



**AGENDA
VILLAGE OF GLENCOE
ZONING COMMISSION
REGULAR MEETING**

**Village Hall Council Chambers
675 Village Court
February 6, 2023
7:00 p.m.**

1. CALL TO ORDER AND ROLL CALL

*Scott Novack, Chair
Sara Elsasser
Dena Fox
Jake Holzman
Alex Kaplan
Michael Kuppersmith
Debbie Ruderman*

2. CONSIDER ADOPTION OF THE JANUARY 10, 2023 ZONING COMMISSION MEETING MINUTES

3. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL USE PERMIT TO ALLOW A 45-FOOT-HIGH COMMERCIAL BUILDING IN THE B-2 ZONING DISTRICT AT 63 GREEN BAY ROAD

4. PUBLIC COMMENTS ON NON-AGENDA ITEMS

5. 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 the meeting 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
ZONING COMMISSION
REGULAR MEETING**

Village Hall Council Chamber
Tuesday, January 10, 2023 – 7:00 p.m.

1. CALL TO ORDER AND ROLL CALL

The Regular Meeting of the Commission of the Village of Glencoe was called to order by the Chair, at 8:07 p.m. on January 10, 2023, held at Glencoe Village Hall.

Attendee Name	Title	Status
Zoning Commission (ZC)		
Scott Novack	ZC Chairman	Present
Sara Elsasser	Commissioner	Present
Alex Kaplan	Commissioner	Present
Debbie Ruderman	Commissioner	Present
Michael Kuppersmith	Commissioner	Absent
Jake Holzman	Commissioner	Present
Dena Fox	Commissioner	Present
Village Staff		
Stewart Weiss	Village Attorney	Present
Taylor Baxter	Development Services Manager	Present
Richard McGowan	Planner	Present

2. CONSIDERATION OF MINUTES OF THE NOVEMBER 7, 2022 ZONING COMMISSION MEETING

RESULT:	ACCEPTED
AYES:	Novack, Elsasser, Holzman, Fox
NAYS:	None
ABSENT:	Kuppersmith
ABSTAIN:	Kaplan, Ruderman

3. CONSIDERATION OF A REFERRAL FROM THE VILLAGE BOARD OF A PROPOSED ZONING CODE AMENDMENT TO ALLOW PERMANENT OUTDOOR CAFES AS A SPECIAL USE IN THE B-1 AND B-2 ZONING DISTRICTS

Taylor Baxter gave a brief overview of the referral from the Village Board and stated that this proposed amendment came from Village Staff due to several inquiries for permanent outdoor dining. Mr. Baxter clarified that this referral is not for dining in the public right-of-way (ROW), such as the tent structures that Guildhall currently has; it's for outdoor dining on private property. Mr. Baxter added that the 2016 Plan for Downtown encourages the Village to support restaurant uses, and the current regulatory structure is not well-equipped to review and accommodate permanent outdoor dining on private property.

Mr. Baxter noted that the current regulations require all business operations to be within a 'fully enclosed building' except approved temporary uses, which include 'outdoor cafes' that are an annual permit approved by the Village Manager, and are valid from April 1st through November 30th on an annual basis. Mr. Baxter stated that an issue with temporary uses is that they may not involve 'the construction or alteration of any permanent structure'. Mr. Baxter explained that permanent outdoor dining on private property has potential negative impacts, and each property is unique, so a Special Use Permit (SUP) would allow the Village to maintain control, hold public hearings, apply conditions of approval, or deny applications. An SUP would potentially allow for the construction of permanent structures, such as pergolas, shade structures, and seating, while simultaneously providing more certainty to restaurateurs compared to a discretionary annual permit. Mr. Baxter clarified that allowing a permanent outdoor café with the approval of a SUP would also allow for the continuation of the current temporary outdoor dining program without SUP approval.

Mr. Baxter referenced a public comment that was sent to the ZC by Nicole Downie, a neighbor who lives near the B-1 Zoning District.

Mr. Baxter reiterated that allowing permanent outdoor dining through a SUP would allow the Village to review proposals on a case-by-case basis, which would entail public hearings, impacts to neighbors, conditions of approval, and would evaluate all components of the proposal, including light and sound, if applicable. Commissioner Sara Elsasser and Chairman Scott Novack agreed that it may not be necessary to codify requirements for light and sound as this would be evaluated during the SUP process on a case-by-case basis. Chairman Novack said that he is hesitant to put specific noise and light conditions in the code because it could miss elements that vary on a case-by-case basis, so it would be better to evaluate all conditions of a proposal rather than narrowing it down to a few. Commissioner Alex Kaplan agreed that it would be the conditions to evaluate a proposal would be more than noise and light. Commissioner Debbie Ruderman agreed that it would not be helpful to get too specific with conditions.

Commissioner Elsasser noted that this SUP would not apply to areas such as the tables and chairs in front of "Meg's Café" (on the public sidewalk), and Mr. Baxter confirmed that is correct. Chairman Novack asked if Winnetka allows permanent outdoor dining and Mr. Baxter was unsure, though some ZC Members seemed to be aware of a few examples in

Winnetka. Commissioner Dena Fox asked what happened with “Poppy’s Social”, which is a former restaurant at 668 Vernon Avenue that was seeking permanent outdoor dining. Mr. Baxter stated that there were several concerns from neighbors regarding the noise and light that would come from a permanent outdoor dining area (abutting a residential district) and in 2021, Poppy’s was told that the dining structures outside could not be permanent, and the conditions of the temporary outdoor dining structures were done through conditions of an annual liquor license, which is not ideal. Mr. Baxter clarified that the proposed amendment would set up a formal process to allow the Village to attach certain conditions and mitigate potential impacts to neighbors if a SUP for permanent outdoor dining was approved.

