



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

**Village Hall Council Chambers
675 Village Court
March 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 FEBRUARY 6, 2023 ZONING COMMISSION MEETING MINUTES

3. CONTINUATION OF A 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.

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	Present
Jake Holzman	Commissioner	Present
Dena Fox	Commissioner	Absent
Village Staff		
Taylor Baxter	Development Services Manager	Present
Richard McGowan	Planner	Present

*Chairman Scott Novack was absent for the beginning of the meeting that started at 7:00 p.m. and he arrived at 7:25 p.m. Commissioner Sara Elsasser held the role of Interim Chairman until Chairman Novack was present.

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

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

3. 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

Taylor Baxter gave a brief overview of the request and Special Use Permit (SUP) process. Mr. Baxter explained that the owners of Hubbard Woods Plaza have requested consideration of a SUP to allow a 45-foot-high office/commercial building, whereas the allowable height without SUP in the B-2 District is 33 feet. Mr. Baxter explained that this would be approximately 33,997 square feet of new space, or a net increase of 22,427 square feet. Mr. Baxter then shared an aerial view of the B2 District, renderings of the proposed building, and explained that if it's approved it would still be required to go through the Plan Commission for an Exterior Appearance Review.

Mr. Baxter then referenced a public comment letter that was sent by David Schoon and the Village of Winnetka on the day of this meeting, which stated:

"Dear Village of Glencoe Zoning Commission Members:

Taylor Baxter, Development Services Manager, informed me of the February 6, 2023, public hearing regarding a request for special use permit approval to allow a 45-foot-tall office/commercial building in the B-2 Zoning District at 63 Green Bay Road in Glencoe. Given the proximity of the proposed development to that portion of the Hubbard Woods Business District located in the Village of Winnetka, we greatly appreciate the opportunity to comment on the proposed development.

The proposed height of the office/commercial building would be consistent with what is allowed across Scott Avenue in the Village of Winnetka's commercial district. If approved, the special use permit request would allow more building square footage on a portion of the shopping center's parcel than would be allowed by right. This additional building square footage would be located immediately across the street from the Village of Winnetka parking structure, which our Village constructed and maintains to provide parking on the upper level for customers and employees of Winnetka businesses (Attachment A).

We would ask that you request the applicant to provide a parking study that demonstrates that sufficient parking will be provided by the shopping center with the additional office/commercial space. The staff report indicates that the expanded shopping center, which does not include the building on the northeast corner of Green Bay Road and Scott Avenue (the "Coldwell Banker" building), meets Glencoe's minimum parking requirements. As you know a Village minimum parking requirement does not necessarily ensure that a development provides sufficient parking based upon potential uses that could locate within a building. Though a general retail use and a general office use have approximately the same parking demand, the parking demand of a medical office use is 1.2 greater than a general office demand, and a family restaurant or fast casual restaurant can have a parking demand 4 times greater than a general retail use. Given the proposed expanded development has limited opportunity for parking other than what is provided on site, we would ask that you pay close attention to the potential parking demand of the expanded center. Based upon the material included in the staff report there could be as few as

seven additional parking spaces being provided on-site to meet the needs of 22,427 square feet of additional space.

The building design has the upper story spaces being accessed off Scott Avenue and the potential of two first floor spaces (approximately 1/3 of the first-floor space) also being accessed off Scott Avenue (see Attachment B). None of these entry points have easy access to the shopping center parking lot. Given the location of the additional square footage immediately across the street from the Village of Winnetka's parking structure and the building design, it is very likely that employees and customers of the new space will attempt to use the Village of Winnetka parking structure rather than the shopping center parking lot.

We ask that you request the applicant submit a parking study and that you consider requesting that the applicant redesign its plans so that access from the shopping center parking lot to all building access points will better serve all users of the building.

As the Village of Winnetka partners with our commercial property owners to provide parking for our customers and employees, either through private off-street parking or public on-street and off-street parking, we hope the Village of Glencoe will do the same as it considers this proposed development.

Thank you for considering our concerns regarding this special use request.

Sincerely,

*David Schoon
Community Development Director
Village of Winnetka"*

Commissioner Alex Kaplan asked if the parking requirements impact "Frank & Betsy's" (restaurant) and Mr. Baxter noted that it is considered a different lot. Mr. Baxter noted that the Zoning Commission's decision tonight should be based on the SUP criteria, and then proceeded to swear in the applicant and owner of 63 Green Bay Road, George Giannoulis. Commissioner Jake Holzman asked Mr. Giannoulis if he has had any conversations with any prospective tenants and Mr. Giannoulis noted that they have, however, they do not have any at the moment and they are building on "spec" (speculation), and they're trying to lean into the problem. Mr. Giannoulis stated that they pay more in taxes than generated income on the property, and that they would love for a grocery store or medical use to occupy at least some of the space. Interim Chairman Elsasser asked how many tenants can fit and Mr. Giannoulis stated that it's intentionally flexible, so anywhere from about 1-16 tenants. Interim Chairman Elsasser asked if the applicant doesn't know how many tenants there will be then she is unsure how useful a parking study would be. Mr. Giannoulis stated that he thinks that Winnetka sending this letter at the day of the meeting is ridiculous. Commissioner Kaplan asked what the burden would be for a parking study and Mr. Giannoulis stated time. Commissioner Debbie Ruderman reiterated Winnetka's request to clarify the ask and Mr. Giannoulis said he wouldn't know how you could police that. Interim Chairman Elsasser noted that she understood the circumstances and that the ZC should take this comment seriously since the Village of Glencoe shares a border with the Village of Winnetka.

Chairman Scott Novack arrived at 7:25 p.m. and had received Winnetka's comment letter via email, prior to the meeting. Commissioner Elsasser then summarized the discussion thus far to get Chairman Novack up to speed on the conversation.

Mr. Baxter then swore in the Architect, Lawrence Farrenkopf. Mr. Farrenkopf stated that not all parking studies are accurate, and sometimes there's a synergy between the third party that conducts the study and the team paying for the study, and stated that they are actually 5-8 spaces over the required amount of off-street parking. Commissioner Kaplan asked if Winnetka is willing to pay for the parking study. Commissioner Elsasser noted that she is unsure what a parking study necessarily entails but it could be worthy of articulating.

Mr. Giannoulis stated that the ZC is asking his team to provide a parking study that's beyond speculative. Chairman Novack said that he understands the applicant is not looking for a parking variation but with possible retail uses on the ground floor he also understands Winnetka's perspective - and that the Village of Glencoe takes neighbor concerns very carefully and that they need to evaluate the standards of a SUP. Commissioner Kaplan clarified that he does not entirely agree with the request for a parking study as it's very speculative, especially given that Winnetka provided this comment at the eleventh hour without any evidence or data that parking is a problem, and they didn't even take the time to show up to tonight's meeting. Commissioner Kaplan reiterated that Winnetka's letter is a non-descript objection and the applicants are here tonight to improve the Village in general, and asked how much credence a non-descript objection letter from a resident would have if they had expressed concern over parking. Commissioner Elsasser noted that this applicant has already provided a shade study for the Friends of the Green Bay Trail (FGBT). Commissioner Kaplan stated that he doesn't think the request is nefarious but it's a burden on the applicant when we don't even know what the specific uses or traffic will be.

