



VILLAGE OF GLENCOE

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Virtual Meeting Information

The April 4, 2023 Zoning Board of Appeals and Zoning Commission meetings will be held virtually via telephone and videoconference (individuals may participate either by telephone or by video conference) pursuant to Governor Pritzker's Executive Order 2023-06. In addition, at least one representative from the Village will be present at Village Hall in compliance with Section 7(e) of the Open Meetings Act.

Individuals may call the following to participate in the meeting:

By Telephone:

Phone Number: (312) 626-6799
Webinar ID: 875 4458 5766

By Zoom Video Conference:

Zoom video conference link: [Click here](#)

Public Comment Submittal Options

Option 1: Submit Comments by E-Mail Prior to Meeting

Public comments can be submitted in advance of the meeting by e-mail to tbaxter@villageofglencoe.org. Public comments that are received by 5:30 p.m. or one hour before the start of the meeting will be read during the meeting under Public Comment. All e-mails received will be acknowledged. Public comments that are read during the meeting are limited to 400 words or less. E-mailed public comments should contain the following:

- The Subject Line of the e-mail should include the following text: "April 4thth Zoning Board of Appeals/Zoning Commission Meeting Public Comment"
- Name of person submitting comment (address can be provided, but is not required)
- Organization or agency person is submitting comments on behalf of, if applicable
- Topic or agenda item number of interest, or indicate if the public comment is on a matter not listed on the meeting agenda

Option 2: Submit Comments by Phone Prior to Meeting

Individuals without access to e-mail may submit their comments through a voice message by calling (847) 461-1100. Verbal public comments will be read aloud during the meeting and will be limited to three minutes.



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

**Virtual Meeting
April 4, 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 MARCH 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.



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

Village Hall Council Chamber
Monday, March 6, 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 7:15 p.m. on March 6, 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	Absent
Michael Kuppersmith	Commissioner	Present
Jake Holzman	Commissioner	Present
Dena Fox	Commissioner	Present
Village Staff		
Taylor Baxter	Development Services Manager	Present
Richard McGowan	Planner	Present

2. CONSIDERATION OF MINUTES OF THE FEBRUARY 6, 2023 ZONING COMMISSION MEETING

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

3. CONTINUED 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 reiterated the background of the request and the 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 also noted that if it's approved it would also be required to go through the Plan Commission for an Exterior

Appearance Review. Prior to the meeting, Mr. Baxter distributed a recent letter from the Village of Winnetka, dated March 2, 2023, which read:

"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,

*David Schoon
Community Development Director, Village of Winnetka"*

Chairman Novack stated that the Zoning Commission (ZC) did not fully expect the applicant to be ready with a parking study for tonight's meeting, but reiterated that the ZC is looking for the parking study and the proposed development's context in the community. Commissioner Jake Holzman stated that the ZC should be a little bit more specific regarding 'context in the community' which may need a written synopsis. Taylor Baxter then swore in the applicant, Anel Pasic with United Investors. Anel added that his team is working on more renderings to

depict the context in the community with regards to scale, as well as other areas not previously depicted with renderings, and how it relates to surrounding structures. Commissioner Holzman asked the applicant if they have been able to address Winnetka's latest letter to the ZC, dated March 2, 2023. Mr. Pasic stated that given the infancy of Winnetka's request, and the fact that they've only had this letter for a couple of days, he cannot speak to what they will to address the latest letter at this time. Chairman Novack asked if the applicant had any comments regarding Commissioner Sara Elsasser's comments about a community gathering space and Mr. Pasic stated that given the tight turnaround, they do not have an answer for that at this time.

Chairman Novack asked Mr. Pasic if they had considered alternative locations for the elevator, and several ZC Commissioners examined the floor plans. Mr. Pasic said that he spoke with the Architect and there were concerns that if the elevator was relocated to a different location in the building, that it could potentially limit the store frontage along Scott Avenue, but they will still investigate thoroughly and evaluate all of their options. Commissioner Alex Kaplan clarified that Winnetka is concerned about the public parking structure across the street from 63 Green Bay Road and believes it's a legitimate request.

