michael Pope, Glencoe Public Library Representative  
John Satter, Zoning Board of Appeals Representative  
Bart Schneider, Park Board Representative  
James Thompson, Public-at-Large Representative  
Greg Turner, Public-at-Large Representative  
Peter Van Vechten, Historic Preservation Commission Representative*

**2. CONSIDERATION OF THE MARCH 24, 2021 PLAN COMMISSION MEETING MINUTES**

**3. EXTERIOR APPEARANCE REVIEW OF AWNING SIGNAGE AT 320 TUDOR CT**

**4. EXTERIOR APPEARANCE REVIEW OF AWNING SIGNAGE AT 339 PARK AVE**

**5. EXTERIOR APPEARANCE REVIEW OF A PROPOSED RESTAURANT AT 668 VERNON AVE**

**6. PUBLIC COMMENT**

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

**7. STANDING COMMITTEE REPORTS/ANNOUNCEMENTS**

**8. 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.*





## **MINUTES VILLAGE OF GLENCOE PLAN COMMISSION**

Virtual Meeting – Video Conference  
Wednesday, March 24, 2021 – 7:00 p.m.

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

The March 24, 2021 meeting of the Plan Commission of the Village of Glencoe, Cook County was called to order virtually at 7:00 p.m. Chairman Huvard provided the legal basis for holding a virtual meeting.

### **2. ROLL CALL**

*The following Commissioners were in attendance:*

Bruce Huvard, Chair, Public-at-Large Representative  
Barbara Miller, Vice Chair, 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 Village staff were also in attendance:*

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

### **3. CONSIDER THE FEBRUARY 14, 2021 PLAN COMMISSION MEETING MINUTES**

A motion to approve the minutes was made by Commissioner Mukherjee and seconded Commissioner Turner and passed unanimously with an abstention by Commissioner Satter.

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

There were no comments from the public.

### **5. CONSIDERATION OF EXTERIOR APPEARANCE REVIEW AT 668 VERNON AVENUE.**

Taylor Baxter provided background information on the proposed new restaurant. The only part of the renovation under review was the front façade. This included the removal of dormers, removal of paint to expose brick below, and the reconfiguration of doors and windows. The applicant would be coming back later for review of the remainder of the exterior elements of the project.



Ryan Nestor, the applicant's architect, presented the rationale for requesting partial review at this time, with the remainder of the review to come later. The front façade work was needed for interior work to begin. The proposed work includes making the space ADA-accessible.

Applicant Pete Kadens told the Commission that his goal is to create a place for families to convene in the Village. He stated that the focus would be on family-friendliness.

Commissioner Van Vechten provided some historical background. The building was built in 1922-1923 and was an automobile garage. It was converted into a retail store in the 1970s and remodeled again in the 1990s. He added that the technique of sandblasting could damage the brick and that other techniques could be considered, although he supports the idea of revealing the original brick. Mr. Nestor responded that a chemical peel could also be used and that their contractor would provide guidance on the most effective way to remove the paint. He said that they would proceed in the safest possible way, but the method had yet to be determined. Mr. Mau added that staff would work with the Village's Building Official to determine the best way to proceed.

Commissioner Mihalopoulos asked if the applicant knew the color of the brick under the paint. Hallie Ervin, an architect for the applicant, responded that the reddish color shown in the agenda packet is their best guess at the underlying color, but it is not exactly known. Commissioner Mihalopoulos asked whether a change in color would require coming back to Plan Commission. Mr. Baxter responded that only a significant change would require re-review. Commissioner Mihalopoulos asked about a small area in the north side of the front façade. Mr. Nestor responded that carrying the interior wall straight out to the façade would require a wider mullion.

Commissioner Van Vechten added that the original brick color is very close to what is shown on the plans in the agenda packet.

Commissioner Turner asked if the area above the awning is brick, and Mr. Nestor responded that it is. He added that he loved the concept and wished the applicant success.

Mr. Mau asked if the applicants could discuss how the folding door functions relative to the public sidewalk. Mr. Nestor responded that it would fold outward but not extend onto the public way.

Mr. Brown responded to Commissioner Mihalopoulos' question about the wall behind the front façade. He asked if the applicants and Commissioners knew the appearance of this wall could constitute signage, which would require additional review. Mr. Nestor responded that he was aware of this and that it would be part of the designer's consideration. Mr. Brown asked if the wall would extend to the top of the second-level glazing, and Mr. Nestor responded that this was yet to be determined.

Commissioner Solon added that her concern was with the window extending into the right-of-way and asked how wide the sidewalk is in front of the storefront and asked if it is necessary for the window to extend outward. Mr. Mau responded that this has not typically been a problem and that planters could be placed to avoid problems. Mr. Nestor added that the projection would be ADA-compliant, and that people would not be able to walk into it.

Chairman Huvard asked about glass tinting. Mr. Nestor responded that restaurants do not want to have tinted glass on their facades and that they are not proposing tinting. Chairman Huvard asked Mr. Brown if this glass is consistent with the Design Guidelines. Mr. Brown responded that it is.



Vice Chair Mihalopoulos motioned to approve and Commissioner Mukherjee seconded the motion, which passed unanimously.

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

Mr. Nestor added that a mural would come before the Plan Commission during the subsequent review and that any feedback would be appreciated. Chairman Huvar responded that the previous proposal was subtle and non-commercial and suggested something similar. Mr. Brown added that there should be no message that would constitute signage. Mr. Baxter suggested looking at the definition of “sign” in the Zoning Code. Commissioner Mukherjee asked if there are any other issues that the Commission would consider and Mr. Nestor responded that there would be a patio at the rear of the building that would need review.

#### **6. STAFF REVIEW OF EXISTING COMPREHENSIVE PLAN AND PLAN COMMISSION DISCUSSION**

Mr. Baxter told the Commission that this discussion would be in response to Commissioner questions at the previous meeting about the need for a new plan, and that it would focus on what has and hasn’t been successful about the current Comprehensive Plan from an end-user perspective. From a Building & Zoning staff perspective, a successful plan would, provide clear policy guidance that can be used in decision-making processes and recommendations to Boards and Commissions; develop a list of projects that will help the Village meet the vision and goals of the Plan; and include implementation guidance for projects and policies.

Mr. Baxter provided information on the existing Comprehensive Plan. It includes a clear assessment of issues that should be addressed, but policies and projects that are discussed as ways to address these issues are often vague or only call for “discussion” or “consideration.” He gave several examples of these somewhat vague policies and said that a more successful plan would provide clearer guidance to staff. He gave examples from each of the sections of Part II of the Plan, including land use, urban design, community facilities, ecology & environment, and economic development.

Mr. Brown followed up by saying that the existing Plan was very successful in one regard: It met the intent of the Plan, which was to maintain the status quo. To the extent that it has been used to maintain and preserve the essential character of the Village, it has been successful. Most of the policy statements simply aim to keep the community the way that it is. He said that we could be satisfied with continuing that approach, but the world has changed greatly since 1996 and the issues are different. He said that the 1996 Plan met the needs of the community at the time.

Chairman Huvar noted that there were some issues, such as housing for empty nesters, that were also being discussed in 1996. He added that there was nothing budgeted for this year for the planning process, but that some things could still be done in 2021. He said that the Commission would not be looking to solve any of these issues at this point, but instead should be in the information-gathering stage of the process.



Commissioner Mukherjee said that the School Board sets policies at a very high level and has another mechanism in which the District is required to create a strategic plan and a set up implementation principles. He said that this works well, as it allows the policy document to be easy to read and use. This allows more regular and rapid development of implementation measures.

Commissioner Turner said that the existing plan does have some more specific guidance, especially Downtown. There is also a chapter focusing on implementation. Next steps for the Board of Trustees would be an essential outcome of the planning process. He added that the length of specificity may be the result of the length of time that the plan is meant to encompass. He said that if the planning process would be started in 2022, that there would be more pressing things for the Commission to consider.

Commissioner Thompson said that he assumes that there would be a lot of procurement work in the next year. He asked whether the Commission is currently working on establishing goals, or whether the discussion is about procedure and process. Chairman Huvard said that some of the work involved engaging with members of the community and that there could be meetings that involved inviting representatives from such groups as the Community Relations Forum. He said that with the new Village Board, there may be some time needed to determine what the process would be.

Mr. Brown asked about a fiscal vs. budget year, and Vice Chair Miller responded that the Village now has a January 1<sup>st</sup> fiscal year. Mr. Brown said that there are steps that need to be taken to develop a process. These could be taken early on to identify a plan for public engagement and identify the steps for developing a plan, rather than working on the content of the plan. He responded to Commissioner Mukherjee's comments about the level of detail of the plan and said that there are other tools that are used by the community, such as the capital plan and operating budgets, and that the Comprehensive Plan should be a "linker" between documents and tools. He added that the horizon of a Comprehensive Plan is intentionally long so that it can identify long-term issues and identify a strategy for response and flexibility. There is also an intent not to wait until the full planning horizon for a plan update.

Commissioner Onderdonk spoke about the relationship between the Strategic Plan and the Comprehensive Plan. The idea is that the Comprehensive Plan would have a timeline of up to 20 years, with more guidance needed for the shorter (5-10 years) horizon. He added that developing a "plan for planning" is important. Additionally, Census information would be coming in the near future and many things about the community have changed in recent years, including COVID, demographics, and new amenities. New perspectives on community engagements and linkages within systems have also emerged. New ideas reflecting new thinking in planning and others that are very traditional are all important to consider when thinking about how to approach this process. Chairman Huvard added that the "plan for planning" can be started now.

Commissioner Van Vechten said that he looked through the 1996 Plan and that he agreed with Mr. Baxter's comments about its aspirational nature. He said that he thought Mr. Brown's comments about the current plan's commitment to the status quo is correct. However, much has changed since 1996. For example, about 25% of the homes in Glencoe have been replaced since 1990. From a preservation perspective, since 1990, 97 houses have been landmarked at the honorary level, with about one per year being demolished. People appreciate the physical place of Glencoe, and these things have an impact. The need for a new Comprehensive Plan goes beyond simply saying that it is time for a new one. Thinking about process is the right way forward at this point. He said that decisions can be made much easier if we can define exactly what we want to come out of the process. A "plan for planning" is an important step.



Chairman Huvard said he would not want to see a process that was so open-ended that the Commission would not know where to start or finish. Vice Chair Miller responded that it is important not to stretch the process out too far, as the makeup of the Commission can change significantly. She asked how much we could use the work that was done in the most recent planning process. Mr. Brown responded that that work was focused on downtown. Vice Chair Miller said that while this is true, that there were other issues that were included in these discussions. Mr. Brown responded that part of the process would include research into what is still useful from previous processes.