Mr. Giannoulis noted that the President of the Winnetka-Northfield-Glencoe Chamber of Commerce came to the last meeting and was in full support of their request. Commissioner Debbie Ruderman noted that the parking study is a hypothetical discussion and asked what other assurances can we give the Village of Winnetka. Commissioner Kaplan reiterated that Winnetka's letter is an airy non-descript letter, and part of the problem here is that they didn't even show up for tonight's discussion. Chairman Novack stated that he doesn't agree with Commissioner Kaplan and that he understands Winnetka's concern. Commissioner Kaplan asked how financially burdensome is it to conduct a parking study. Commissioner Michael Kupper-Smith noted that he doesn't think Winnetka stated they're concerned about their parking garage (located across the street from 63 Green Bay Road), it's more so about the existing parking lot in the Hubbard Woods Plaza.

Mr. Giannoulis stated that parking has not been an issue at the last four meetings and that he thinks it's window dressing as Winnetka has known about this development for a while now. Commissioner Kaplan said that she understands that it's frustrating and that a parking study may not provide clarity, but it's important that we acknowledge their concerns. Mr. Giannoulis said that the Village of Glencoe needs to take care of constituents and taxpayers too. Commissioner Kaplan said that just because they're neighbors and are objecting, it doesn't mean we need to bow to Winnetka, and that he's trying to balance burdens and

would like to know how much it costs, but if it's going to be burdensome and the fact that Glencoe has already approved the appropriate number of parking spaces, then let Winnetka do the parking study.

Commissioner Jake Holzman said that if we're talking about time and money, then perhaps there's a way to keep this moving and simultaneously addressing Winnetka's concerns. Mr. Giannoulis asked about the outcome of the study; if Winnetka hypothetically says that the applicant is short on parking or the study is wrong, then that just opens up a can of worms. Chairman Novack stated that a SUP allows voices of residents and neighbors and when you're seeking entitlements, I think it's fair for any neighbor to voice concerns, and although I hate to slow this down, they have a legitimate question.

Commissioner Kaplan asked if the ZC would be recommending that they allow it with the condition for a parking study. Commissioner Elsasser asked if the ZC could do an approval with a condition for a parking study. Commissioner Kaplan stated that he does not think a parking study is necessarily good or bad but he is inclined to vote to approve. Chairman Novack stated that once the ZC makes their decision tonight they are done.

PUBLIC COMMENT

Chairman Novack asked the audience if there are any public comments. Matt Quinn was then sworn in. Mr. Quinn stated that he lives on the corner of Mary Street and Sheridan Road and this project does not speak "quaint Glencoe" and he does not want to drive past this every day. Mr. Quinn said that the Village should do a better job of getting information out to residents and that the existing building at 63 Green Bay Road is run down and vacant. Mr. Quinn said that if the property is currently vacant then he suspects the building won't get used. Mr. Quinn concluded that this is a Village town to get away from larger buildings.

Commissioner Kaplan noted that Mr. Quinn has excellent points and the design doesn't fit Glencoe. Commissioner Ruderman stated that it's not the ZC's job to evaluate the aesthetics. Chairman Novack asked the applicant if the materials are all ready for the building. Mr. Giannoulis stated this design is an extension of what the Plan Commission recommended initially when we had proposed a two-story building. Commissioner Kaplan stated that he thinks it's a great opportunity to make money but it's blatantly out of character with the Village, so it might help to spruce it up a bit, but clarified that no matter what is proposed there will be opponents.

Mr. Giannoulis said that Mr. Quinn has the right to provide his opinion but to say you don't want to drive past something is ridiculous. Commissioner Elsasser said that this is part of the reason there's a SUP process.

Chairman Novack stated that he is not offended by the design but he thinks a contextual rendering is missing - I'm not getting the sense of how this will look in the community. Chairman Novack added that he'd like to talk more about the goals of the Village such as the Comprehensive Plan, and asked how this impacts the possibility of multi-family on the rest of

the property. Mr. Baxter noted that the Village can limit uses on certain floors or parts of the building.

Mr. Baxter then swore in Joe P. who is affiliated with Binny's Beverage Depot in the Hubbard Woods Plaza said that an ideal scenario is where they have a nearly full parking lot but that is not the case right now. Chairman Novack asked Joe P. if he was concerned about parking impacts as a result of this development and Joe P. stated that the parking study can essentially say whatever it wants and he would be in favor of this project. Joe. P. noted that everyone here tonight gave up dinner with their families and Winnetka didn't bother to show up.

Chairman Novack asked Mr. Giannoulis if he's considered a complete redevelopment of the entire Hubbard Woods Plaza and Mr. Giannoulis said that it would create issues with the current leases and isn't fully obtainable. Chairman Novack asked if he has considered multi-family and Mr. Giannoulis said that they have but with the height limits and limit to the specific area, it's not realistic. Mr. Giannoulis also reiterated that residents at the last meeting would not be in support of uses above other portions of the building, such as above Binny's Beverage Depot. Commissioner Elsasser asked staff if they discussed parking with the applicant and Mr. Baxter said that the Village told them that no parking variation would be required. Commissioner Kupper-Smith asked what if the ZC conditions it on satisfactory guidelines and Commissioner Kaplan asked what "satisfactory" would mean, because he thinks that's arbitrary. Chairman Novack noted that the ZC is looking at this SUP without any tenants and the applicants would be building on speculation. Chairman Novack said that it makes him worry because it's a heavy request, the ZC doesn't see many of these, and that he thinks the ZC should have a little clearer picture before we have a recommendation.

Mr. Giannoulis asked the ZC if they would prefer multi-family and Commissioner Elsasser said that this could potentially be one of the spots for that. Mr. Farrenkopf said that if they're required to have a parking study they should have more specific criteria as to what the ZC is looking for. Mr. Farrenkopf said that they're not even considering a market or use that would even require that number of spaces, you can refer to Glencoe's ordinance on parking. Commissioner Holzman said that he is torn on this.

Commissioner Kupper-Smith said that he is conflicted as well but he's not hung up on a potential retail use on the ground floor. Commissioner Elsasser said that she understands the concerns over the parking study but is nervous about the applicant building on speculation. Commissioner Kaplan said that he thinks if we follow Winnetka's concerns then we don't know what we will get out of it and that what Winnetka is proposing is totally out of line. Chairman Novack said that he is not speaking for all of the ZC, but noted that number two of the SUP criteria refers to the "character of the area" and that raises a red flag so it's worthy of measuring the temperature of neighbors that are impacted so he'd like to table this discussion for another meeting after a parking study or analysis should be undertaken. Commissioner Ruderman said that the ZC is here primarily for the height of the building and after two hours there hasn't been any concerns specifically about the height and there's nothing substantive with a parking study; it's ultimately the ZC's decision but noted that she is not confident that a parking study would address Winnetka's concerns. Commissioner Kupper-Smith stated that a parking study would give the ZC a range to evaluate the best and worst case scenarios. Mr. Quinn added that he can't imagine that the Plan Commission would approve this, but told the ZC to not take the only area

they have and that they should have a place for families to gather. Commissioner Holzman said that he doesn't know where to go after a parking study and he is concerned about making it contingent upon a parking study. Commissioner Holzman stated that he does not want the applicant to think that regardless of the outcome of the parking study, that doesn't necessarily mean that there would not be additional concerns or that all concerns would be addressed.