Commissioner Elsasser noted that the proposed development could also bring additional foot traffic into Village of Winnetka businesses, so she would love to hear from the Village of Winnetka at these meetings so that it's not necessarily a one-sided argument. Chairman Novack added that if the end result is an inferior product, then it's not a good result for Glencoe business owners, but certainly an exploration of what can be done is valid. Commissioner Michael Kupper-Smith added that he did not realize that the primary entrance will be along Scott Avenue. Mr. Pasic reiterated that it's speculative space, so the actual staircase location could vary depending on the tenant.

Chairman Novack stated that a letter of opposition but lack of presence at the discussion is not very helpful, and that the Zoning Commission would like a representative from the Village of Winnetka to be at the next meeting.

Commissioner Kaplan asked if the additional parking spaces within the building are private spaces and Mr. Pasic confirmed that they are private spaces for tenants in addition to the 113 surface lot parking spaces. Commissioner Dena Fox asked if there's access from the interior parking spaces to the elevator and noted that the current floor plan looks like the elevator doesn't have direct access to the interior parking spaces. Mr. Pasic reiterated that the plans are speculative. Commissioner Holzman added that he doesn't think the 9 spaces within the proposed building will address Winnetka's concerns. Commissioner Fox asked if they would be charging for the interior parking spaces and Mr. Pasic stated that they are not planning on that as they will likely be included with the tenants' leases.

Commissioner Holzman asked what the extent or scope of the parking study and Mr. Pasic stated that they are exploring options with the assumption that the ground floor will be retail and it will show a range of uses and that they anticipate receiving it around March 20th - March 24th.

Chairman Novack asked the applicant if they have considered alternatives and if the ZC should be prepared for it to be changed. Mr. Pasic stated that he cannot say if it will change or not but it's preliminary and is evolving, and that they're continuing to sharpen their pencils. Chairman Novack added that he is not comfortable hoping it'll evolve and it's an uncomfortable position to be in because the applicant does not have any tenants at the moment. Commissioner Holzman added that after the parking study comes back there will be other elements he would like to discuss. The ZC then briefly discussed the usage of Winnetka's parking garage across from 63 Green Bay Road. Commissioner Elsasser added that she thinks it's worth noting that the entrance on the parking lot side of the proposed development is currently only for one tenant.

Chairman Novack added that he's also curious about the feedback the applicants have received from potential or prospective tenants. Mr. Pasic stated that he could gather some feedback for this (shopping) Center from their Broker. Commissioner Holzman stated that if the parking study says that the parking is adequate, the ZC should be clear on what's next. Chairman Novack added that it's a tough shake and that he would like to see why this proposed development is the best fit that we can hope for, and how the applicant can manipulate the design to address some of the concerns we've had here. Chairman Novack then added that he would like everyone to re-review the SUP criteria, specifically number two and number three:

#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.

#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.

PUBLIC COMMENT

Chairman Novack asked the audience if there are any public comments. No public comments were made.

A motion was made and seconded to close the public hearing and move to adjourn the meeting to continue hearing to April 4th, 2023, for the purpose of gathering further information and deliberating further on new evidence.

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

4. PUBLIC COMMENTS ON NON-AGENDA ITEMS

There were no public comments on non-agenda items.

5. MOTION TO ADJOURN

The meeting adjourned at 8:04 p.m.

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



VILLAGE OF GLENCOE MEMORANDUM

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Zoning Commission Memorandum

DATE: March 30, 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 APRIL 4, 2023 MEETING:

At its March 6, 2023 meeting, the Zoning Commission considered the Village of Winnetka's second written comment expressing concerns with the location of the lobby and elevator for the upper stories of the proposed building. The Commission asked the applicant to provide revised plans addressing this comment, or to present an explanation at the April 4th meeting regarding why such changes are not feasible. The applicant has expressed to Village staff that they intend to continue this discussion at the April 4th meeting and are open to exploring options for reworking this space, but will not have revised floor plans available for this meeting.

At the request of the Commission, the applicant has provided a parking study, which is included in this packet. The conclusion of this study is that the proposed parking supply is likely to meet the parking needs of the Plaza. This study recommends consideration of enforcement of parking restrictions to prevent use of the lot by visitors to other nearby sites. This could include the commercial building on the northeast corner of Scott Avenue and Green Bay Road, which is not part of Hubbard Woods Plaza and is not included in parking requirement calculations. While the parking study provides an assessment of parking needs generated by the Plaza, it does not include a consideration of the concerns raised by the Village of Winnetka that these cars may be parked off-site within Winnetka if convenient access is not provided from the Hubbard Woods Plaza parking lot to the upper stories of the new building. The parking study also did not consider the site's proximity to transit or the Green Bay Trail, which could potentially reduce parking demand.