Commissioner Mihalopoulos asked about the budgeting for the plan, and Chairman Huvard responded that he had been told that it would be budgeted in 2022. Commissioner Mihalopoulos asked who would be responsible for an RFP, and Chairman Huvard responded that it would be done by staff. Mr. Brown added that it should not be written by people who would not be making a selection.

Chairman Huvard said that the new Village Board would be seated in May and asked if there was anything scheduled for April. Mr. Baxter said that there was nothing scheduled. He asked whether there was a need to discuss this further in April if there was not anything else on the agenda. Commissioner Van Vechten responded that the outcome of this process is a product (the Comprehensive Plan) and asked for an ideal timeline for product delivery. Commissioner Huvard responded that he may not be the right person to ask, but that three years seemed like a long timeline. He said that he'd need guidance from others with more experience in determining these timelines.

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

The next Plan Commission meeting was scheduled for April 23, 2021. Mr. Baxter said that there would likely be exterior appearance review for a downtown restaurant on the agenda.

#### **8. ADJOURNMENT**

Following a motion by Commissioner Mukherjee and a second by Commissioner Turner the meeting was adjourned at 8:40 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: \_\_\_\_\_

Applicant name: \_\_\_\_\_ Applicant phone: \_\_\_\_\_

Applicant e-mail: \_\_\_\_\_

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

Owner phone: \_\_\_\_\_ Owner e-mail: \_\_\_\_\_

Brief description of project: \_\_\_\_\_

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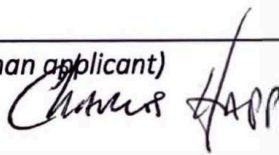


Section C: Acknowledgement and Signature:

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

  
Applicant's signature

4/26/21  
Date

  
Property owner's signature (if different than applicant)  


  
Date April 26, 2021

Please e-mail this form with any supporting material to [permits@villageofglencoe.org](mailto:permits@villageofglencoe.org).





# VILLAGE OF GLENCOE MEMORANDUM

675 Village Court, Glencoe, Illinois 60022  
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DATE: May 10, 2021

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 – 320 Tudor Court Exterior Appearance Review**

## Project background and applicant's request

The applicant has proposed a new awning and 1.86-square-foot awning sign for the Compass Realty suite at 320 Tudor Court. No illumination is proposed.

The suite currently has three window signs and a door sign. None of these signs required sign permits or exterior appearance review, but do have to meet the requirements of the sign code. The door sign is in compliance with the code, while the window signs exceed number and size limits.

## Applicable zoning code standards

	Maximum allowed per code	Proposed/Existing
Awning sign (proposed)	27 square feet (1.5 square feet/linear foot of frontage)	1.86 square feet
Window signs (existing)	One sign; Nine square feet (0.5 square feet/linear foot of frontage)	Three signs: Six square feet (x2), 15.5 square feet
Door sign (existing)	One sign, two square feet	One, less than two square feet

## Applicable Design Guidelines standards

The Village's Design Guidelines include the following criteria:

### I. Awnings + Canopies (p. 24).

The applicant's business takes up the easternmost suite at 320 Tudor Court. There is currently a wall sign for a different tenant (BMO Harris Bank) above the common entrance to the west of the suite. There are no other awnings on the north side of the building.



The Design Guidelines encourage awnings, but stipulate that they “should be consistent in character, size, and profile along a street wall.” Three awnings similar to the one proposed in this location were recently removed from the building to the west of the subject property. Two similar awnings remain in place further on a building to the west along the block frontage.

*II. Signs (p. 30).*

The proposed sign is in keeping with the recommended Design Elements from the Design Guidelines. It is compatible in scale with the building, does not obscure architectural features, is of a contrasting color to its background, and provides information simply and legibly.

**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 project is inconsistent with the Design Guidelines, staff recommends denial of the request.





Logo on box  
Logo Sizes = 6" tall x 44.7" wide



**THATCHER OAKS**

**AWNINGS**

Phone: 630-833-5700

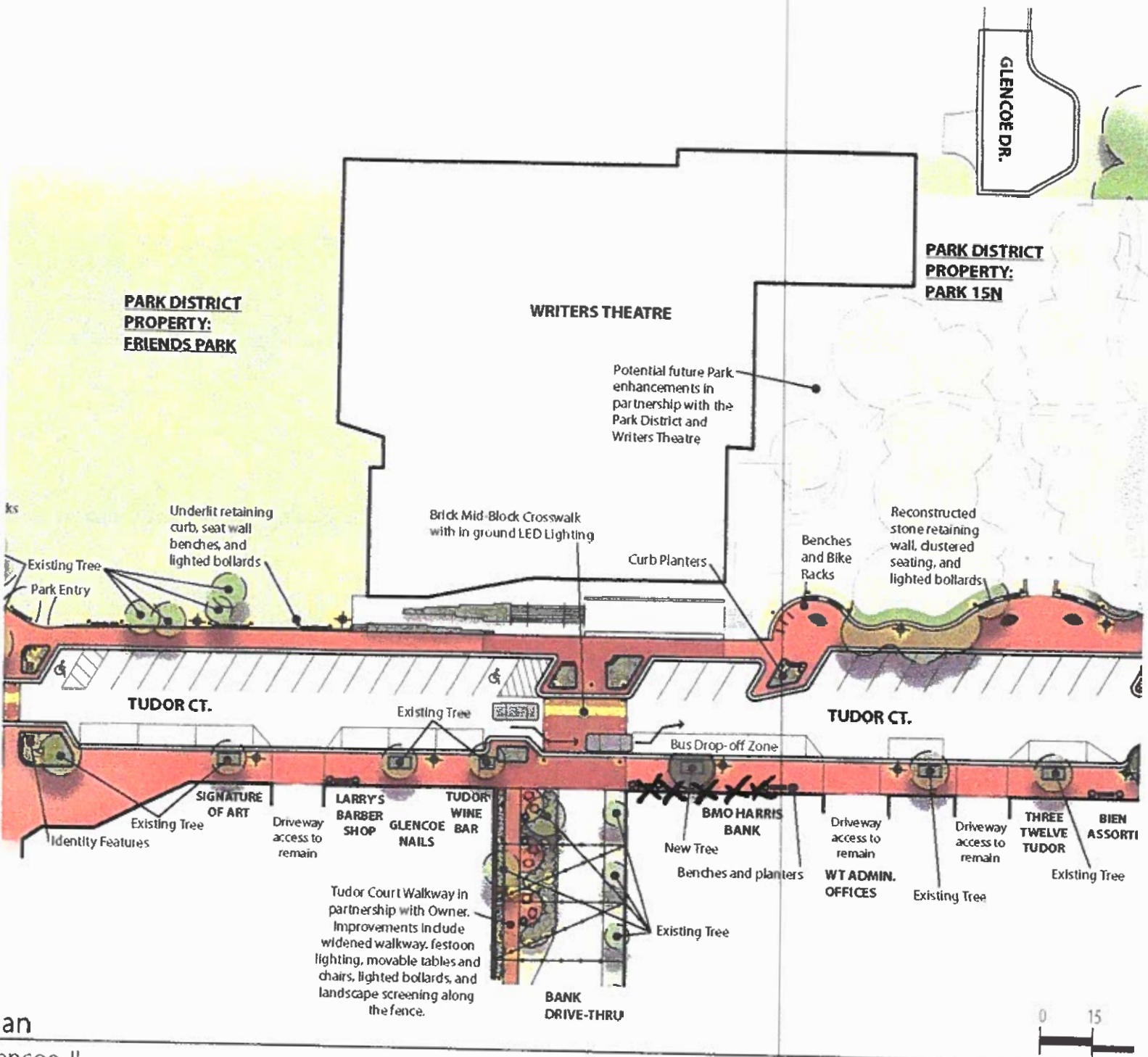
Fax: 630-833-5795

718 Industrial Dr.

Elmhurst, IL 60126

CLIENT <i>Compass Glencoe</i>				AWNING COVER MATERIAL <i>Sunbrella #4608 Black</i>		FILE NAME <i>Compass</i>		
DRAWING DESCRIPTION <i>Permit Drawing &amp; Graphics Approval</i>		DATE <i>4/15/2021</i>	DRAWN BY <i>Russ</i>		GRAPHIC APPLICATION <i>SGS</i>	#	REVISION BY	DATE
CLIENT APPROVAL					GRAPHIC COLOR(S) <i>#010 White</i>			
ORDER #:	<i>733171</i>	SALES REP <i>Allison</i>		SCALE				