Commissioner Jake Holzman asked if it would be possible for the ZC to recommend this as a permitted use, rather than requiring a SUP. Mr. Baxter confirmed that the ZC can make that recommendation, but the SUP would be the more conservative approach. Village Attorney Stewart Weiss noted that some municipalities allow for similar uses by means of a “Conditional Use Permit” which essentially allows for something to be approved by matter of right, so long as certain conditions are met, although a Conditional Use Permit would likely involve more preparation before a recommendation could be appropriate. Mr. Baxter added that a Conditional Use Permit might be tougher to apply to different projects on a case-by-case basis. Commissioner Fox and Commissioner Elsasser agreed that the Village can be much more specific with conditions of approval through a SUP compared to a hypothetical Conditional Use Permit. Commissioner Holzman stated that he thinks the ZC can continue to evaluate a Conditional Use Permit in case it is the right step to promote restaurants.

Chairman Novack noted that this amendment essentially creates a procedure where there is no procedure in place. Chairman Novack thanked staff and asked the ZC if there were any questions or comments.

PUBLIC COMMENT

Chairman Novack asked the audience if there are any public comments. Terry Dason, the Executive Director of the Winnetka-Northfield-Glencoe Chamber of Commerce stated that anyone in the Village of Winnetka can have tables and chairs for outdoor dining, but they need to get a SUP on an annual basis. Ms. Dason noted that there has never been any significant issues or complaints, and if there were concerns, they were simply hashed out with the business owners. Chairman Novack asked Ms. Dason if there was a public hearing for the restaurant “Spirit Elephant” in Winnetka, and Ms. Dason did not recall one. Chairman Novack thanked Ms. Dason and noted that a SUP should make neighbors more comfortable. Commissioner Holzman and Commissioner Kaplan asked about hypothetical outdoor business activities on private property, and Mr. Baxter noted that this ordinance is intended to establish a SUP process outdoor dining only. Mr. Baxter added that a structure in the public ROW would still require Village Board approval.

A motion was made and seconded to recommend approval to amend the Zoning Code as proposed.

RESULT:	ACCEPTED
AYES:	Novack, Elsasser, Kaplan, Ruderman, Holzman, Fox
NAYS:	None
ABSENT:	Kuppersmith

4. PUBLIC COMMENTS ON NON-AGENDA ITEMS

There were no public comments on non-agenda items.

5. MOTION TO ADJOURN

The meeting adjourned at 8:41 p.m.

RESULT:	ACCEPTED
AYES:	Novack, Elsasser, Kaplan, Ruderman, Holzman, Fox
NAYS:	None
ABSENT:	Kuppersmith



VILLAGE OF GLENCOE MEMORANDUM

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Zoning Commission Memorandum

DATE: January 27, 2023

TO: Zoning Commission

FROM: Taylor Baxter, AICP, Development Services Manager
Rich McGowan, Planner

SUBJECT: Public hearing regarding a request for a Special Use Permit to allow a 45-foot-high office/commercial building in the B-2 Zoning District at 63 Green Bay Road

BACKGROUND:

The owners of Hubbard Woods Plaza ("**Subject Property**") have submitted an application for a Special Use Permit ("**SUP**") to allow a new three-story, 45-foot-high office/commercial building with indoor parking on the site of the former Walgreens space in the southeastern part of Hubbard Woods Plaza. In 2021, the applicant received a building permit for a two-story building on the site, but did not begin construction, stating that a two-story building would not be economically viable. In 2022, the applicant approached the Village about the possibility of a three-story building on the property that would exceed the B-2 zoning district's 33-foot height limit. After being informed that a variation to allow a 45-foot-high building would not be possible, the applicant requested a Zoning Code amendment to increase the allowable height limit on the property. Based on the recommendation of the Zoning Commission after a public hearing, the Village Board approved a Zoning Code amendment to increase the allowable height in the B-2 zoning district to 45 feet, provided that any structures higher than 33 feet receive a Special Use Permit. The amendment also limited the eligibility for such a height increase to the part of the B-2 district that is east of Green Bay Road and along Scott Avenue.

The Zoning Commission's role in the SUP processes is to conduct a public hearing on the application and make a recommendation to the Village Board, which will then make a final decision on the applicant's requested relief. The Commission's recommendation may include conditions and limitations on the SUP as the Commission determines to be appropriate. If the SUP is approved, the building will then require Exterior Appearance Review approval from the Plan Commission.

PROPOSAL:

The applicant has proposed a three-story, 45-foot-high office/commercial building on the southeast part of Hubbard Woods Plaza. The footprint of the building would include an 11,558-square-foot, currently vacant, former Walgreens suite and a 1,012-square-foot, currently vacant, former Domino's Pizza suite immediately to the north of the former Walgreens space. The new building would have 34,997 square feet of space, including nine interior parking spaces and an interior dumpster area, for a net increase of 22,427 square feet of space on the property. The building would have a flexible interior space with

doors opening onto the parking lot to the north and directly onto Scott Avenue to the south. The building meets all applicable zoning requirements, with the exception of the required SUP to exceed the 33-foot height limit. The proposed design includes outdoor terraces on the second and third floor and an increased setback to the third floor to reduce the building's visible bulk. The applicant is also proposing three new surface parking spaces in the shared parking lot to the north of the proposed building.

Zoning Requirements

Zoning requirements for the lot in the B-2 district include the following:

Zoning Requirement	Allowed/Required	Proposed
Building height	33 feet, or 45 feet with SUP	45 feet
Gross floor area	No limit	34,997 sq ft (new building) 58,820 sq ft (total on lot)
Front setback	0'	0'
Side setback	0'	20' (for driveway)
Total impervious coverage	Unlimited (dependent on stormwater requirements)	Unlimited (dependent on stormwater requirements)
Off-street parking	113	117-122 (dependent on final engineering plans)

Special Use Permit Standards of Review

The Zoning Code includes the following Standards of Review for Special Use Permits:

No special use permit shall be recommended or granted pursuant to this Section unless the applicant shall establish that:

1. Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

Staff Response: The 1996 Comprehensive Plan calls on the Village to “maintain and improve a strong retail environment in the downtown and Hubbard Woods commercial areas”, to “identify opportunities to increase Village revenues through future real estate developments in the Village”, and to “continue working to address improvements to the building and safety issues” (p. 26, 49). The proposed development would replace two suites that have been vacant for several years, and the applicant has stated that they anticipate the proposed construction to bring new people to the Hubbard Woods area, strengthening its retail environment. The ground floor of the building is also proposed to be designed to support potential retail uses.