The applicant has also provided an updated written response to the SUP Standards for Review and the staff response to these review criteria within this memo has been updated to reflect consideration of the information and exhibits received after the release of the initial version of the memo.

The applicant has also provided an exhibit showing the bulk of the proposed structure in the context of the surrounding area, as requested by the Commission in February.

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 utility facilities or other matters affecting the public health, safety, and welfare. The Village of Winnetka has expressed concerns about parking on the site and its potential impact on Winnetka's public parking structure directly across Scott Avenue from the proposed building site. At the request of the Zoning Commission, the applicant has provided a parking study, which concludes that there is likely to be sufficient parking for the proposed building on the Hubbard Woods Plaza site. However, the parking study does not address Winnetka's concerns related to the fact that the location of the lobby and elevator for the upper stories of the proposed building would be accessible only from Scott Avenue, potentially encouraging visitors to park in Winnetka's structure instead of the Hubbard Woods Plaza parking lot. On the other hand, it also does not consider the transit-accessible location of the subject property.

The Commission may also consider the fact that on-street parking is available in Hubbard Woods, although in limited supply. 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". The applicant has provided an exhibit showing the proposed building within the context of the surrounding area.

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 May 8, 2023.

MEMORANDUM TO: Anel Pasic
United Investors, Inc.

FROM: Javier Millan
Principal

Luay Aboona, PE, PTOE
Principal

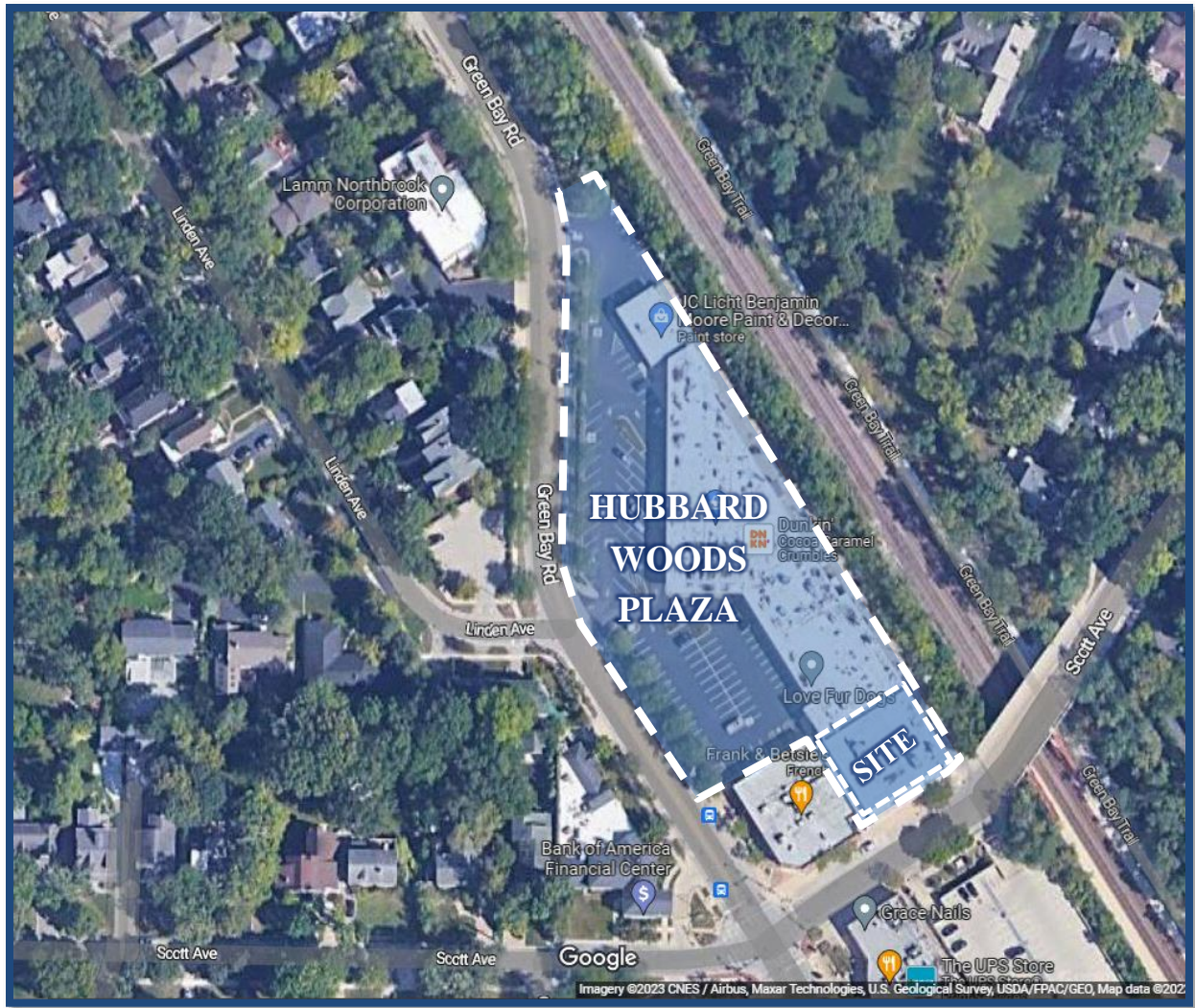
DATE: March 29, 2023

SUBJECT: Parking Study
Hubbard Woods Plaza
Glencoe, Illinois

This memorandum presents the findings of a parking study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed expansion of the Hubbard Woods Plaza (Plaza) located in the northeast corner of Green Bay Road and Scott Road in Glencoe, Illinois. The plan calls for expanding the building occupying Lots 7 and 8 to include approximately 9,796 square feet of retail on the first floor and 22,500 square feet of either general office or medical office space on the upper two floors. In addition, the plan calls for adding nine indoor parking spaces and three surface parking spaces, increasing the overall parking supply of the Plaza from 110 to 122 spaces. **Figure 1** shows an aerial view of the building.