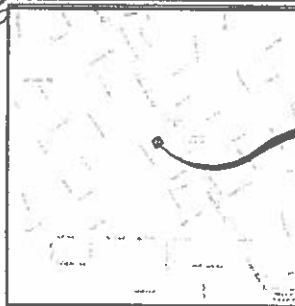
an  
encoe, IL



# A.L.T.A./N.S.P.S. LAND TITLE SURVEY

333 N. PARK AVENUE  
GLENCOE, IL

SHEET 1 OF 2



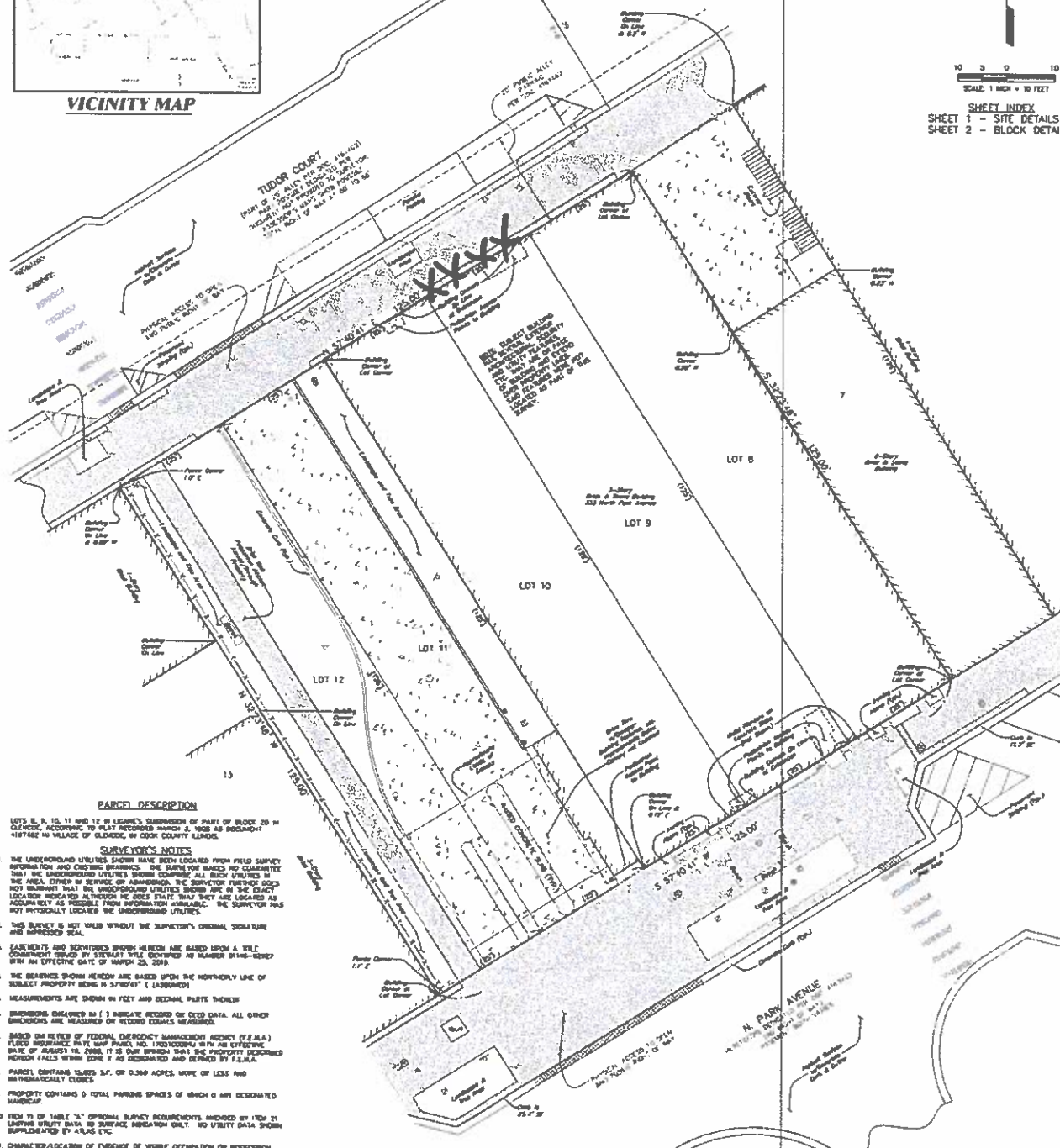
VICINITY MAP

SITE  
LOCATION



10 5 0 10  
SCALE 1 INCH = 10 FEET

SHEET INDEX  
SHEET 1 - SITE DETAILS  
SHEET 2 - BLOCK DETAIL



## PARCEL DESCRIPTION

LOTS 8, 9, 10, 11 AND 12 IN UNDIVIDED SUBDIVISION OF PART OF BLOCK 20 IN GLENCOE, ACCORDING TO PLAT RECORDED MARCH 3, 1908 AS DOCUMENT 107462 IN VILLAGE OF GLENCOE, IN COOK COUNTY ILLINOIS.

## SURVEYOR'S NOTES

- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO THE ACTUAL UTILITIES IN THE AREA. OTHER THAN SERVICE OF ADJACENTS, THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE BELIEVES THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND IMPRESSED SEAL.
- EXISTING AND PROPOSED SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT DATED BY STATE STREET TITLE COMPANY AS NUMBER 0146-000001 WITH AN EFFECTIVE DATE OF MARCH 20, 2009.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTHERLY LINE OF SUBJECT PROPERTY BEING IN 37°02'01" (ASSAULT).
- MEASUREMENTS ARE GIVEN IN FEET AND DECIMAL PLACES THEREOF.
- ENCLOSURES ENCLOSED IN ( ) INDICATE RECORD OR CITED DATA. ALL OTHER ENCLOSURES ARE MEASUREMENTS OR RECORDS OF MEASUREMENTS.
- BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 1703000001 WITH AN EFFECTIVE DATE OF AUGUST 14, 2006, IT IS OUR OPINION THAT THE PROPERTY DESCRIBED HEREON FALLS WITHIN ZONE X-NO FLOODING AND IS DESIGNATED BY FEMA.
- PARCEL CONTAINS 12.07 S.F. OF 0.260 ACRES, MORE OR LESS AND MATHEMATICAL CLOSURE.
- PROPERTY CONTAINS 0 TOTAL PARKING SPACES OF WHICH 0 ARE DESIGNATED HANDICAP.
- FROM TABLE "A" OPTIONAL SURVEY REQUIREMENTS IMPOSED BY ILL. IN LATEST UTILITY DATA TO SURFACE INDICATION ONLY. NO UTILITY DATA SHOWN SUPPLEMENTED BY A.S.P.S. ETC.
- CHANGES/LOCATIONS OF EVIDENCE OF VISIBLE OCCUPANCY OR POSSESSION SHOWN ALONG FORMER BOUNDARY OF SUBJECT SITE.
- POTENTIAL VISIBLE ENCROACHMENTS SHOWN WITH RESPECT TO BUILDING CORNERS ONLY, IF APPLICABLE. (SURVEYOR HAS NO OPINION AS TO OWNERSHIP OF SAID ENCROACHMENTS). SEE NOTE ON PLAT ABOUT OTHER POTENTIAL ENCROACHMENTS.
- EVIDENCE OF VISIBLE UNRECORDED ENCUMBRANCES SHOWN, IF APPLICABLE.
- POSSIBLE NON-DOCUMENTED ENCUMBRANCES FOR UTILITIES SHOWN WHERE DELINEATION VISIBLE ON SURFACE.
- NO VISIBLE EVIDENCE OF CONVEYANCES OR BURIAL DEVICES OBSERVED.
- NO VISIBLE WATER FEATURES OBSERVED (I.E. STREAMS, PONDS, ETC.).
- NO GAPS OR OVERLAPS FOUND WITH RESPECT TO ADJACENT PROPERTIES AND RIGHTS OF WAY.
- THE PROPERTY PLATTED HEREON IS THE SAME AS THAT DESCRIBED IN THE TITLE COMMITMENT REFERENCED IN SURVEYOR'S NOTE (3).
- NO SCHEDULE B SURVEY-RELATED TITLE EXCEPTIONS LISTED IN PROVIDED TITLE COMMITMENT.

## SURVEYOR'S CERTIFICATE

TO: STANTUM TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2010 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 4, 2010.

DATE OF PLAT OR MAP: 2010

PETER A. BLANCHET  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072  
BY RETURNED EXPRESS MAIL NO. 3072  
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 004-000037  
COPIES APRIL 26, 2010

## LINE/SYMBOL/ABBREVIATION LEGEND

- BOUNDARY LIMITS
- ADJACENT PROPERTY OR ROW LINE
- FENCE
- BOLLARD
- CATCH BASIN
- DRAIN
- MANHOLE
- ELECTRIC WIRE
- ELECTRIC TRANSFORMER
- POLE
- LIGHT STANDARD
- SANITARY CLOACHT
- SIGN
- SHAKE FIRE HOSE CONNECTION
- CANISTER CAN
- BRICK SURFACE
- STONE SURFACE
- CONCRETE SURFACE
- DEPRESSED CURB
- EDGE OF FACE OF BUILDING
- RIGHT OF WAY
- BACK-TO-BACK



PREPARED BY:  
**CEMCON, Ltd.**

Consulting Engineers, Land Surveyors & Planners  
2298 White Oak Circle, Suite 100 Aurora, Illinois  
60002-9975 PH: 630.662-2100 FAX: 630.662-2198  
www.cemcon.com

PROJECT NO. 000039 FILE NAME: ALTA  
DRAWN BY: A.B. FLD. BY: P.G. NO. 029/10 & NOTES  
COMPLETION DATE: 04-24-10 JOB NO. 000039  
Copyright © 2010 CEMCON, Ltd. All Rights Reserved



Existing signage

6 sq ft

Approx. 15.5 sq ft





320

COMPASS

By Appointment Only

847.835.2300



BMO  Harris Bank

Lobby Hours  
Monday - Friday 9:00AM - 5:00PM  
Saturday 9:00AM - 12:30PM

Drive Thru Hours  
Monday - Friday 9:00AM - 5:00PM  
Saturday 9:00AM - 12:30PM

A branch of BMO Harris Bank N.A.  
Member FDIC



HANDICAPPED  
ACCESS DOORS





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.			X	
<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.			X	
<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.			X	

### 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.			X	
<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.			X	





## The Village of Glencoe

# 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.			X	

##### 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.			X	
<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.			X	
<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.			X	
<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.			X	





# 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.			X	
<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).			X	
<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.			X	

#### 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.			X	
<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.			X	





## 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.	While several other awnings on the block have recently been removed, the proposed awning is consistent with those that remain			
<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.	X			
Materials Palette: (See Design Guidelines for Reference)	X			
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.	X			
<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.			X	





The Village of Glencoe

# 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.			X	
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.	Sign meets all Design Guidelines for signage			

#### COMMENTS

See attached memo.





# VILLAGE OF GLENCOE

## FORMS & APPLICATIONS

675 Village Court, Glencoe, Illinois 60022  
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

[www.villageofglencoe.org](http://www.villageofglencoe.org)

### 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: 339 PARK AVE, GLENCOE, IL

Applicant name: Steve Uhlarik Applicant phone: 312.785.8224

Applicant e-mail: suhlarik@crateandbarrel.com

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

Owner phone: \_\_\_\_\_ Owner e-mail: \_\_\_\_\_

Brief description of project: Proposal to restore awning for new tenant - Hudson Grace  
per previous tenant, Denim and Soul's awning proposal of October 2018.  
Restored awning will have a printed logo for Hudson Grace over entry.  
New vinyl decal logos proposed for glass interior at storefront window & door.





# VILLAGE OF GLENCOE MEMORANDUM

675 Village Court, Glencoe, Illinois 60022  
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

[www.villageofglencoe.org](http://www.villageofglencoe.org)

DATE: May 10, 2021

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 – 339 Park Exterior Appearance Review**

## Project background and applicant's request

The applicant has proposed a new awning and 0.91-square-foot awning sign for a new retail store at 339 Park Avenue. No illumination is proposed.

The proposed awning would replace a former awning over the door of this space, which had a similarly sized awning sign. The proposed signage package also includes window and door signage, which do not need sign permits or exterior appearance review. These additional signs appear to be in compliance with the sign code.

## Applicable zoning code standards

	Maximum allowed per code	Proposed/Existing
Awning sign	6.25 square feet (1.5 square feet/linear foot of frontage)	0.91 square feet
Window signs	One sign; 6.31 square feet (0.5 square feet/linear foot of frontage)	One sign, approx. three square feet (counting space between sign elements)
Door sign (existing)	One sign, two square feet	One, 0.7 square feet

## Applicable Design Guidelines standards

The Village's Design Guidelines include the following criteria:

### I. Awnings + Canopies (p. 24).

The block face of the subject property includes many awning similar to that which is proposed. The Design Guidelines encourage awnings, but stipulate that they "should be consistent in character, size, and profile along a street wall." The Commission may consider requiring the new awning to match the dimensions and project of the awnings immediately to the west.