2. No Undue Adverse Impact. The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, parking, utility facilities, and other matters affecting the public health, safety, and general welfare.

Staff Response: The Zoning Commission should consider the potential impact of the height and bulk of the proposed building on the character of the area. While it does not appear that any buildings in Hubbard Woods are as high as 45 feet above grade, there are several three-story buildings in the area

within the Village of Winnetka that are three stories in height. Significantly, the maximum building height in Winnetka directly across Scott Avenue from the subject property is 45 feet.

The proposed use and development are unlikely to have a significant adverse impact on parking, utility facilities, and other matters affecting the public health, safety, and welfare. In addition to access to the shared Hubbard Woods parking lot, the proposed indoor parking spaces, on-street parking, and a public parking garage directly across Scott Avenue, the subject property is immediately to the north of Hubbard Woods station and has direct access to the PACE bus and Green Bay Trail, providing opportunities for access by means other than driving and potentially reducing the impact of the proposed building on traffic and parking.

3. No Interference with Surrounding Development. The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

Staff Response: While the proposed building is likely to be the highest in the immediate vicinity, there are multiple three-story buildings nearby within the Village of Winnetka. Likewise, a 45-foot-high building could potentially be constructed directly across Scott Avenue or elsewhere in Hubbard Woods within Winnetka. At the same time, the Zoning Commission should consider the proposed scale of the building to determine whether it may “dominate the immediate vicinity”.

4. Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, water and sewers, parks, libraries, and schools, or the applicant will provide adequately for such services.

Staff Response: The proposed building will be served adequately by essential public facilities.

5. No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

Staff Response: The proposed building is unlikely to cause undue traffic congestion or to draw significant traffic through residential streets.

6. No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

Staff Response: During the recent public hearing regarding the Zoning Code amendment allowing a 45-foot-high building on the subject property with the approval of an SUP, a representative of the Friends of the Green Bay Trail expressed concern about the potential impact of shadows on the nearby Green Bay Trail. The applicant has provided a shade study requested at this hearing, which shows that the proposed building is unlikely to result in significant negative impacts on the Trail.

7. Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

Staff Response: The applicant has stated that no variations are being requested for the construction of the building.

Other Factors for Review – Ongoing Comprehensive Plan Process and Exterior Appearance Review

The Village's Comprehensive Plan process began this summer, with an anticipated completion within 18-24 months. This plan will include a "subarea plan" for the Hubbard Woods district, which "will work to identify the core purpose [this area] serves in Glencoe and evaluate the extent to which those functions remain or have evolved, and how the areas relate to the current real estate market" (Teska Comprehensive Plan Proposal, p. 5). This subarea plan is likely to be completed in the first half of 2023. The Commission may wish to consider and discuss the timeline of the proposed SUP within the context of the ongoing Comprehensive Plan process.

RECOMMENDATION:

Staff recommends that if the Zoning Commission determines that the proposed SUP is appropriate, it provide a recommendation of approval to the Village Board. If the Commission determines that the proposed Zoning Map amendment is not appropriate, it should provide a recommendation of denial to the Village Board. Per the Zoning Code, "For special use permits, such motion or resolution shall refer to all pertinent evidence in the record and to the exhibits, plans, or specifications upon which such recommendation is based, and shall expressly set forth any limitations or conditions imposed on any relief granted or work or use authorized." Regarding these conditions or limitations, the Zoning Code states, "The Zoning Commission may recommend and the Board of Trustees may impose such conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of this Code upon the premises benefitted by a special use permit as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the subject property or upon public facilities and services and to insure compliance with the standards in this Section. Such conditions shall be expressly set forth in the ordinance granting the special use. Violation of any such condition or limitation shall be a violation of this Code and shall constitute grounds for revocation of the special use permit."

Per the Zoning Code, "Every recommendation of the Zoning Commission shall be made by motion or resolution which shall be memorialized in writing." The recommendation may be made in the form of a motion, or the Commission may direct staff to prepare a resolution to bring back to the Commission for consideration and approval at a later meeting.

MOTION:

Move to recommend approval/denial of the proposed Special Use Permit, with any conditions and limitations determined to be appropriate by the Commission.



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

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Special Use Permit Application

Section A: Special Use Permit Information

Applicant name: Anel Pasic

Applicant phone: 312.929.1845

Applicant e-mail: apasic@unitedinvestorsinc.com

Subject property address: 63-67 Green bay Rd

Property owner (if different than applicant): Hubbard Woods Plaza, LLC.

Owner phone: 312.929.1845

Owner email: apasic@unitedinvestorsinc.com

Proposed use requiring a Special Use Permit:

Building height over 33'

Section C: Acknowledgement and Signature:



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

Applicant's signature

Date

1/3/2022

Owner's signature (if different than applicant)

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: permits@villageofglencoe.org

Applicant's response to Special Use Permit (SUP) review criteria

1. Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

The granting of this Special Use will not alter the essential character of the neighborhood and will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan. Additionally, the granting of this Special Use will not alter the essential uses permitted under the current zoning classification of the neighborhood.

2. No Undue Adverse Impact. The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, parking, utility facilities, and other matters affecting the public health, safety, and general welfare.

The granting of this Special Use will not have an undue adverse impact on the essential character of the neighborhood, or appear to alter the use and enjoyment of adjacent properties, parking, utilities and other matters affecting the public health, safety and general welfare. No Parking variance is necessary for this proposed special use.

3. No Interference with Surrounding Development. The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

The granting of this Special Use will not alter the future orderly development of adjacent properties of the neighborhood.

4. Adequate Public Facilities. The Proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, water and sewers, parks, libraries, and schools, or the applicant will provide adequately for such services.