The purpose of this study was to assess the adequacy of the parking supply in meeting the existing and future needs of the Plaza with the proposed expansion. The following tasks were undertaken:

- Parking occupancy surveys were conducted by KLOA, Inc. at the Plaza on Thursday and Saturday.
- The existing parking demand was evaluated to determine the adequacy of the current supply in meeting the existing needs of the Plaza.
- The amount of parking generated by the proposed expansion was estimated based on the following:
 - Village of Glencoe parking code requirements
 - Shared parking concept
- The overall parking demand was compared to the proposed parking supply to determine the adequacy of the parking in accommodating existing and future needs.



Aerial View of Hubbard Woods Plaza

Figure 1

Parking Occupancy Surveys

In order to determine the existing parking demand, parking occupancy surveys were conducted at the existing Hubbard Woods Plaza on Thursday, March 2 and on Saturday March 4, 2023. The parking surveys were performed every hour from 9:00 A.M. to 7:00 P.M. The results of the parking surveys are summarized in **Tables 1** and **2**. From the tables it can be seen that the Plaza had a peak parking demand of 52 vehicles occurring at 1:00 P.M. on a weekday and 37 vehicles occurring at 10:00 A.M. on a Saturday. This translates to a peak parking occupancy of 47 percent on a weekday and 34 percent on a Saturday.

It should be noted that based on the results of the surveys, the parking demand at the Plaza peaked around the lunch time period on Thursday. This is potentially due to the customers of the Frank and Betsie's restaurant parking within the Plaza illegally. Based on this, consideration should be given to enforcing the parking restriction to ensure that adequate parking continues to be provided to the Plaza customers and employees.

Table 1
EXISTING PARKING SURVEYS – THURSDAY, MARCH 2, 2023

Time	Parked Vehicles	Unoccupied Parking Spaces
Inventory	110	
9:00 AM	29	81
10:00 AM	36	74
11:00 AM	39	71
12:00 PM	39	71
1:00 PM	52	58
2:00 PM	45	65
3:00 PM	47	63
4:00 PM	38	72
5:00 PM	21	89
6:00 PM	19	91
7:00 PM	18	92

Table 2

EXISTING PARKING SURVEYS – SATURDAY, MARCH 4, 2023

Time	Parked Vehicles	Unoccupied Parking Spaces
Inventory	110	
9:00 AM	27	83
10:00 AM	37	73
11:00 AM	34	76
12:00 PM	31	79
1:00 PM	28	82
2:00 PM	28	82
3:00 PM	30	80
4:00 PM	29	81
5:00 PM	23	87
6:00 PM	23	87
7:00 PM	21	89

Parking Evaluation

A review of the Village of Glencoe Zoning Ordinance indicates that any new or existing building within the B-2 business district should provide one parking space per 500 square feet of gross floor area not used for dwelling units.