II. Signs (p. 30).

The proposed sign is in keeping with the recommended Design Elements from the Design Guidelines. It is compatible in scale with the building, does not obscure architectural features, is of a contrasting color to its background, and provides information simply and legibly.

**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.

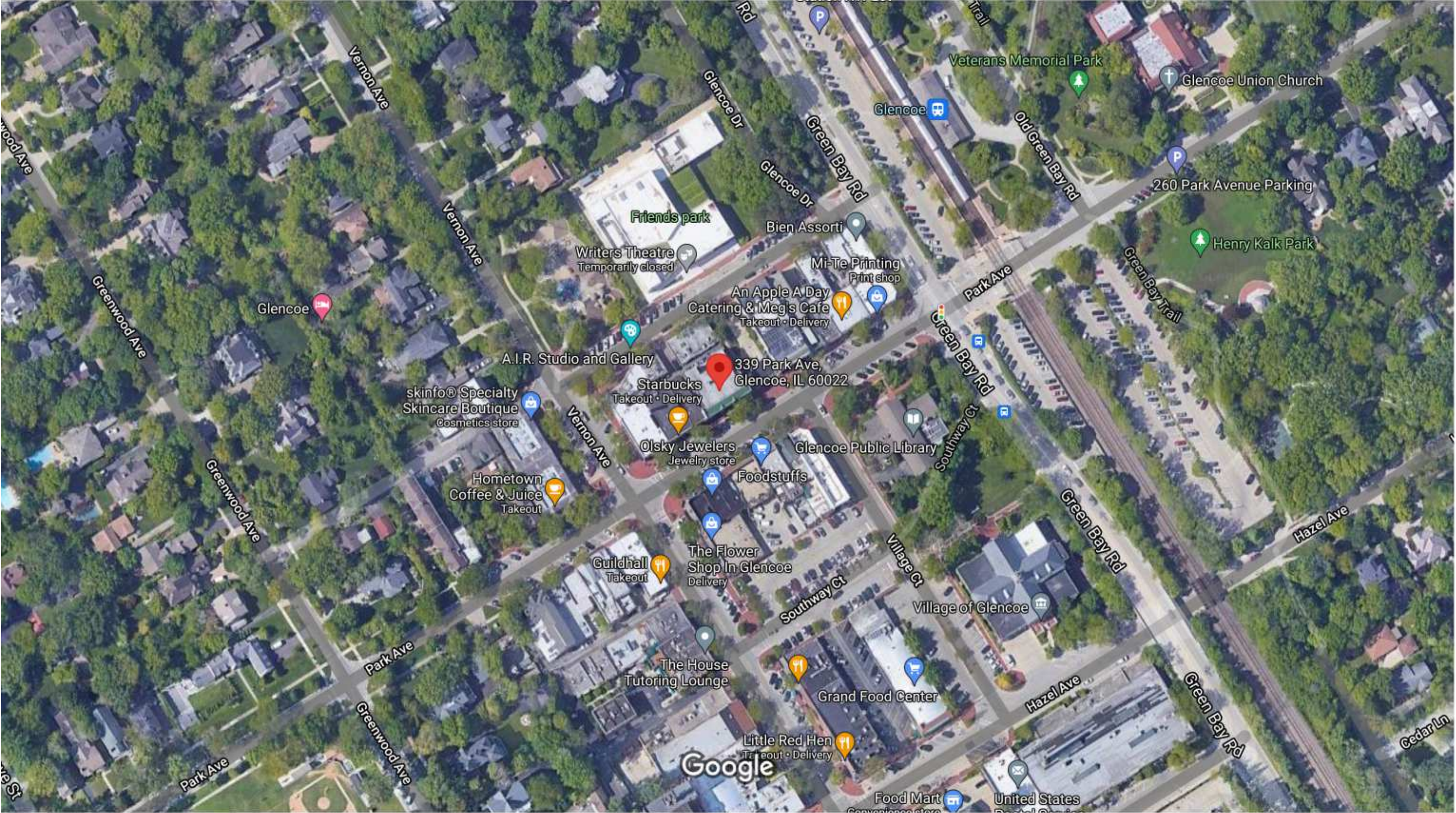
If the Commission finds that the proposed project is consistent with the Design Guidelines, staff recommends approval of the request as submitted.

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



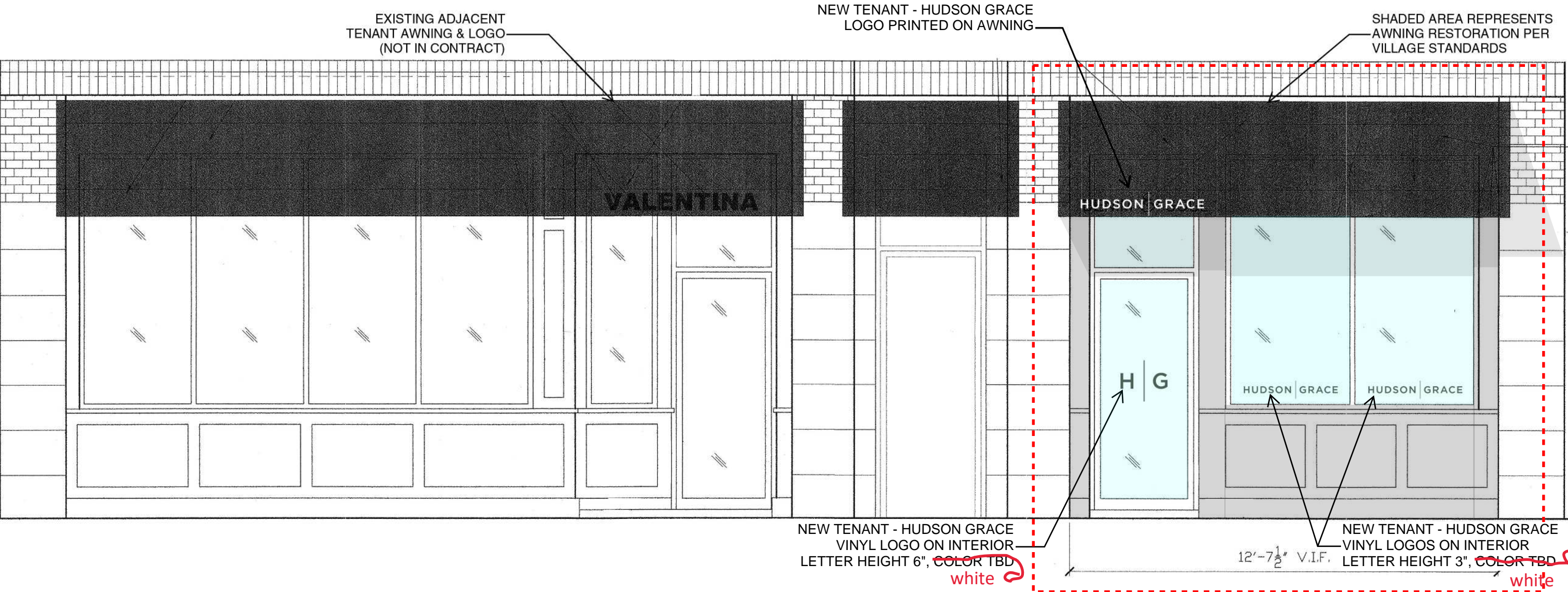
# HUDSON | GRACE





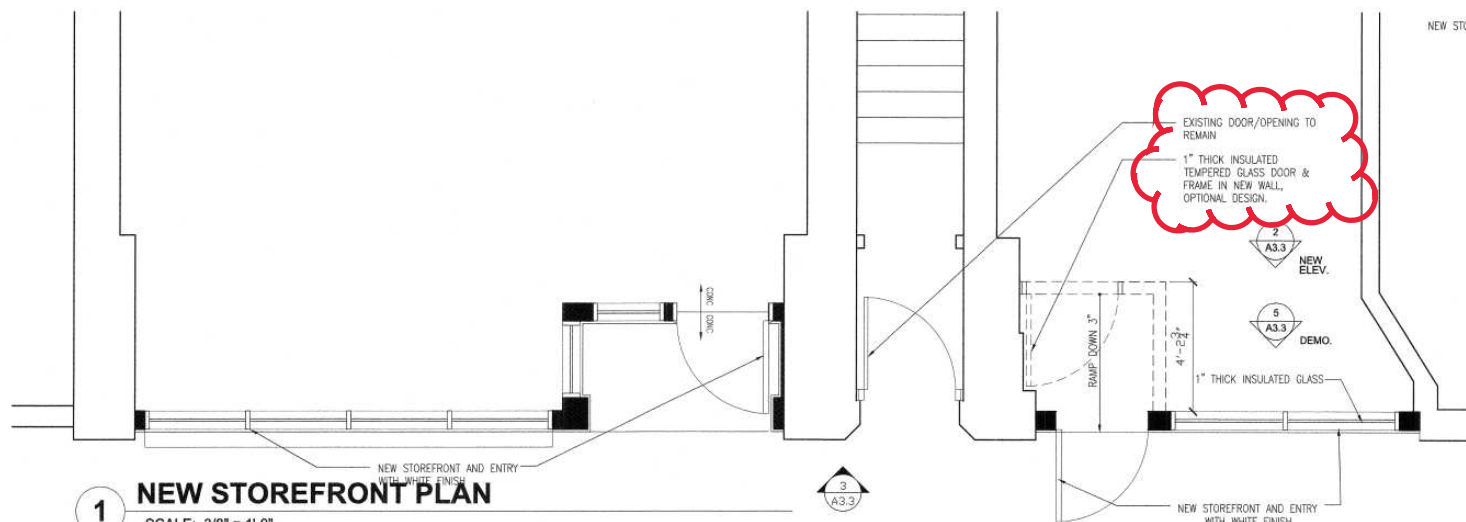
Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2021 100 ft