Mr. Giannoulas said that of course they want to activate the space, but they are just here for the height of the building, and this has gone through several Boards and Commissions and parking hasn't been an issue at any of those meetings. Chairman Novack stated that this is the first open discussion and he takes issue with Mr. Giannoulas saying it's been seen by everyone, and that he doesn't think the outcome would go very well if there was a decision tonight.

Chairman Novack stated that he thinks the ZC should reconvene when they have more information and asked Mr. Giannoulas if he is clear on what the ZC is looking for. Mr. Giannoulas stated that the ZC is looking for a rendering to show the context of the area and to provide a parking study.

A motion was made and seconded to close the public hearing and to move the discussion to March 6, 2023.

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

4. PUBLIC COMMENTS ON NON-AGENDA ITEMS

There were no public comments on non-agenda items.

5. MOTION TO ADJOURN

The meeting adjourned at 9:44 p.m.

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

Zoning Commission Memorandum

DATE: March 3, 2023

TO: Zoning Commission

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

SUBJECT: Continuation of a 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

UPDATE FOR MARCH 6, 2023 MEETING:

At its February 6, 2023 meeting, the Zoning Commission asked the applicant to provide a parking study in response to a request from the Village of Winnetka. The Commission also asked for an exhibit that more fully depicts the bulk of the proposed structure in relation to the surrounding area and for a more complete written response to the Special Use Permit review criteria related to the impact of the proposed structure on the character of the area. The applicant has indicated that while these items are in progress, they will not be ready in time for the March 6th Zoning Commission meeting and are requesting an additional continuation of the public hearing to April 4th.

On March 2, 2023, the Village received an additional written comment from the Village of Winnetka, which is included in this packet. This comment focuses on the proposed main entry and elevator location for the upper stories of the proposed building, which is currently shown as accessible directly from Scott Avenue. The comment expresses concern that this may lead to users of the upper floors of the building parking in the Village of Winnetka garage across Scott Avenue, rather than the Hubbard Woods Plaza parking lot, as the Winnetka garage would provide more convenient access. The applicant has stated that they will consider ways to address this comment, but will not have time to fully address it before the March 6th meeting.

Staff recommends that if the Commission determines that the hearing should be continued on April 4th, it should provide any relevant feedback to staff and to the applicant on these outstanding items and on the Village of Winnetka comments in preparation for the April meeting.

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; or, move to close and continue the public hearing until April 4, 2023.



SENT VIA EMAIL - tbaxter@villageofglencoe.org

March 2, 2023

Zoning Commission
Village of Glencoe
675 Village Court
Glencoe, IL 60022

RE: HUBBARD WOODS PLAZA – HEIGHT SPECIAL USE PERMIT

Dear Village of Glencoe Zoning Commission Members:

The Village of Winnetka understands that the public hearing regarding a request for special use permit approval to allow a 45-foot-tall office/commercial building in the B-2 Zoning District at 63 Green Bay Road in Glencoe has been continued to your March 6, 2023, Zoning Commission meeting. Given the proximity of the proposed development to that portion of the Hubbard Woods Business District located in the Village of Winnetka, we would once again like to share our comments and concerns regarding the requesting zoning relief for the proposed development.

Thank you for asking the applicant to provide a parking study that demonstrates that a sufficient number of parking spaces will be available in the shopping center parking lot for the additional office/commercial space. As we mentioned in our February 6, 2023, letter to the Commission, based upon the material included in the staff report there could be as few as seven additional parking spaces being provided on-site to meet the needs of 22,427 square feet of additional space. ***The availability of parking in the shopping parking lot and where in the parking lot the parking is available will provide information in terms of where additional height, and therefore additional building square footage, should be located on the property as part of a special use permit request.*** We look forward to reviewing the parking study.

If approved, the special use permit request would allow more building square footage on a portion of the shopping center's parcel than would be allowed by right. Based upon the design of the proposed building addition, over two-thirds of the new tenant space would not have easy access to the shopping center parking lot of which the building is a part. Given this, rather than parking in the shopping center parking lot, tenants of the new building space may be inclined to park in the Village of Winnetka parking structure. This structure is located immediately across the street and which our Village constructed and maintains to provide parking on the upper level for customers and employees of Winnetka

businesses (see ***Attachments A, B & C***). ***We continue to request that you ask the applicant to redesign its plans so that access from the shopping center parking lot to all building access points will better serve all users of the building.***

Thank you for again considering our concerns regarding this special use request.

Sincerely,

A handwritten signature in black ink, appearing to read "David Schoon". The signature is fluid and cursive, with a long horizontal stroke at the end.