Based on the above and given that the Plaza is located within the B-2 district, the proposed expansion should provide 20 spaces for the 9,796 square feet of retail area on the first floor and 45 spaces for the 22,500 square feet of either general office or medical office space on the second and third floors. As previously indicated, the plans call for increasing the number of off-street parking spaces from 110 spaces to 122 spaces by providing nine garage indoor spaces on the east side of the building and three surface spaces on the northwest side of the parking field.

In order to determine the adequacy of the proposed parking supply, a shared parking analysis was conducted based on hourly demand information published in the Institute of Transportation Engineers (ITE) *Parking Generation Manual*, 5th Edition for the proposed land uses and for the approximate 1,800 square feet of vacant space. It is important to note that no reduction in the general office or medical office parking rates was assumed due to the proximity of the building to the Hubbard Woods train station, which is located approximately 580 feet south of the subject building. The projected hourly parking demand for a weekday and a Saturday based on the Village of Glencoe Zoning Ordinance and the ITE hourly distribution rates is shown in **Tables 3** through **6**.

As can be seen from Tables 3 and 4, the peak parking demand on a weekday, assuming retail and general office, will occur at 1:00 P.M. with 110 parked vehicles and on a Saturday at 10:00 A.M. and 11:00 A.M. with 59 parked vehicles. This translates into a peak parking occupancy of 90 percent on a weekday and 48 percent on a Saturday. As previously indicated, the parking demand on a weekday will be lower if the Frank and Betsie's restaurant customers do not park in the Plaza parking field.

Similarly, inspection of Tables 5 and 6 indicates that the peak parking demand (assuming retail and medical office) on Thursday will occur at 3:00 P.M. with 106 parked vehicles and on Saturday at 10:00 A.M. with 52 parked vehicles. This translates into a peak parking occupancy of 87 percent on a weekday and 43 percent on a Saturday.

As such and based on the above, adequate parking is being provided to meet the Village's requirements and the anticipated peak parking demand based on ITE hourly occupancy distribution rates.

Table 3

WEEKDAY PROJECTED TOTAL PARKING DEMAND (RETAIL/GENERAL OFFICE)

Time	Projected Parking Demand					Unoccupied Parking Spaces
	Existing	Vacant Retail (1,800 s.f.)	Retail Space (9,796 s.f.)	General Office Space (22,500 s.f.)	Total	
Inventory					122	
9:00 AM	29	2	9	40	80	42
10:00 AM	36	3	15	45	99	23
11:00 AM	39	3	17	45	104	18
12:00 PM	39	4	19	38	100	22
1:00 PM	52	4	20	38	114	8
2:00 PM	45	4	18	42	109	13
3:00 PM	47	3	17	42	109	13
4:00 PM	38	3	17	38	96	26
5:00 PM	21	3	16	25	65	57
6:00 PM	19	3	15	9	46	76
7:00 PM	18	3	13	5	39	83

Table 4

SATURDAY PROJECTED TOTAL PARKING DEMAND (RETAIL/GENERAL OFFICE)

Time	Projected Parking Demand					Unoccupied Parking Spaces
	Existing	Vacant Retail (1,800 s.f.)	Retail Space (9,796 s.f.)	General Office Space (22,500 s.f.)	Total	
Inventory					122	
9:00 AM	27	1	6	6	40	82
10:00 AM	37	3	15	7	62	60
11:00 AM	34	3	17	8	62	60
12:00 PM	31	4	19	7	61	61
1:00 PM	28	4	20	6	58	64
2:00 PM	28	4	20	5	57	65
3:00 PM	30	4	19	3	56	66
4:00 PM	29	4	18	2	53	69
5:00 PM	23	3	15	1	42	80
6:00 PM	23	3	13	0	39	83
7:00 PM	21	3	13	0	37	85