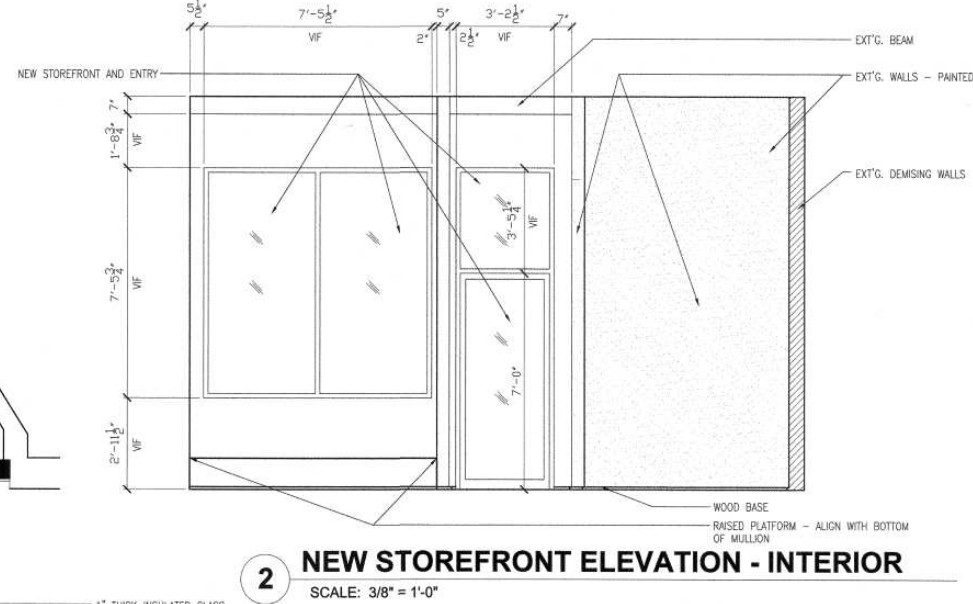




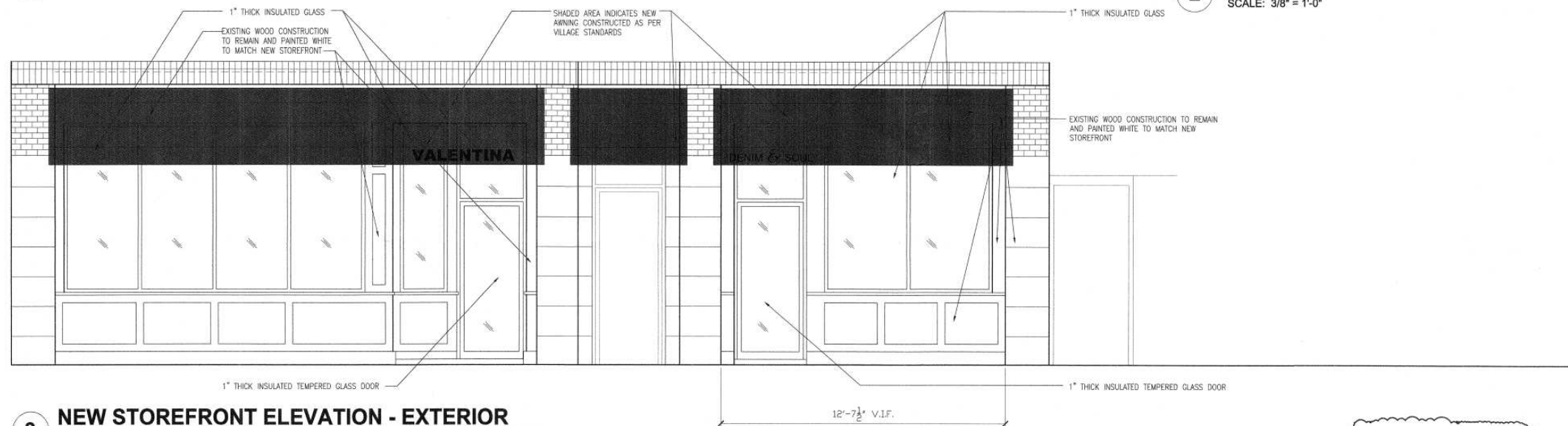
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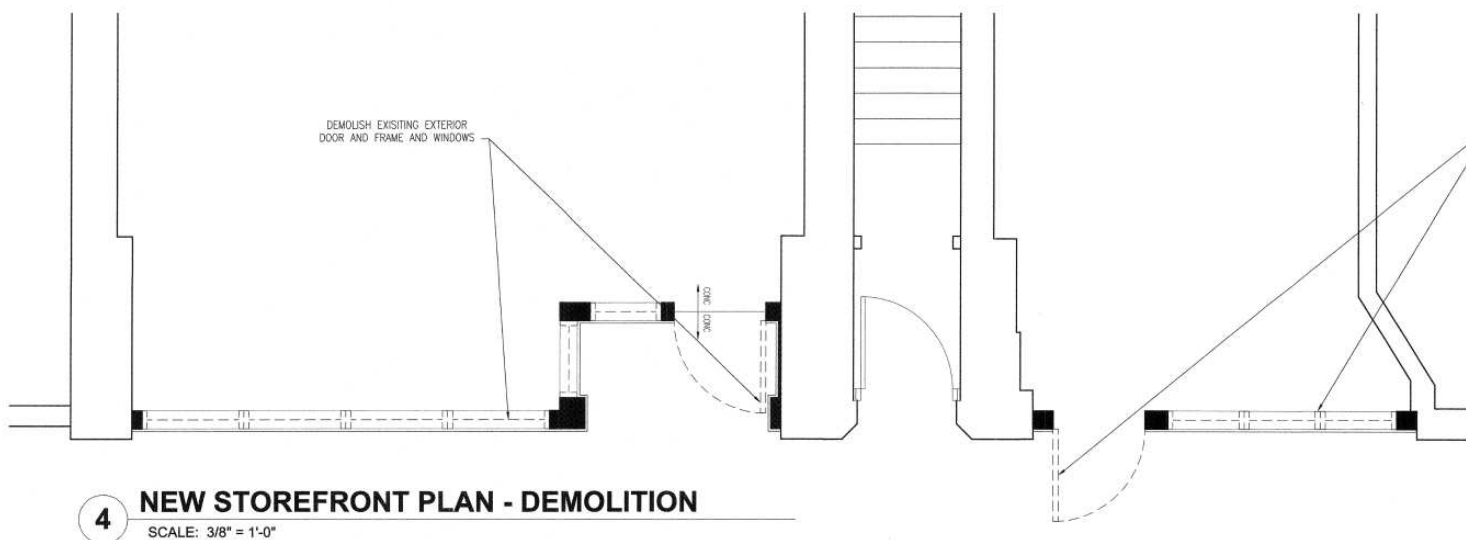
1 NEW STOREFRONT PLAN  
SCALE: 3/8" = 1'-0"



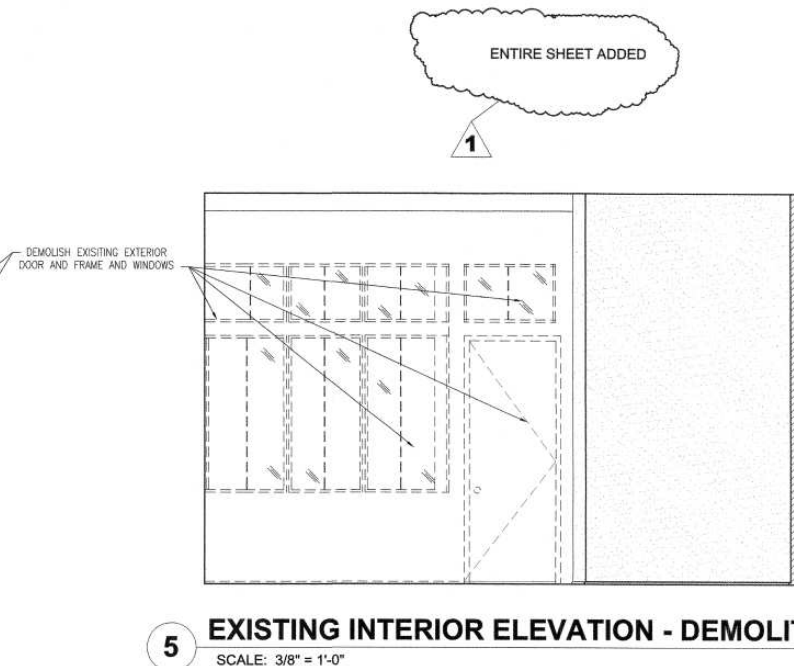
2 NEW STOREFRONT ELEVATION - INTERIOR  
SCALE: 3/8" = 1'-0"



3 NEW STOREFRONT ELEVATION - EXTERIOR  
SCALE: 3/8" = 1'-0"



4 NEW STOREFRONT PLAN - DEMOLITION  
SCALE: 3/8" = 1'-0"



5 EXISTING INTERIOR ELEVATION - DEMOLITION  
SCALE: 3/8" = 1'-0"

**WEISS**

Architecture • Planning • Design

*Steven F. Weiss*

222 West Ontario Street,  
Suite 330  
Chicago, Illinois 60654  
312 • 986 • 1160  
312 • 986 • 1161 (fax)  
email@weissarch.com



INTERIOR RENOVATION FOR

**DENIM & SOUL**

1 339 PARK AVE.  
Glencoe, Illinois 60022

ENTIRE SHEET ADDED

2017-10-18 ISSUED FOR REVIEW  
10-5-2017 ISSUED FOR PERMIT REVISIONS  
2017-10-2 ISSUED FOR REVIEW

**STOREFRONT  
REPLACEMENT**

Scale  
3/8" = 1'-0"  
Drawn by  
BLS  
Project  
1725

Sheet

**A3.3**

© 2017 Weiss Architects, LLC

**HUDSON GRACE**

4000 BRIDGEWAY, SUITE 303 SAUSALITO, CA 94965

STORE NO: PROJECT CONTACT:  
Nick Effler  
neffler@crateandbarrel.com  
T:847.272.2888

ISSUE NO. DESCRIPTION DATE

**GLENCOE**

339 PARK AVE | GLENCOE, IL 60022

DESIGN INTENT

REFERENCE - PREVIOUS TENANT ELEVATION

**DI-A 301**





Glencoe, Illinois

Image capture: May 2012 © 2021 Google



CIRCA 2018





SAG HARBOR, NY



SAG HARBOR, NY



SAG HARBOR, NY



SANTA BARBARA, CA





ATLANTA, GA



ATLANTA, GA



LOS ANGELES, CA



SAN FRANCISCO, CA





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.			X	
<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.			X	
<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.			X	

### 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.			X	
<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.			X	





## The Village of Glencoe

# 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.			X	

##### 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.			X	
<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.			X	
<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.			X	
<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.			X	





# 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.			X	
<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).			X	
<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.			X	

#### 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.			X	
<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.			X	





## 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.	The awning by itself meets the intent of the Design Guideline. The Commission may also consider requiring it to match adjacent awnings.			
<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.	X			
Materials Palette: (See Design Guidelines for Reference)	X			
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.	X			
<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.			X	





The Village of Glencoe

# 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.			X	
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.	Sign meets all Design Guidelines for signage			

#### COMMENTS

See attached memo.