The granting of the variation will not increase or substantially impact existing utility demands and or essential public services within the neighborhood and will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

5. No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

The granting of this Special Use will not substantially increase ingress to and egress from the subject property or the congestion of the public streets within the adjacent neighborhood.

6. No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic or historic feature of significant importance.

The granting of this Special Use will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance.

7. Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

The granting of this Special Use will not require the altering of provisions of applicable Code and its compliance and/or standards and will not affect the future orderly development of adjacent properties of the neighborhood.

8. Public Benefit. Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience that will contribute to the general welfare of the neighborhood or community.

The granting of this Special Use will enhance the revitalization of this existing longtime neighborhood center and with its convenience, will further contribute to the general welfare of the neighborhood.

9. Alternative Locations. Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.

The granting of this Special Use will not alter the essential uses permitted under the current zoning classification of the neighborhood. The conditions upon which this Special Use is based, are unique to this property for which this Special Use is sought, and the proposed development design parameters were predicated on minimizing any adverse effects on the immediate vicinity.

10. Mitigation of Adverse Impacts. Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping and screening. T

he conditions upon which this Special Use is based, are unique to this property for which this Special Use is sought, and the proposed development design parameters were predicated on minimizing any adverse impacts and effects on the immediate vicinity.





Former Walgreens site

Total: 90.01 ft

Total: 66.23 ft

90.01 ft

66.23 ft

Green Bay Rd

Glencoe
Winnetka

1010-1018

Green Bay Rd

1001-1011

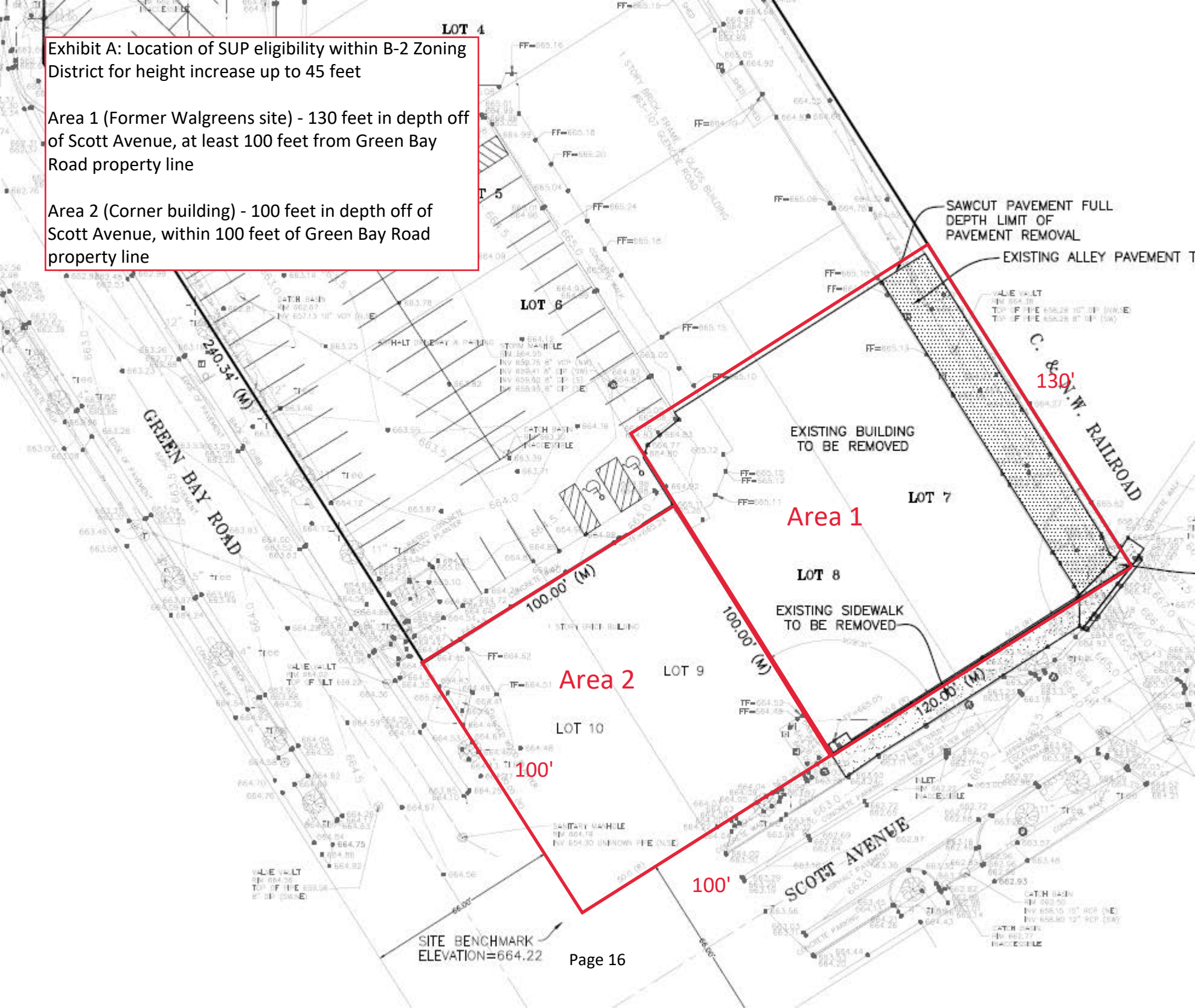
1050

UNION PACIFIC NORTH ME-PA UP N

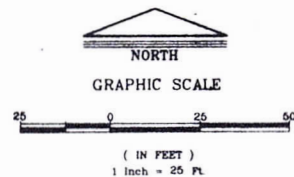
Exhibit A: Location of SUP eligibility within B-2 Zoning District for height increase up to 45 feet

Area 1 (Former Walgreens site) - 130 feet in depth off of Scott Avenue, at least 100 feet from Green Bay Road property line

Area 2 (Corner building) - 100 feet in depth off of Scott Avenue, within 100 feet of Green Bay Road property line



ALTA/ACSM LAND-TITLE SURVEY



PARCEL 1:
LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND LOTS 9 AND 10 (EXCEPT THE SOUTHERLY 100 FEET OF SAID LOTS 9 AND 10) ALL IN BLOCK 1 IN
GAGE'S SECOND ADDITION TO LAKESIDE IN SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 1874 IN BOOK 8 OF PLATS, PAGE 75 AS DOCUMENT 191481 (EXCEPT
THE WEST 33 FEET OF SAID BLOCK 1 AFORESAID, BEING THE WEST PARTS OF LOTS 1, 2 AND 3 AFORESAID CONVEYED TO THE
VILLAGE OF GLENCOE FOR STREET PURPOSES BY DEED RECORDED MAY 13, 1886, AS DOCUMENT 716861), IN COOK COUNTY,
ILLINOIS.