Table 5

WEEKDAY PROJECTED TOTAL PARKING DEMAND (RETAIL/MEDICAL OFFICE)

Time	Projected Parking Demand					Unoccupied Parking Spaces
	Existing	Vacant Retail (1,800 s.f.)	Retail Space (9,796 s.f.)	Medical Office Space (22,500 s.f.)	Total	
Inventory					122	
9:00 AM	29	2	9	40	80	42
10:00 AM	36	3	15	45	99	23
11:00 AM	39	3	17	45	104	18
12:00 PM	39	4	19	37	99	23
1:00 PM	52	4	20	33	109	13
2:00 PM	45	4	18	42	109	13
3:00 PM	47	3	17	42	109	13
4:00 PM	38	3	17	39	97	25
5:00 PM	21	3	16	24	64	58
6:00 PM	19	3	15	0	37	85
7:00 PM	18	3	13	0	34	88

Table 6

SATURDAY PROJECTED TOTAL PARKING DEMAND (RETAIL/MEDICAL OFFICE)

Time	Projected Parking Demand					Unoccupied Parking Spaces
	Existing	Vacant Retail (1,800 s.f.)	Retail Space (9,796 s.f.)	Medical Office Space (22,500 s.f.)	Total	
Inventory					122	
9:00 AM	27	1	6	0	34	88
10:00 AM	37	3	15	0	55	67
11:00 AM	34	3	17	0	54	68
12:00 PM	31	4	19	0	54	68
1:00 PM	28	4	20	0	52	70
2:00 PM	28	4	20	0	52	70
3:00 PM	30	4	19	0	53	69
4:00 PM	29	4	18	0	51	71
5:00 PM	23	3	15	0	41	81
6:00 PM	23	3	13	0	39	83
7:00 PM	21	3	13	0	37	85

Conclusion

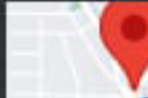
Based on this evaluation, the following is concluded:

- The existing parking supply adequately meets the existing parking needs of the Plaza.
- The proposed number of parking spaces for the Plaza will be adequate in meeting the parking needs of the proposed expansion per the Village's requirements.
- Consideration should be given to enforcing the parking restrictions to allow only the customers of the Plaza to park on site in order to ensure that adequate parking continues to be provided for customers and employees of the Plaza.

EXISTING CONDITIONS



PROPOSED



63 Green Bay Rd

63 Green Bay Rd, Glenc...

HUBBARD 42.12°N, 87.75°W



63 Green Bay Rd





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.