# VILLAGE OF GLENCOE

## FORMS & APPLICATIONS

675 Village Court, Glencoe, Illinois 60022  
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[www.villageofglencoe.org](http://www.villageofglencoe.org)

### 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 Avenue

Applicant name: Peter Kadens Applicant phone: \_\_\_\_\_

Applicant e-mail: pete@gtspizza.com

Owner name (if different from applicant): Max Taleb

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

Brief description of project: Renovation of retail tenant space into Poppy's Social restaurant. ~~Installation of Outdoor Patio at Rear of Property.~~

Outdoor patio has been  
removed from this  
application





# VILLAGE OF GLENCOE MEMORANDUM

675 Village Court, Glencoe, Illinois 60022  
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

[www.villageofglencoe.org](http://www.villageofglencoe.org)

DATE: May 21, 2021

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 for RTU Screens

## Project background

**NOTE: This application and memo have been revised to reflect the removal of the proposed rear outdoor dining patio and changes to the north wall from this application, which was done so at the request of the applicant. The applicant has indicated that this component may return for exterior appearance review at a future date. At this time, ONLY the appearance of the proposed screening of the rooftop mechanical units visible from the right-of-way or neighboring properties are under review.**

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 driveway runs along the north side of the building and along the west side of the vacant outdoor space behind the building.

The Plan Commission approved exterior appearance review for a different restaurant at this same location in March 2020. In March 2021, the Plan Commission approved exterior appearance review for the renovation of the front façade.

## Applicant's request

At this time, the applicant has requested review of the screening of the rooftop mechanical units.

This application previously included a proposed rear patio and dumpster enclosure and changes to the colors of the north wall. These elements have been removed from this application and may return to the Plan Commission for review at a later date.

### Rooftop Units and Screening



Plans include four rooftop mechanical units that would be partially visible from the right-of-way or nearby properties. Each would be screened with dark brown corrugated panels.

#### Outdoor patio and awnings

The area at the rear of the subject property is currently paved. A wood fence separates the 668 Vernon Parcel from the neighboring 662-666 Vernon property, which is under the same ownership. This rear portion of the second parcel is also paved. **At the request of the applicant, the previous proposal for the installation of an outdoor patio behind the building is currently on hold, and may return to the Plan Commission for review at a later meeting.**

#### Rear dumpster enclosure

The proposed dumpster enclosure is not part of this review.

### **Applicable zoning code standards**

#### Restaurant use

Restaurants are an allowed use in this location.

#### Setbacks

The proposed project appears to meet all setback requirements. There are no required front or side setbacks and the required accessory structure rear setback is five feet.

### **Applicable Design Guidelines standards**

The Village's Design Guidelines includes the following criteria:

#### I. Mechanical Equipment (p. 21)

Rooftop mechanical equipment that is visible from the right-of-way or neighboring properties is proposed to be screened by dark brown corrugated panels, meeting the recommendations of the Design Guidelines.

#### II. Building Materials + Colors (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".

Metal is encouraged as an accent material, as proposed for rooftop screens.

#### III. Historic Preservation (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 improvements "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 roof top unit screening 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.

Staff is of the opinion that the proposed improvements are in keeping with the policies and intent of the Design Guidelines.



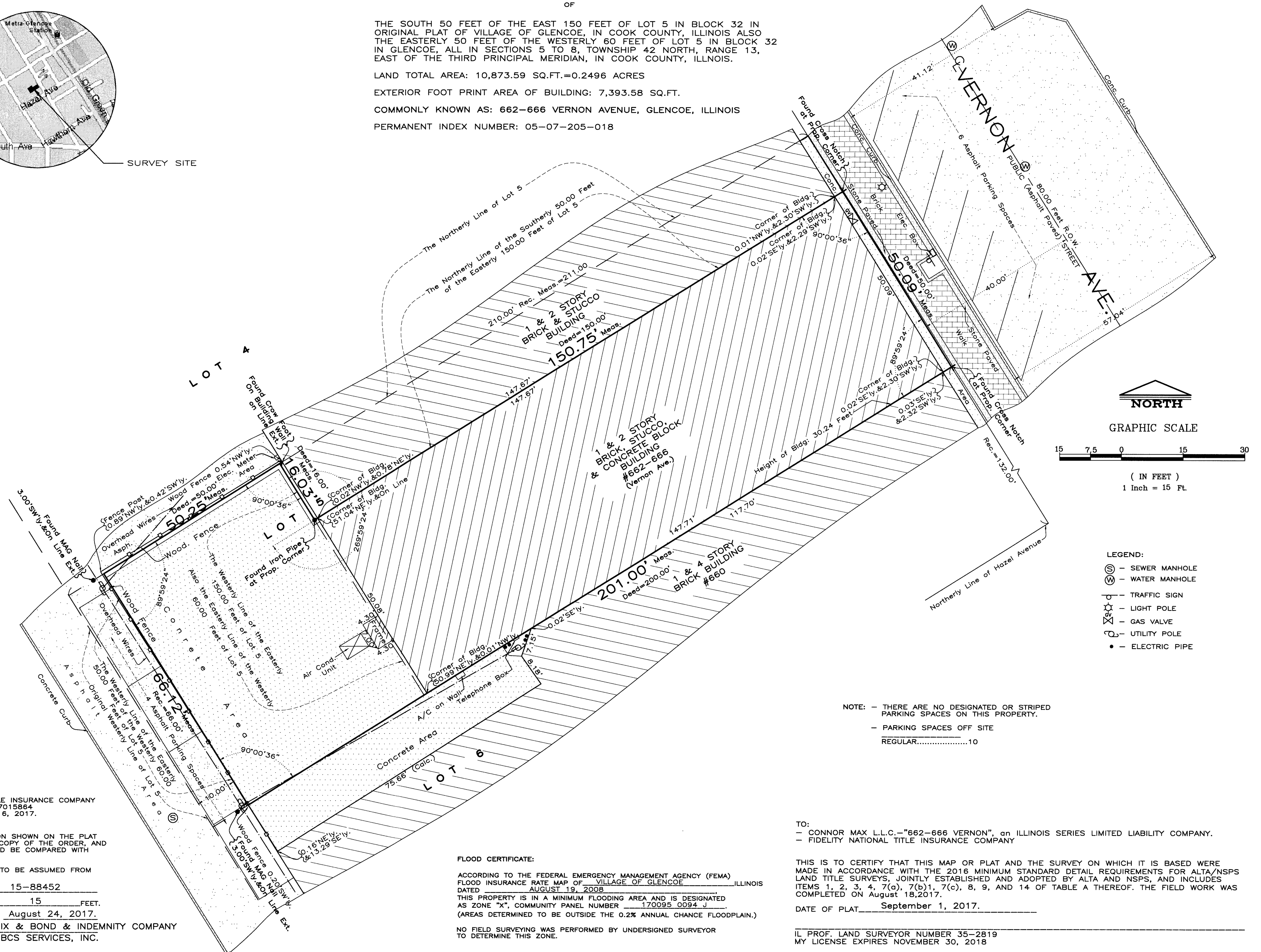
PROFESSIONAL DESIGN FIRM NO. 184-003023  
7100 N. TRIPP AVE, LINCOLNWOOD, ILLINOIS 60712  
TEL. (847) 675-3000 FAX (847) 675-2167  
e-mail: [pa@professionalsassociated.com](mailto:pa@professionalsassociated.com)  
[www.professionalsassociated.com](http://www.professionalsassociated.com)

THE SOUTH 50 FEET OF THE EAST 150 FEET OF LOT 5 IN BLOCK 32 IN ORIGINAL PLAT OF VILLAGE OF GLENCOE, IN COOK COUNTY, ILLINOIS ALSO THE EASTERLY 50 FEET OF THE WESTERLY 60 FEET OF LOT 5 IN BLOCK 32 IN GLENCOE, ALL IN SECTIONS 5 TO 8, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXTERIOR FOOT PRINT AREA OF BUILDING: 7,393.58 SQ.FT.

PERMANENT INDEX NUMBER: 05-07-205-018

- SURVEY SITE



**BASIS:**  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
COMMITMENT NO. CH17015864  
EFFECTIVE DATE JUNE 6, 2017.

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.

DIMENSIONS ARE NOT TO BE ASSUMED FROM  
SCALING.

ORDER NO.: 15-88452  
SCALE: 1 INCH = 15 FEET.

DATE OF FIELD WORK: August 24, 2017.

ORDERED BY: PHOENIX & BOND & INDEMNITY COMPANY  
& BCS SERVICES, INC.

**FLOOD CERTIFICATE:**

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)  
FLOOD INSURANCE RATE MAP OF VILLAGE OF GLENCOE ILLINOIS  
DATED AUGUST 19, 2008

THIS PROPERTY IS IN A MINIMUM FLOODING AREA AND IS DESIGNATED AS ZONE "X", COMMUNITY PANEL NUMBER 170095 0094 J.  
(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.)

NO FIELD SURVEYING WAS PERFORMED BY UNDERSIGNED SURVEYOR  
TO DETERMINE THIS ZONE.