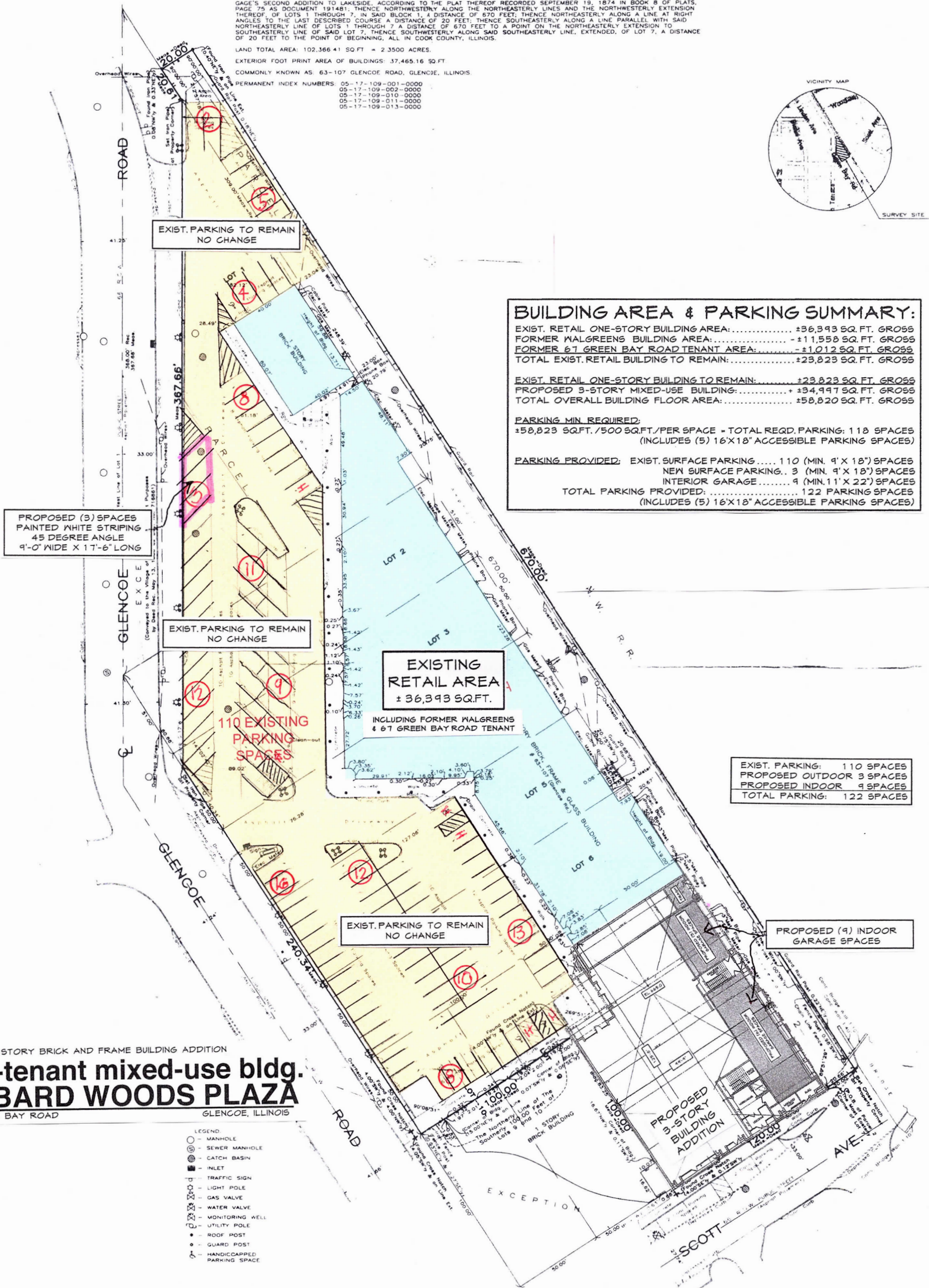
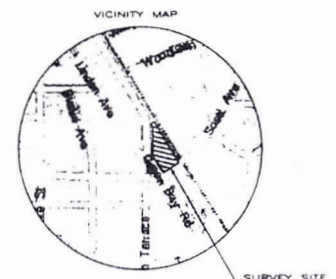
PARCEL 2:
THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD
PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF LOT 7, BLOCK 1, IN
GAGE'S SECOND ADDITION TO LAKESIDE, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 1874 IN BOOK 8 OF PLATS,
PAGE 75 AS DOCUMENT 191481; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINES AND THE NORTHWESTERLY EXTENSION
THEREOF, OF LOTS 1 THROUGH 7, IN SAID BLOCK 1, A DISTANCE OF 670 FEET; THENCE NORTHEASTERLY ALONG A LINE AT RIGHT
ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 20 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH SAID
NORTHEASTERLY LINE OF LOTS 1 THROUGH 7 A DISTANCE OF 670 FEET TO A POINT ON THE NORTHEASTERLY EXTENSION TO
SOUTHEASTERLY LINE OF SAID LOT 7; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE, EXTENDED, OF LOT 7, A DISTANCE
OF 20 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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