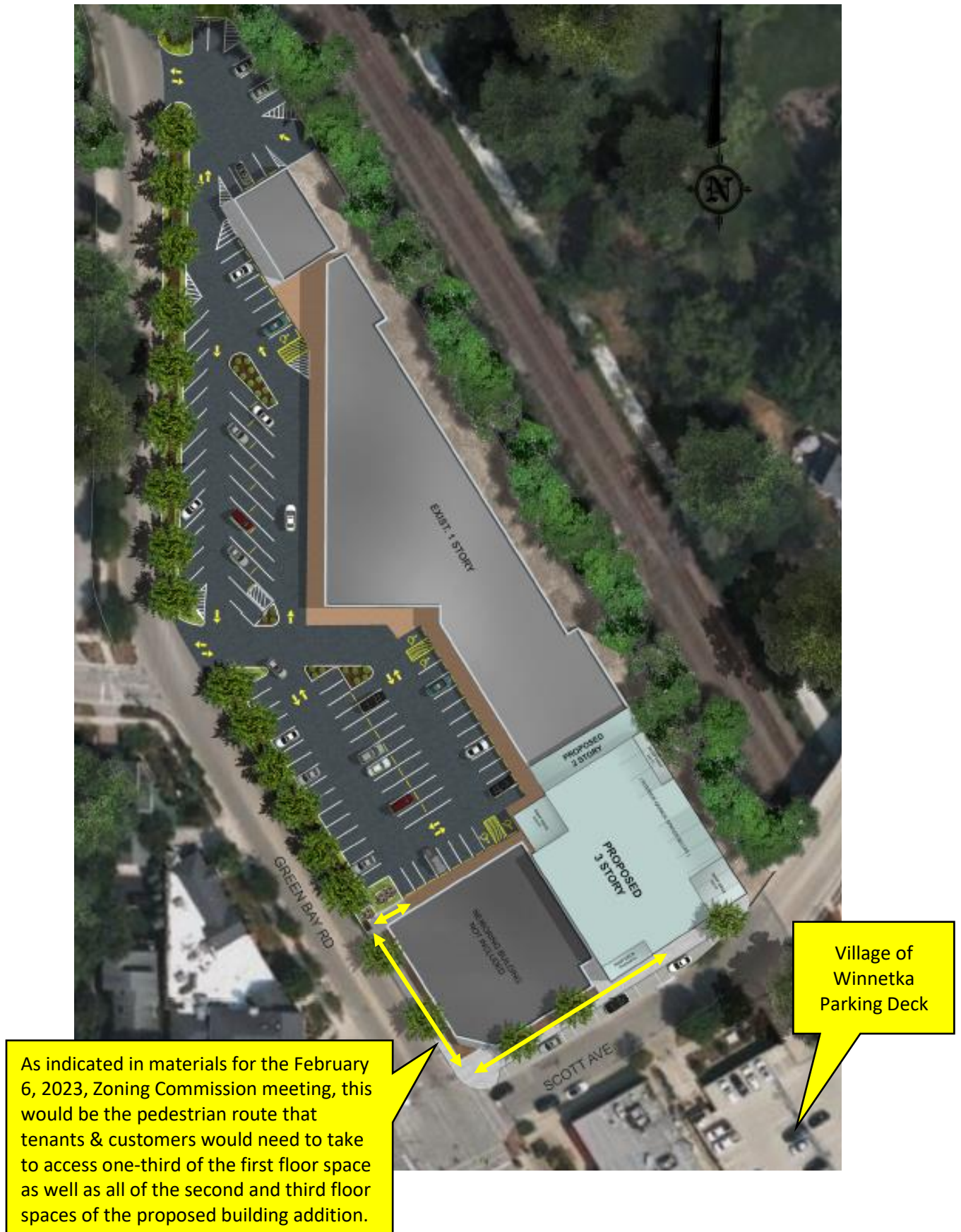
David Schoon
Community Development Director

Cc: Robert Bahan, Village Manager

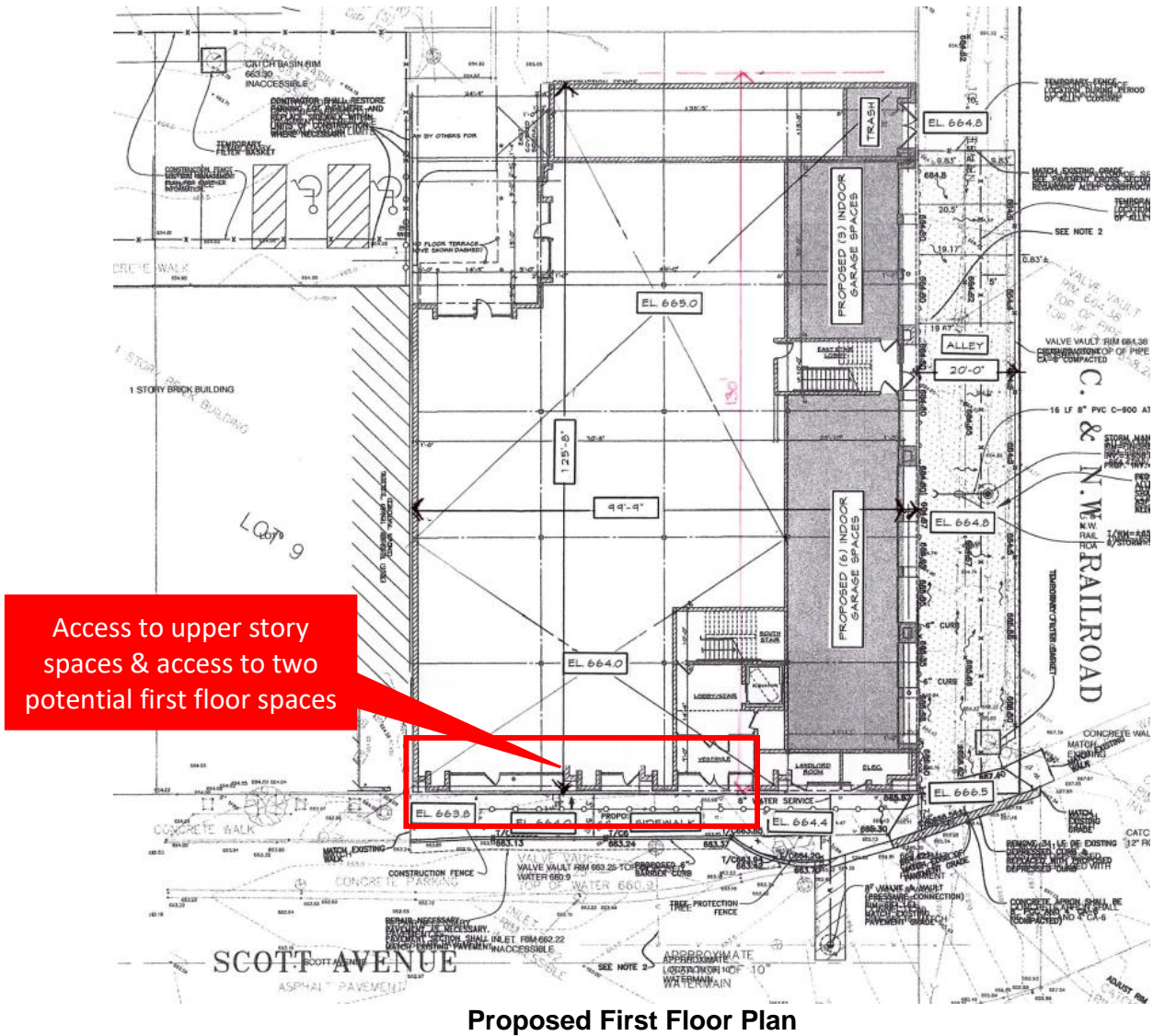
ATTACHMENT A



ATTACHMENT B



ATTACHMENT A



**Proposed South Elevation from Scott Avenue
(Including existing Coldwell Banker building)**



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

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

www.villageofglencoe.org

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

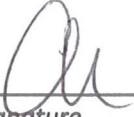
Proposed use requiring a Special Use Permit:

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



1/3/2022

Date

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

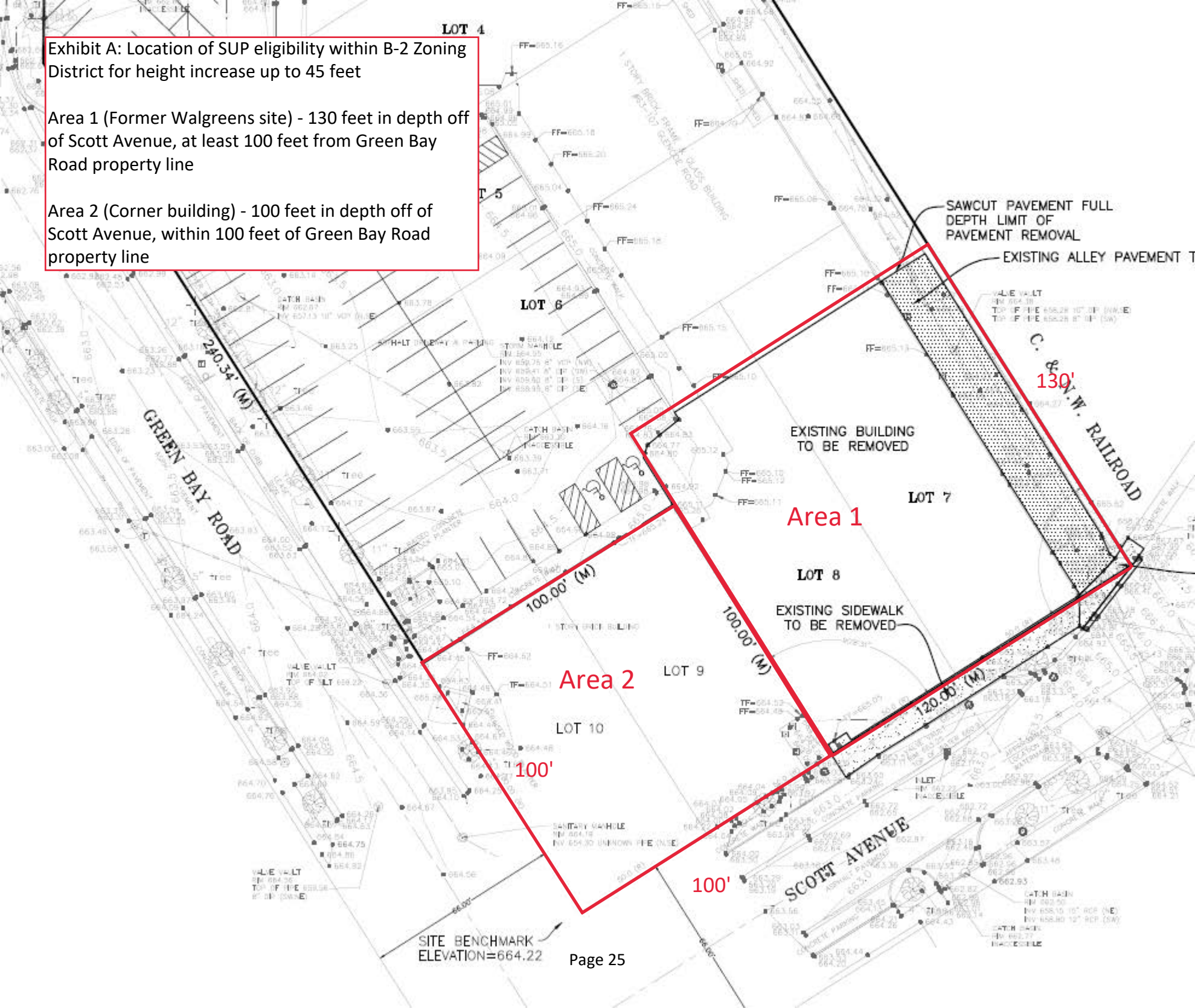
Green Bay Rd
Glencoe
Winnetka

UNION PACIFIC NORTH ME-PA UP N

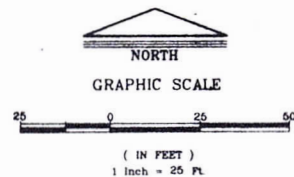
Exhibit A: Location of SUP eligibility within B-2 Zoning District for height increase up to 45 feet

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.

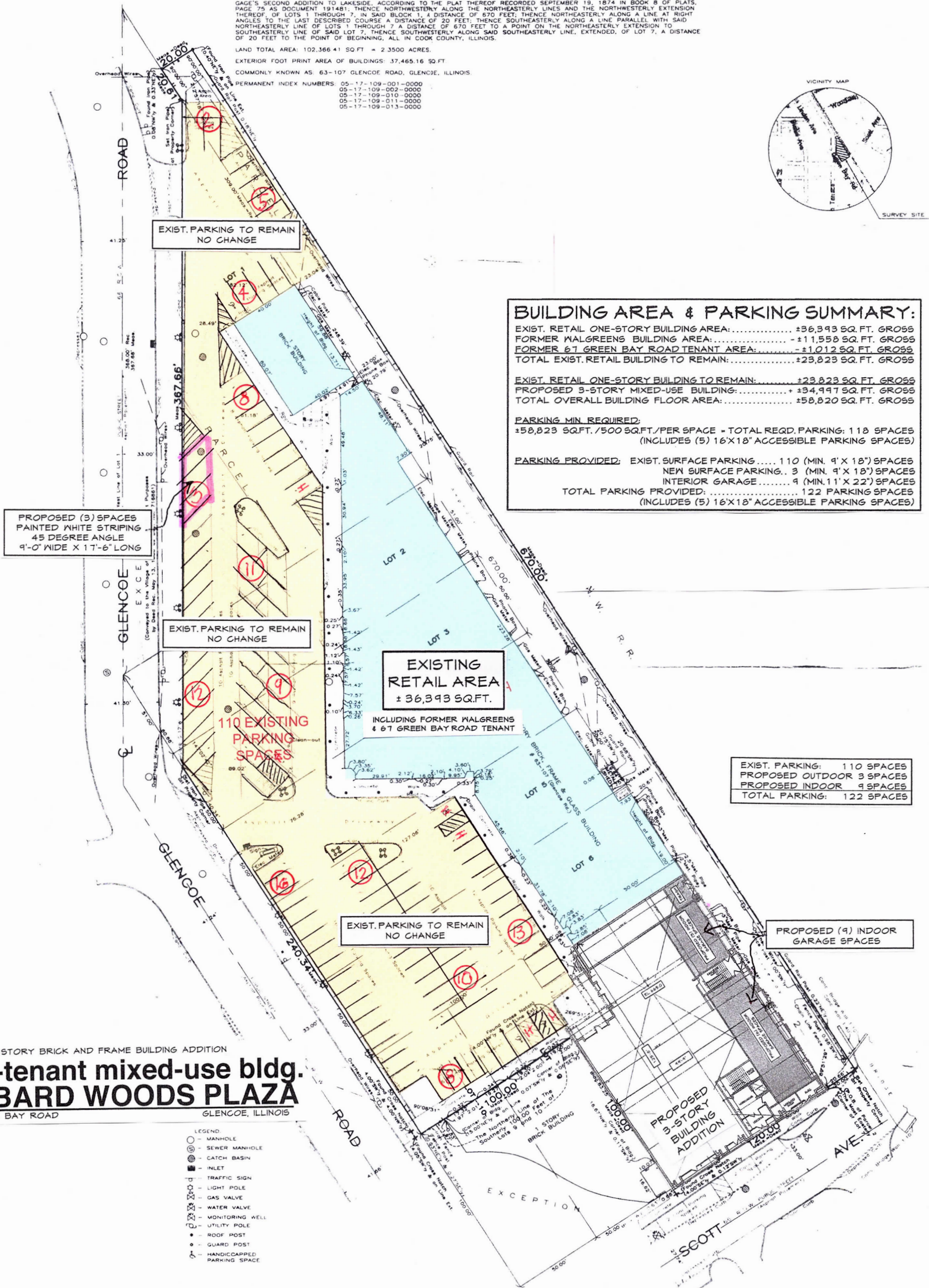
PARCEL 2:
THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD
PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF LOT 7, BLOCK 1, IN
GAGE'S SECOND ADDITION TO LAKESIDE, ACCORDING TO THE PLAT THEREOF 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'X18") SPACES
NEW SURFACE PARKING: 3 (MIN. 9'X18") SPACES
INTERIOR GARAGE: 9 (MIN. 11'X22") 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 (1) ZONING REQUIREMENTS OR (2) 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 "X" [EXCEPT AS SHOWN ON THE SURVEY]; (11) 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
December 20, 2006
Drawn by: SP