TO:  
 - CONNOR MAX L.L.C.—"662-666 VERNON", an ILLINOIS SERIES LIMITED LIABILITY COMPANY.  
 - FIDELITY NATIONAL TITLE INSURANCE COMPANY

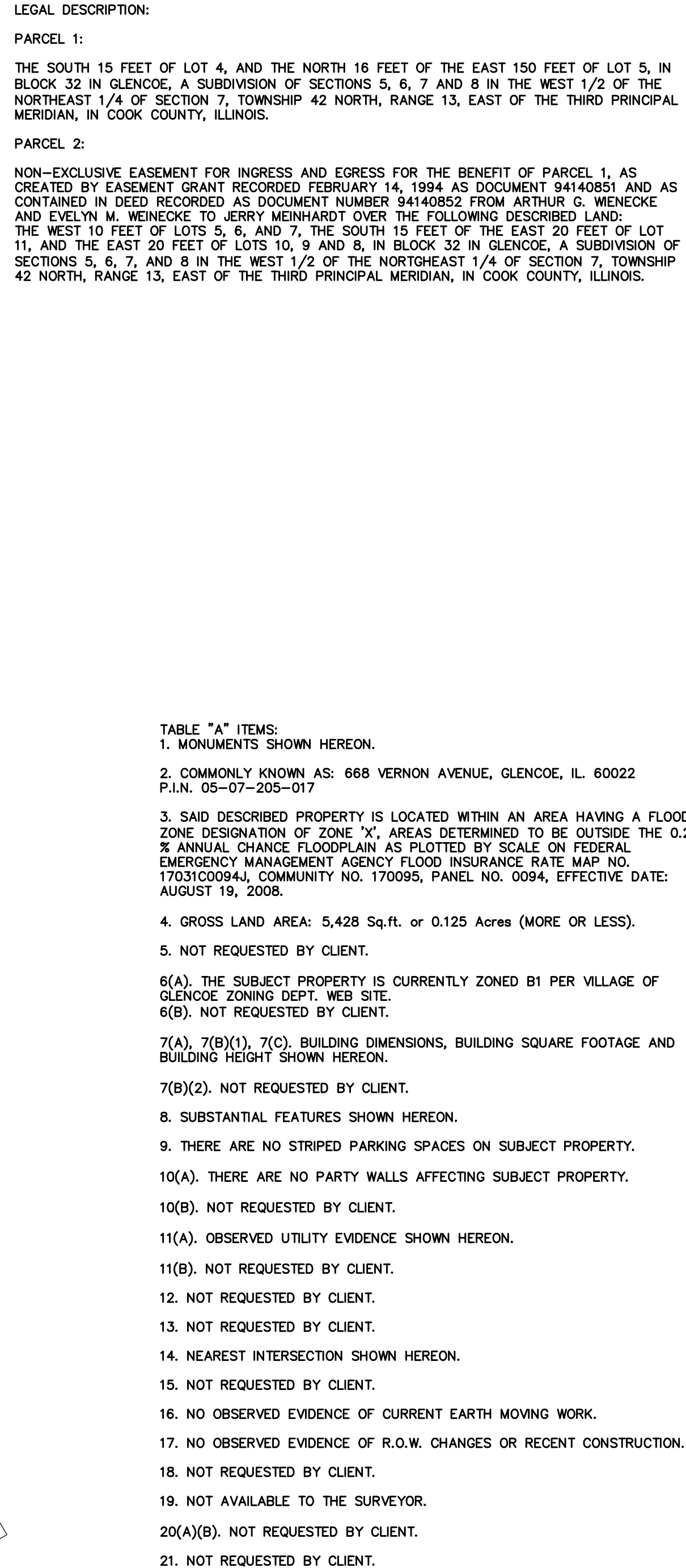
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON August 18, 2017.

DATE OF PLAT September 1, 2017.

IL PROF. LAND SURVEYOR NUMBER 35-2819  
MY LICENSE EXPIRES NOVEMBER 30, 2018



ASSUMED



SCHEDULE B - SECTION II TITLE EXCEPTION NOTES:

ITEMS 1 THROUGH 7: AFFECTS SUBJECT PROPERTY (NOT PLOTTABLE).

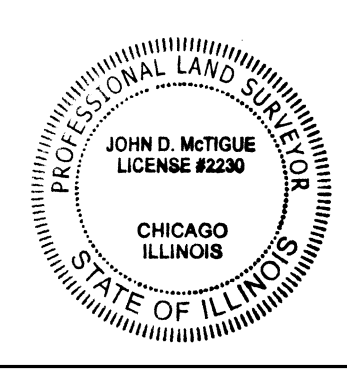
ITEM 8: EASEMENT OVER THE SOUTHWESTERLY 10 FEET OF LOT 5, NORTHEASTLY 5 FEET OF THE SOUTHWESTERLY 10 FEET OF LOT 6, AND THE SOUTHWESTERLY 10 FEET OF THE NORTHEASTERLY 20 FEET OF LOT 6 AND OVER THE NORTHEASTLY 5 FEET OF THE NORTHEASTLY 55 FEET OF LOT 9 FOR PUBLIC UTILITY INSTALLATION AND MAINTENANCE IN FAVOR OF THE LINGUOS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY AS CREATED BY GRANT RECORDED AUGUST 21, 1959 AS DOCUMENT 17636872. (AFFECTS PARCEL 2) - AFFECTS SUBJECT PROPERTY AND SHOWN HEREON.

ITEMS 9 THROUGH 16: AFFECTS SUBJECT PROPERTY AND SHOWN HEREON.

CERTIFICATIONS AS FOLLOWS:  
 I, NEWMAN  
S.L.L.C. - 688 VERNON  
 VENTURE  
 TITIAL TITLE INSURANCE COMPANY  
 CERTIFY THAT THIS MAP OR PLAN OR THE SURVEY ON WHICH IT IS BASED WERE MADE IN  
 ACCORDANCE WITH THE STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS AND TITLE SURVEYS  
 ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6b, 7a, 7(b)(1), 7(c),  
 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 8

GRAPHIC SCALE

( IN FEET )  
1 inch = 15 ft.





06 May 21

Mr. Taylor Baxtor  
Staff Liaison  
Development Services Manager  
Village of Glencoe

RE: 668 Vernon Avenue, Exterior Improvements

▶ Dear Mr. Baxtor,

As part of our exterior modification package for Poppy's Social located at 668 Vernon Avenue, please find below a synopsis on how the proposal is meeting the standards in the Design Guidelines.

RTU Screening:

Per the design goal of the "Design Guidelines", all mechanical equipment and utilities screened and away from public view. We are proposing to use a prefabricated corrugated powder-coated screens to enclose the new proposed roof top units. We chose to provide it in a powder-coated dark brown finish to align with the colors and tones of the existing building finishes.

Sincerely,

Hallie Ervin  
Senior Director  
Barker Nestor, Inc.