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

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

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



BUILDING AREA & PARKING SUMMARY:

EXIST. RETAIL ONE-STORY BUILDING AREA: ±36,393 SQ. FT. GROSS
FORMER WALGREENS BUILDING AREA: ±11,558 SQ. FT. GROSS
FORMER 67 GREEN BAY ROAD TENANT AREA: ±1,012 SQ. FT. GROSS
TOTAL EXIST. RETAIL BUILDING TO REMAIN: ±23,823 SQ. FT. GROSS

EXIST. RETAIL ONE-STORY BUILDING TO REMAIN: ±23,823 SQ. FT. GROSS
PROPOSED 3-STORY MIXED-USE BUILDING: ±34,997 SQ. FT. GROSS
TOTAL OVERALL BUILDING FLOOR AREA: ±58,820 SQ. FT. GROSS

PARKING MIN. REQUIRED:
±58,823 SQ. FT. / 500 SQ. FT. / PER SPACE = TOTAL REQD. PARKING: 118 SPACES
(INCLUDES (5) 16'X18" ACCESSIBLE PARKING SPACES)

PARKING PROVIDED: EXIST. SURFACE PARKING 110 (MIN. 9' X 18") SPACES
NEW SURFACE PARKING, 3 (MIN. 9' X 18") SPACES
INTERIOR GARAGE 9 (MIN. 11' X 22") SPACES
TOTAL PARKING PROVIDED: 122 PARKING SPACES
(INCLUDES (5) 16'X18" ACCESSIBLE PARKING SPACES)

EXIST. PARKING: 110 SPACES
PROPOSED OUTDOOR 3 SPACES
PROPOSED INDOOR 9 SPACES
TOTAL PARKING: 122 SPACES

PROPOSED (9) INDOOR
GARAGE SPACES

PROPOSED 3-STORY BRICK AND FRAME BUILDING ADDITION
multi-tenant mixed-use bldg.
HUBBARD WOODS PLAZA
63-69 GREEN BAY ROAD
GLENCOE, ILLINOIS

- LEGEND:
- MANHOLE
 - SEWER MANHOLE
 - CATCH BASIN
 - INLET
 - TRAFFIC SIGN
 - LIGHT POLE
 - GAS VALVE
 - WATER VALVE
 - MONITORING WELL
 - UTILITY POLE
 - ROOF POST
 - GUARD POST
 - HANDICAPPED PARKING SPACE

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.: 06-76786

SCALE: 1" = 25' FEET.

DATE OF FIELD WORK: December 18, 2006

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

WAYNE W. DONOFRE, A REGISTERED LAND SURVEYOR, LICENSE NUMBER 35-2281, IN AND FOR THE STATE OF ILLINOIS AND LEGALLY DOING BUSINESS IN COOK COUNTY, DOES HEREBY CERTIFY TO HIS REAL ESTATE CAPITAL, INC. AND CHICAGO TITLE INSURANCE COMPANY, AND
THEIR RESPECTIVE SUCCESSORS AND ASSIGNS (1) THE ACCOMPANYING SURVEY REPRESENTS AN ACCURATE SURVEY MADE ON THE GROUND BY ME ON December 18, 2006 OF THE LAND THEREIN PARTICULARLY DESCRIBED, AND CORRECTLY SHOWS THE AREA OF THE
SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY; (2) [EXCEPT AS SHOWN ON THE SURVEY] THE TITLE LINES AND
LINES OF ACTUAL POSSESSION ARE THE SAME; (3) THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 1401 SA 3561094 SLP WITH AN EFFECTIVE DATE OF NOVEMBER 22, 2008 AND THAT
ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A CAREFUL PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT
PROPERTY; (4) THE LOCATION OF SAID BUILDINGS AND IMPROVEMENTS IS NOT IN VIOLATION OF ANY (DISTRICT) REQUIREMENTS OR (1) OTHER RESTRICTIONS OF RECORD REFERENCED IN THE TITLE INSURANCE COMMITMENT DESCRIBED ABOVE; (5) ALL UTILITY SERVICES REQUIRED FOR
THE OPERATION OF THE PREMISES EITHER ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS, OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES THAT PASS THROUGH OR ARE LOCATED ON ADJOINING LAND; (6) THERE ARE NO OBSERVABLE
ENCROACHMENTS ON THE ADJOINING PROPERTIES, STREETS, OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES AND IMPROVEMENTS, EXCEPT AS SHOWN ON THE SURVEY; (7) THERE ARE NO PARTY WALLS OR VISIBLE ENCROACHMENTS ON SAID DESCRIBED PROPERTY BY STREETS,
ALLEYS OR BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY; (8) ANY DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEM IS SHOWN ON THE SURVEY; (9) SAID DESCRIBED PROPERTY IS
LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NUMBER 17031C0251, WITH A DATE OF IDENTIFICATION OF November 8, 2000, FOR COMMUNITY NUMBER
170008, 5221, IN THE COUNTY OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED; (10) THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY
DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY (11) [EXCEPT AS SHOWN ON THE SURVEY] THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS; (12) THE TOTAL NUMBER OF STRIPED PARKING SPACES ON
THE SUBJECT PROPERTY IS 122, INCLUDING 3 DESIGNATED HANDICAP SPACES; AND (13) THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE. THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND
SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ("NSPS") IN 2005 AND INCLUDES ITEMS 1, 2, 3, 4, 7 (b), (d) (1) AND (c), 8, 9, 10, 11 (a), (b), AND 14 IN TABLE A CONTAINED THEREIN. PURSUANT TO THE
ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE
RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 35-2281 MY LICENSE EXPIRES NOVEMBER 2011

DATE: December 20, 2006

Drawn by: SP





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

PROJECT NO:	2255	REVISION:	DATE:	DESCRIPTION:
DATE:	2 JAN 23		2 JAN 23	VILLAGE REVIEW
DRAWN:	JMF/LAF			
CONTENTS: EXTERIOR BUILDING ELEVATION - EAST				