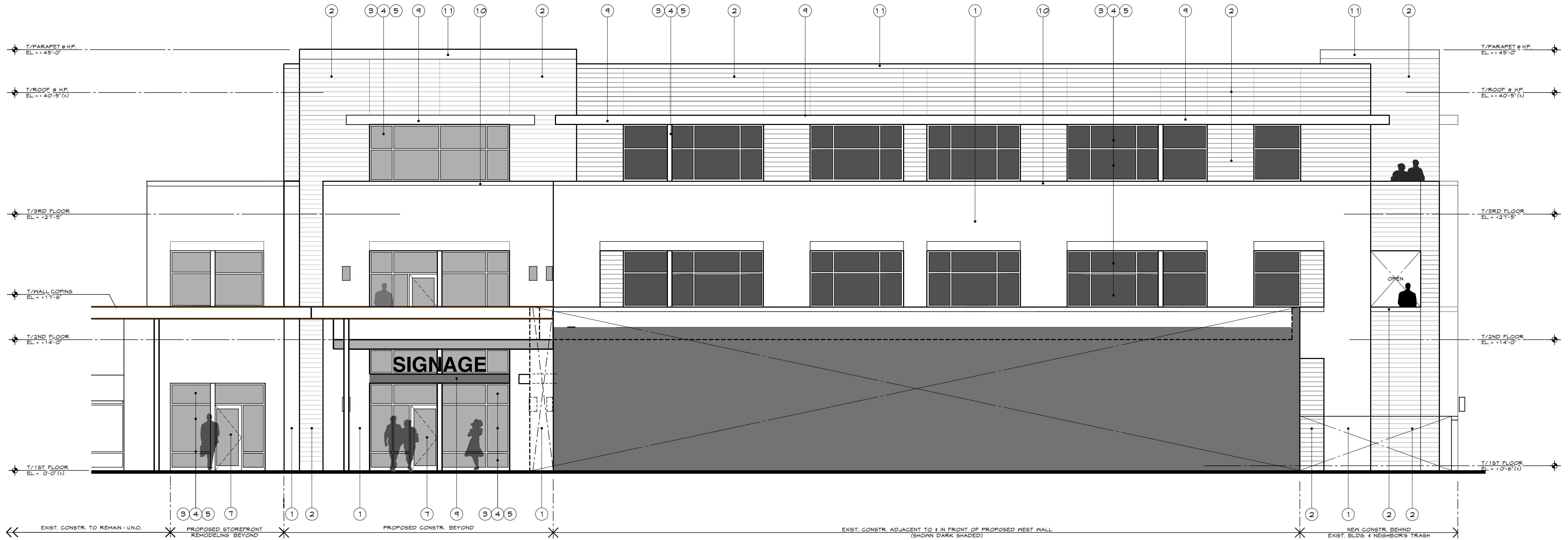




proposed east elevation 3/16"=1'-0"