▶





# Poppy's Social

## Proposed RTU Screens

668 Vernon Ave

Glencoe, IL

**Presented By:**

Ryan Nestor, Managing Principal

Katherine Ingrassia, Executive Director of Interior Design

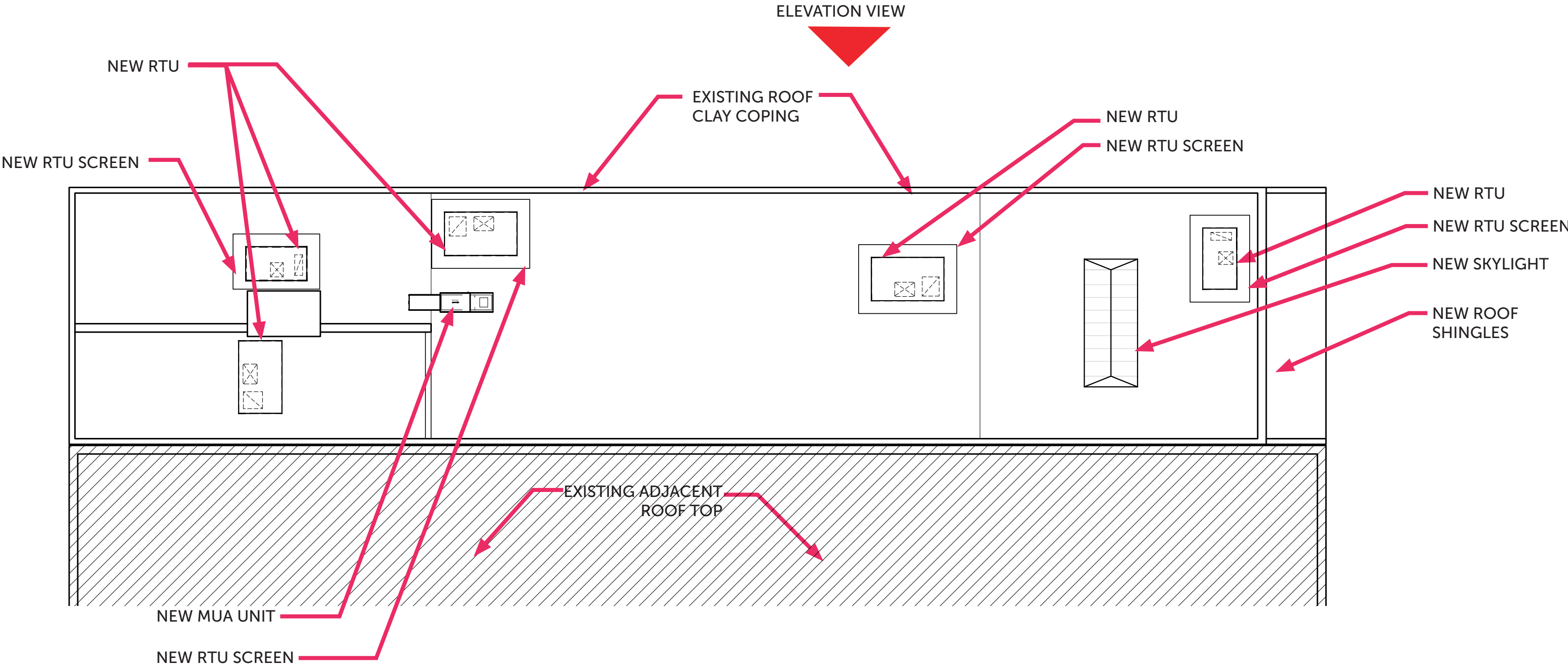
May 06, 2021



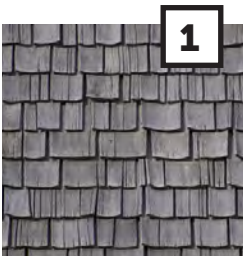






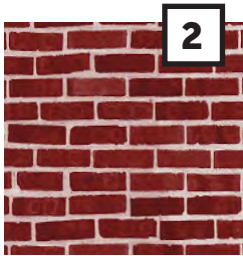







1

REPLACE EXISTING ROOF SHINGLES




2

REMOVE EXISTING PAINT ON BRICK & APPLY CLEAR SEALER



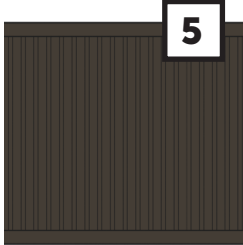
3

PAINT EXISTING DOOR BLACK



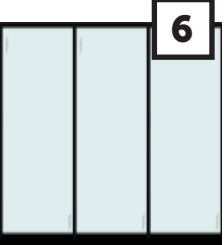
4

EXISTING ROOF CLAY COPING



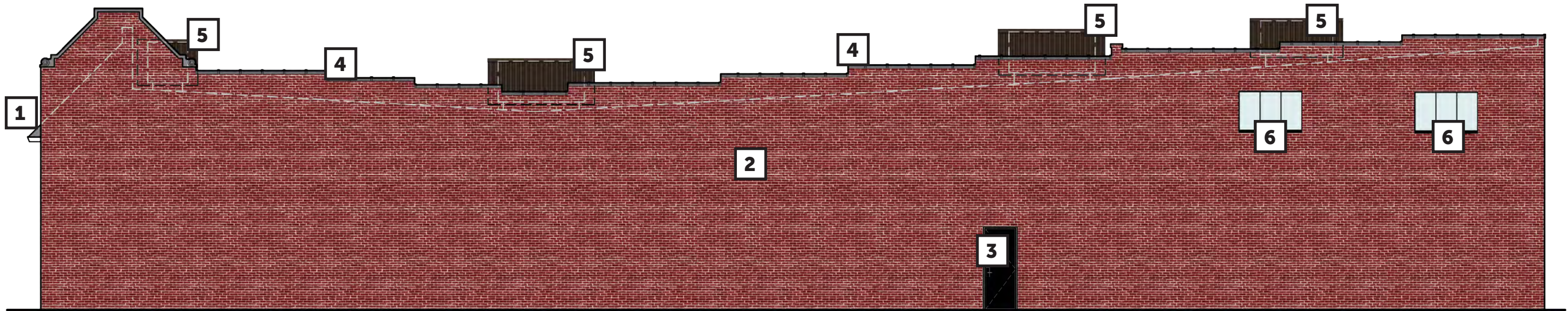
5

NEW CORRUGATED RTU SCREEN




6

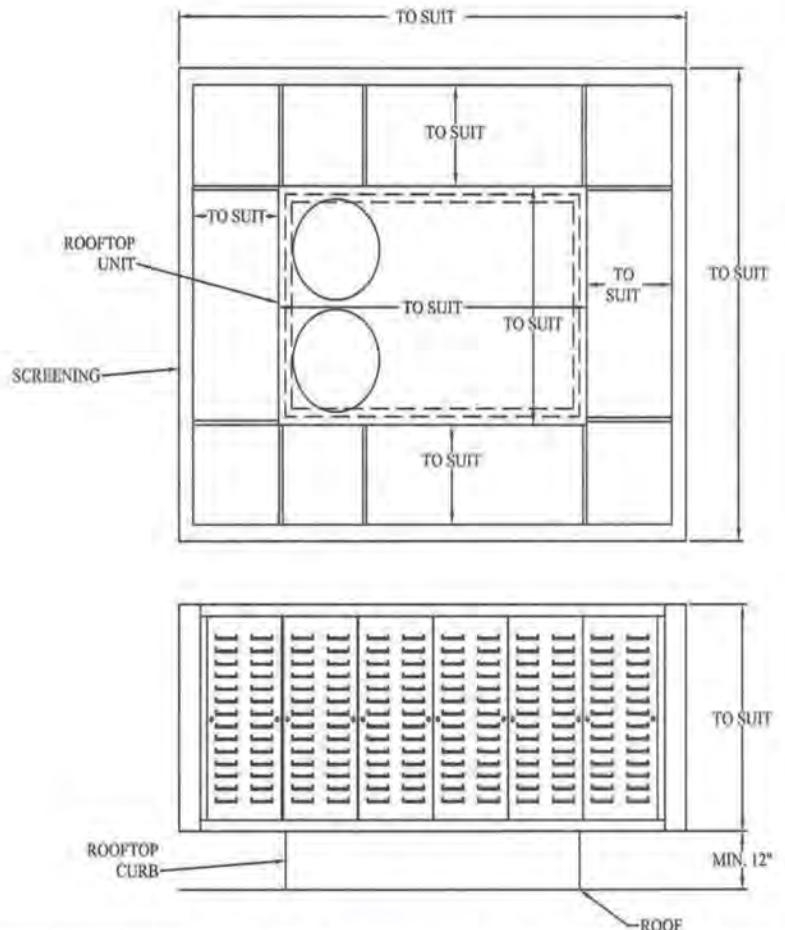
EXISTING WINDOWS







"LOUVERED" OR "CORRUGATED"  
SLIDING PANEL  
ARCHITECTURAL SCREENING SPECIFICATION  
(LOUVERED STYLE SHOWN)



The successful bidder shall supply Spinnaker Industries "Louvered" or "Corrugated" Direct Attached Screening Systems as selected by the architect. The screening system shall be mounted directly to the mechanical equipment so that no roof penetration will be required, or allowed. All panels shall be sliding style to provide access to all compartments for service and maintenance. The screening system shall be rated to withstand lateral forces developed due to wind speeds of 225mph and shall conform to the following standards, codes and references:

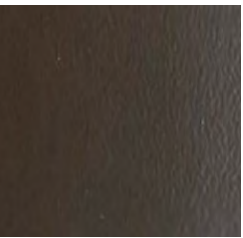
- American Society for Testing and Materials: ASTM B 221-96 - Aluminum and Aluminum Alloy Extruded Bars, Rods, Wire Profiles, and Tubes.
- The Aluminum Association, Inc: AA ADM-1516166 (1994) - Aluminum Design Manual.
- American Society of Civil Engineers: ASCE 7-95 - Minimum Design Loads for Buildings and Other Structures.
- The Florida Building Code: (FBC 2014) - Evaluation of Wind and Seismic forces and the design of connections.
- International Building Code: (IBC 2015) - Evaluation of Wind and Seismic forces and the design of connections

The screening system shall come complete with galvanized steel out-riggers (min. thickness 0.062, 16 gauge), extruded aluminum tracks (min. thickness 0.050, 18 gauge), painted panels and top trim (min. thickness 0.030, 22 gauge) and stainless steel fasteners and mounting hardware. The paint shall be a powder polyester with a baked on finish that meets ASTM B-117-85 standard for 500 hour salt spray, ASTM D-3363-74 standard for H-2H pencil hardness, and ASTM D-3359-83 for adhesion.

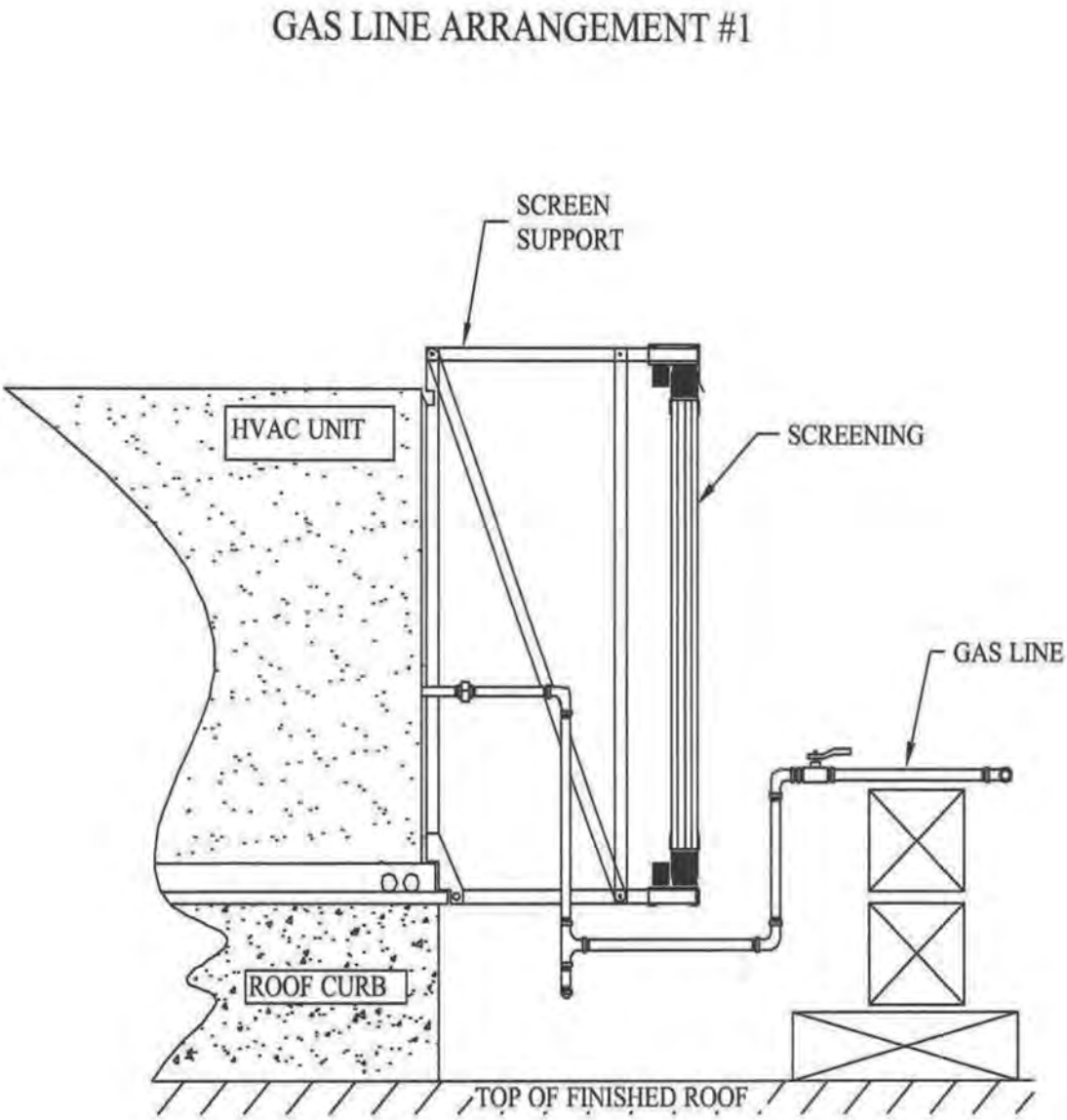
It is the installer's responsibility to verify all field conditions and unit accessories prior to fabrication and delivery. Any modifications required in the field must be approved by the manufacturer and related costs shall be borne by the installing contractor. For Nationwide Distribution and Installation contact the following:  
North American Enclosures, Inc.: Stephen Smith (630) 290-7911 [www.northamericanenclosures.us](http://www.northamericanenclosures.us)

1171 Gorham Street, Newmarket, Ontario, Canada L3Y 8Y2  
Tel: (416) 742-0598 Fax: (416) 742-4251  
4846 Jennings Lane, Louisville, Kentucky, USA 40218  
Tel: 1-800-932-6210 Fax: 1-800-903-7294

SPINNAKER RESERVES THE RIGHT TO CHANGE ANY OF THE INFORMATION HEREIN WITHOUT NOTICE.



POWDER COATED -  
DARK BROWN COLOR



GAS PIPING SYSTEM MUST BE INSTALLED TO SUIT LOCAL CODE REQUIREMENTS.







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.			X	
<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.			X	
<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.			X	

### 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.			X	
<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.			X	





## The Village of Glencoe

# 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.			X	

##### 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.			X	
<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.			X	
<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.			X	
<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.			X	





# 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.			X	
<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).			X	
<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.	X			

#### 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.			X	
<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.	X			





## 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)	X			
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.	X			
<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.			X	





# 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.	X			
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.			X	

#### COMMENTS

See attached memo.