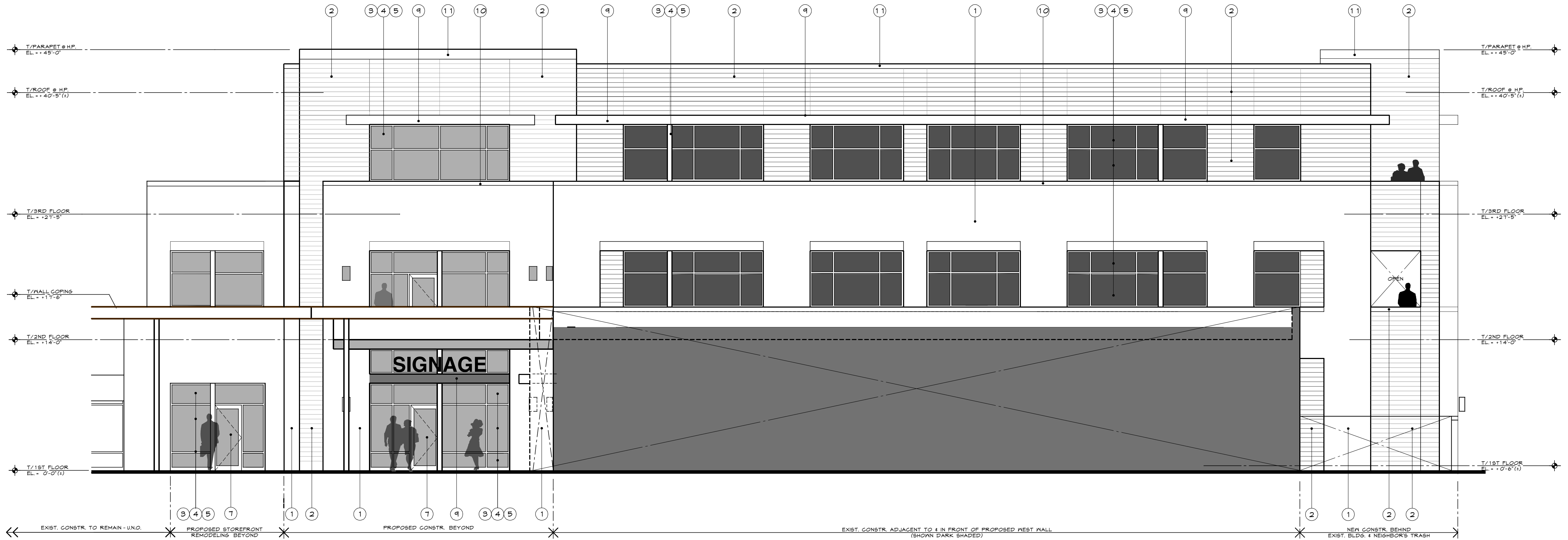
PROPOSED 3-STORY BRICK AND FRAME BUILDING
HUBBARD WOODS PLAZA
multi-tenant mixed-use bldg.
63-69 GREEN BAY ROAD
GLENCOE, ILLINOIS

Design Firm License No.: 184-002195

Architects 127

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

B2.2



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

PROJECT NO:	2255	REVISION:	DATE:	DESCRIPTION:
DATE:	2 JAN 23		2 JAN 23	VILLAGE REVIEW
DRAWN:	JMF/LAF			
CONTENTS:	EXTERIOR BUILDING ELEVATION - WEST			