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



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			

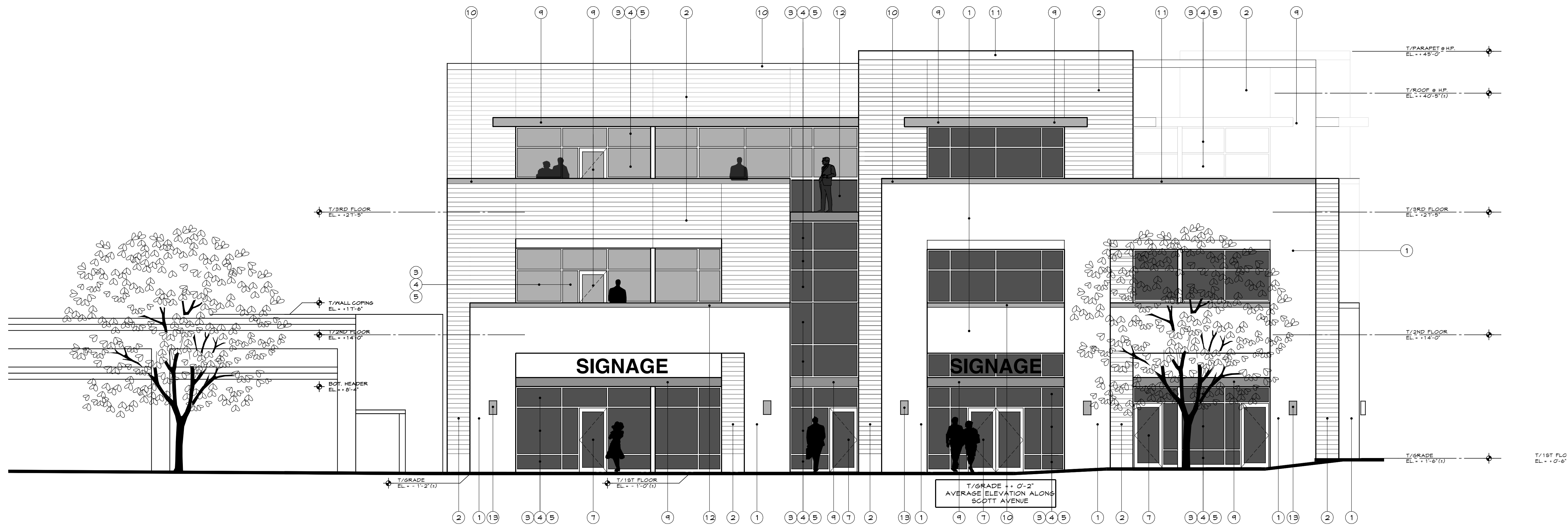
B2.3

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

Architects 127

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



proposed south 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 - SOUTH			

Design Firm License No.: 184 - 002195

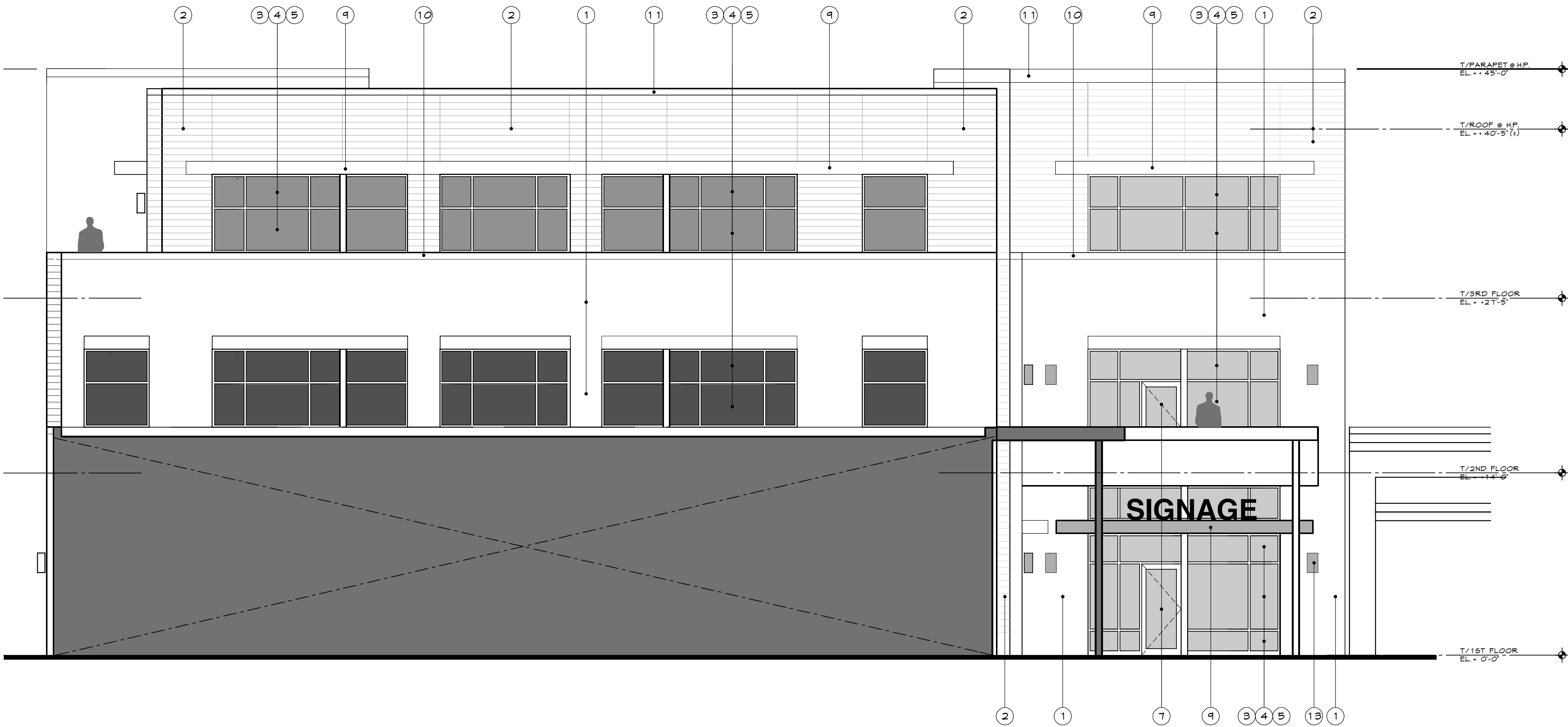
Architects 127

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

+ Associates, Inc.

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

B2.1



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 ATTACHMENT

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

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

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

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

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

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)



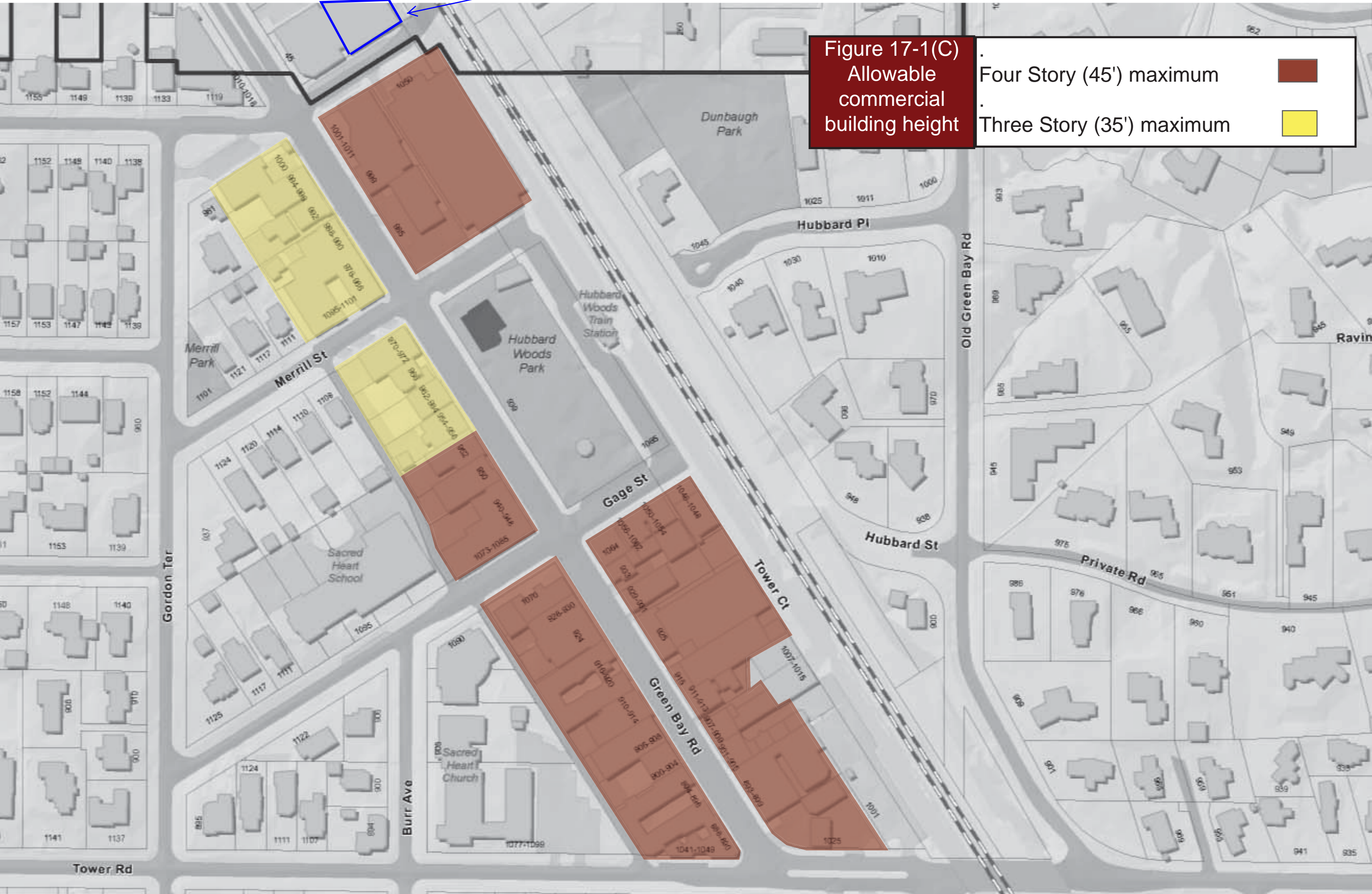


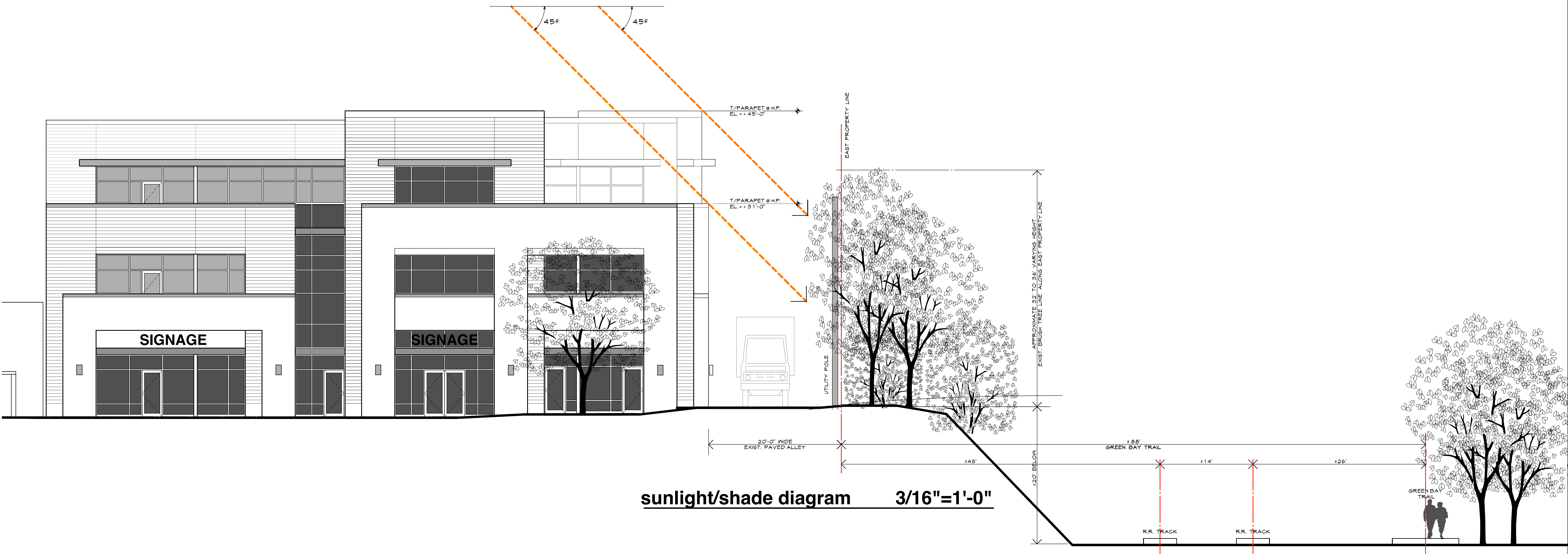






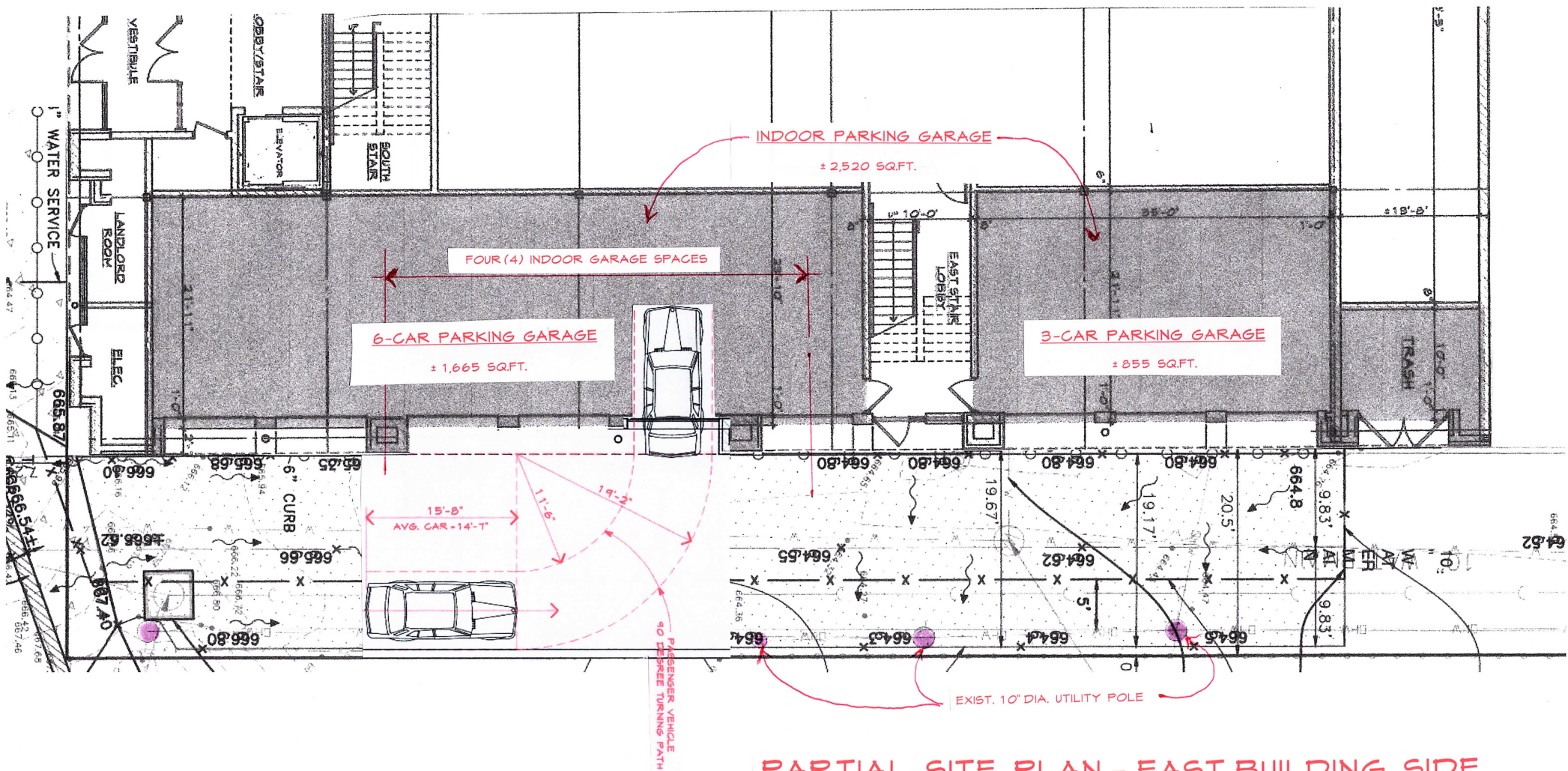
Subject Property





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						



PARTIAL SITE PLAN - EAST BUILDING SIDE

- EXIST. DRIVEWAY & PROPOSED GARAGE CAR TURNING PATH