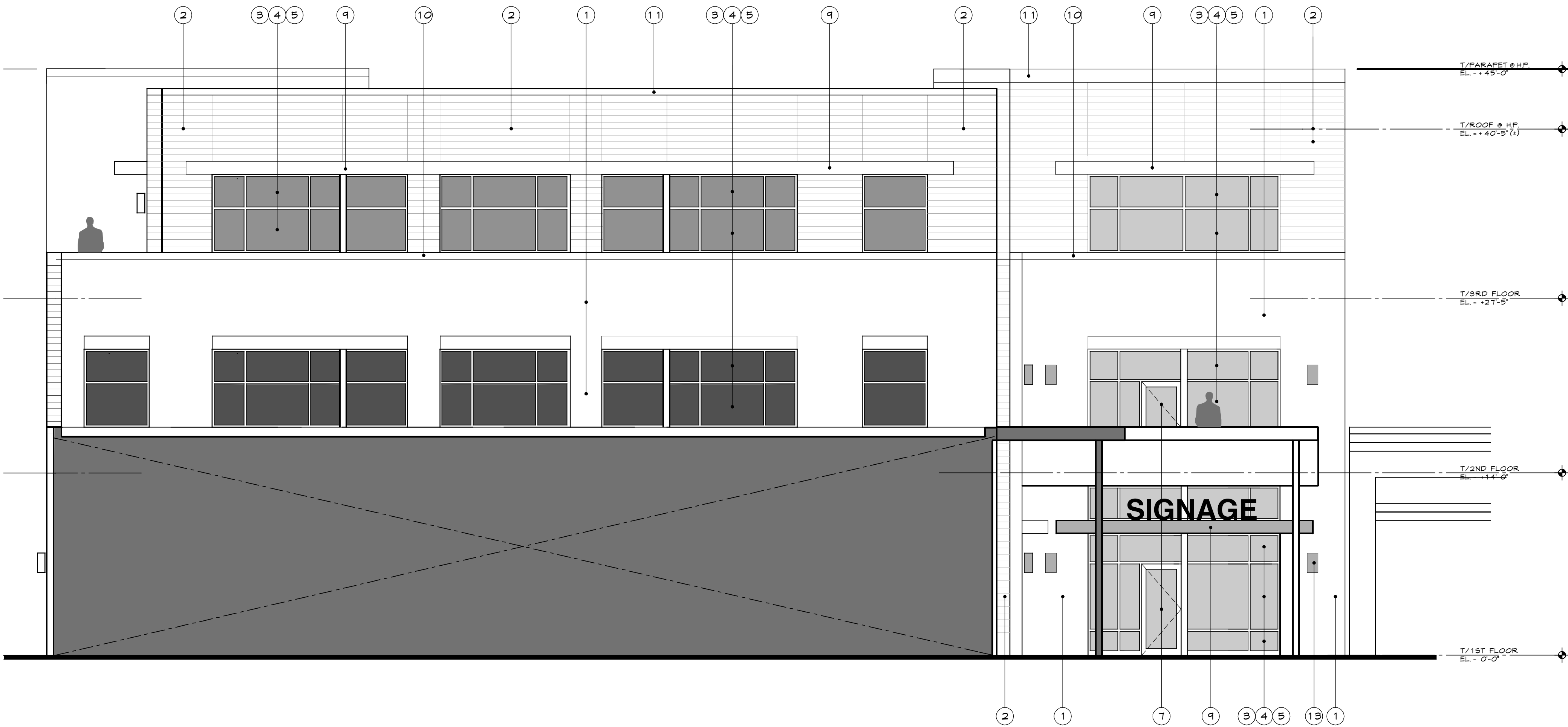
B2.3

PROPOSED 3-STORY BRICK AND FRAME BUILDING
HUBBARD WOODS PLAZA
multi-tenant mixed-use bldg.
63-69 GREEN BAY ROAD
GLENCOE, ILLINOIS

Design Firm License No.: 184-002195

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5625 Chesapeake Drive
McHenry, IL 60050
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+ Associates, Inc.



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

exterior material color & finish legend

- EXTERIOR WALLS:**
- 1) FACE BRICK:
(MATCH EXIST.)

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

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

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

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

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

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

- DECORATIVE OUTDOOR LIGHTING:**
- 13) WALL SCONCE:

MANUF.: Y LIGHTING
MODEL: LEDGE OUTDOOR LED
STYLE: WALL MOUNTED
SURFACE: PAINTED
COLOR: CLEAR ANODIZED/CHAMPAGNE
SIZE: 20" H. X 8" W. X 4" D.

Design Firm License No.: 184 - 002195

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PROPOSED 3-STORY BRICK AND FRAME BUILDING

HUBBARD WOODS PLAZA

multi-tenant mixed-use bldg.

63 - 69 GREEN BAY ROAD
GLENCOE, ILLINOIS

PROJECT NO:	2255	REVISION:	DATE:	DESCRIPTION:
DATE:	2 JAN 23		2 JAN 23	VILLAGE REVIEW
DRAWN:	JMF/LAF			
CONTENTS:	EXTERIOR BUILDING ELEVATION - NORTH			

B2.4

West elevation (from Green Bay Road)



North elevation (from parking lot)



South elevation (from Scott Ave.)



East elevation (from above train tracks/Green Bay Trail)







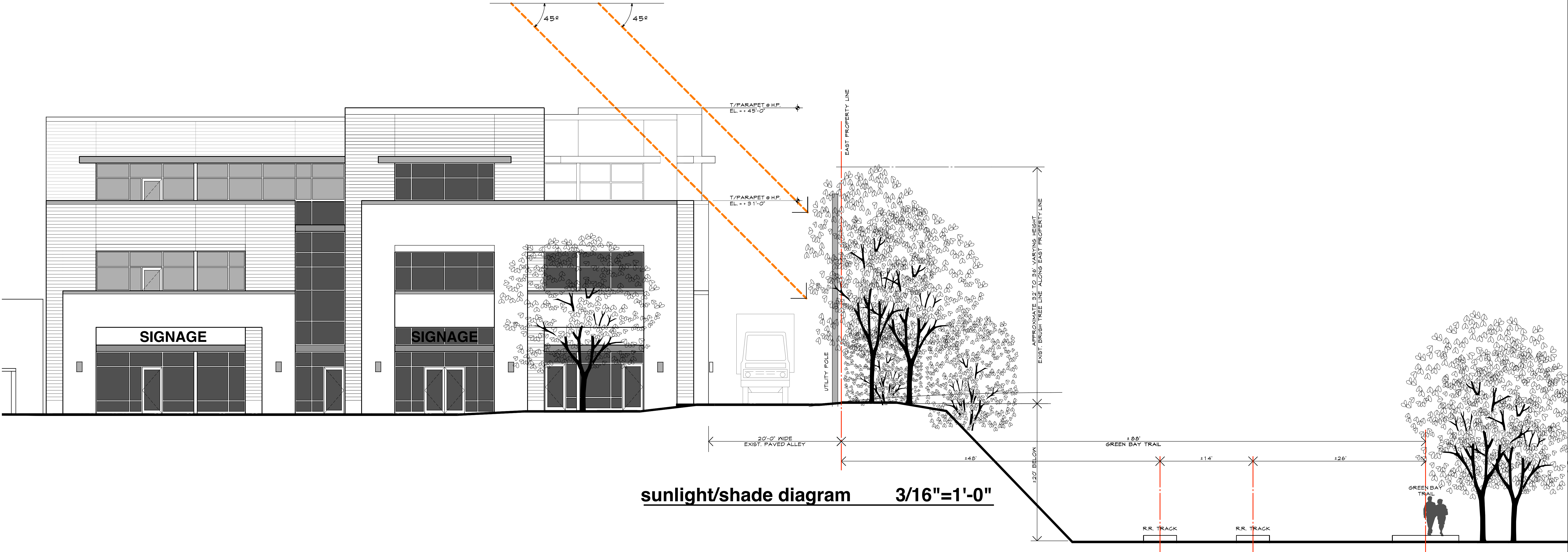






Figure 17-1(C)
Allowable
commercial
building height

- Four Story (45') maximum
- Three Story (35') maximum



sunlight/shade diagram 3/16"=1'-0"

PROJECT NO:	2255	REVISION:	DATE:	DESCRIPTION:
DATE:	2 JAN 23		2 JAN 23	VILLAGE REVIEW
DRAWN:	JMF/LAF			
CONTENTS:	SUNLIGHT/SHADE DIAGRAM			