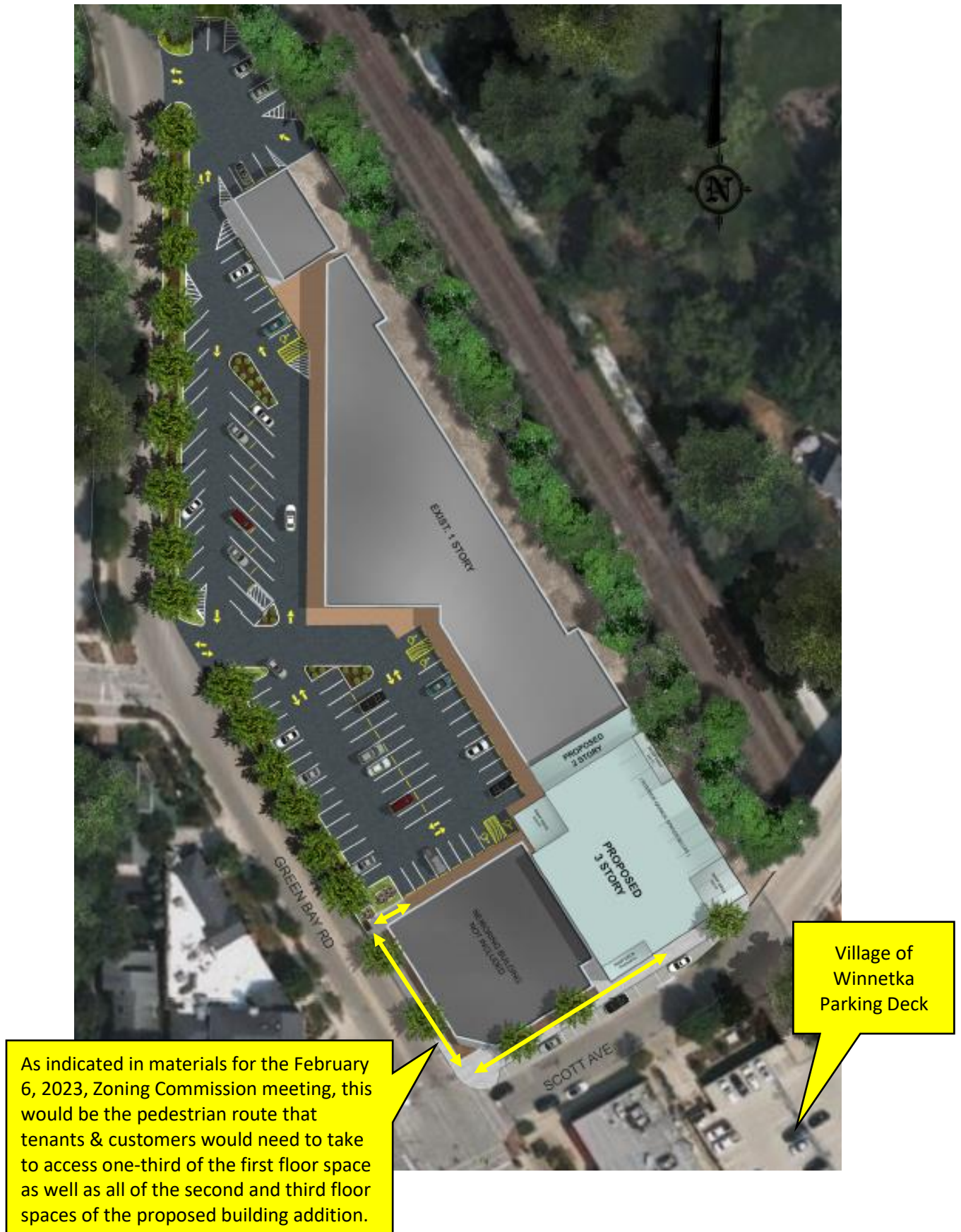
David Schoon
Community Development Director

Cc: Robert Bahan, Village Manager

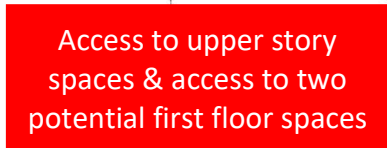
ATTACHMENT A



ATTACHMENT B



ATTACHMENT A



Proposed First Floor Plan



**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

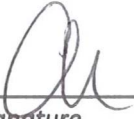
Proposed use requiring a Special Use Permit:

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 SUP REVIEW STANDARDS – REVISED 3/29/23

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. 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 and a parking study was conducted by KLOA to ensure the available/proposed parking spaces were sufficient for the development. The development shall have a positive impact on the community by bolstering foot traffic on the Scott side of the premise and activating a new retail presence creating more economic opportunities for the community further detailed in the application.

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 and shall comply with zoning regulations and design compatibility guidelines established by the Village. The present design of the structure is designed to minimize the dominance of the structure by tapering the height and the width of the building with each floor and thus reducing the mass of the overall building, enhancing the streetscape view and reducing the shadows cast by the structure.

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. The current design includes a dedicated space for refuse disposal away from the alley, a new dedicated main water service and adequate storm detention/drainage.

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 as the development adheres to the existing design guidelines.

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. The proposed space for development has been vacant since 2018 and has been marketed by Seneca Real Estate Advisors and enlisted representatives by the previous tenant, Walgreens. Over the years, there has been positive marketing reports supporting the proposed development by several ranging from small medical users to mid-sized corporate office tenants. Additionally, the proposed development would activate a seldom used streetscape on Scott Ave and create new retail spaces that would add foot traffic and vibrancy to the neighborhood. Several community members and tenants of the Hubbard Woods Plaza have expressed excitement and support for the development including the Winnetka Chamber of Commerce and Binny's Beverage Depot.

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.

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 impacts and effects on the immediate vicinity by focusing on creating a design that did not dominate the neighborhood by tapering the height and the width of the building with each floor and thus reducing the mass of the overall building, enhancing the streetscape view and reducing the shadows cast by the structure.





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

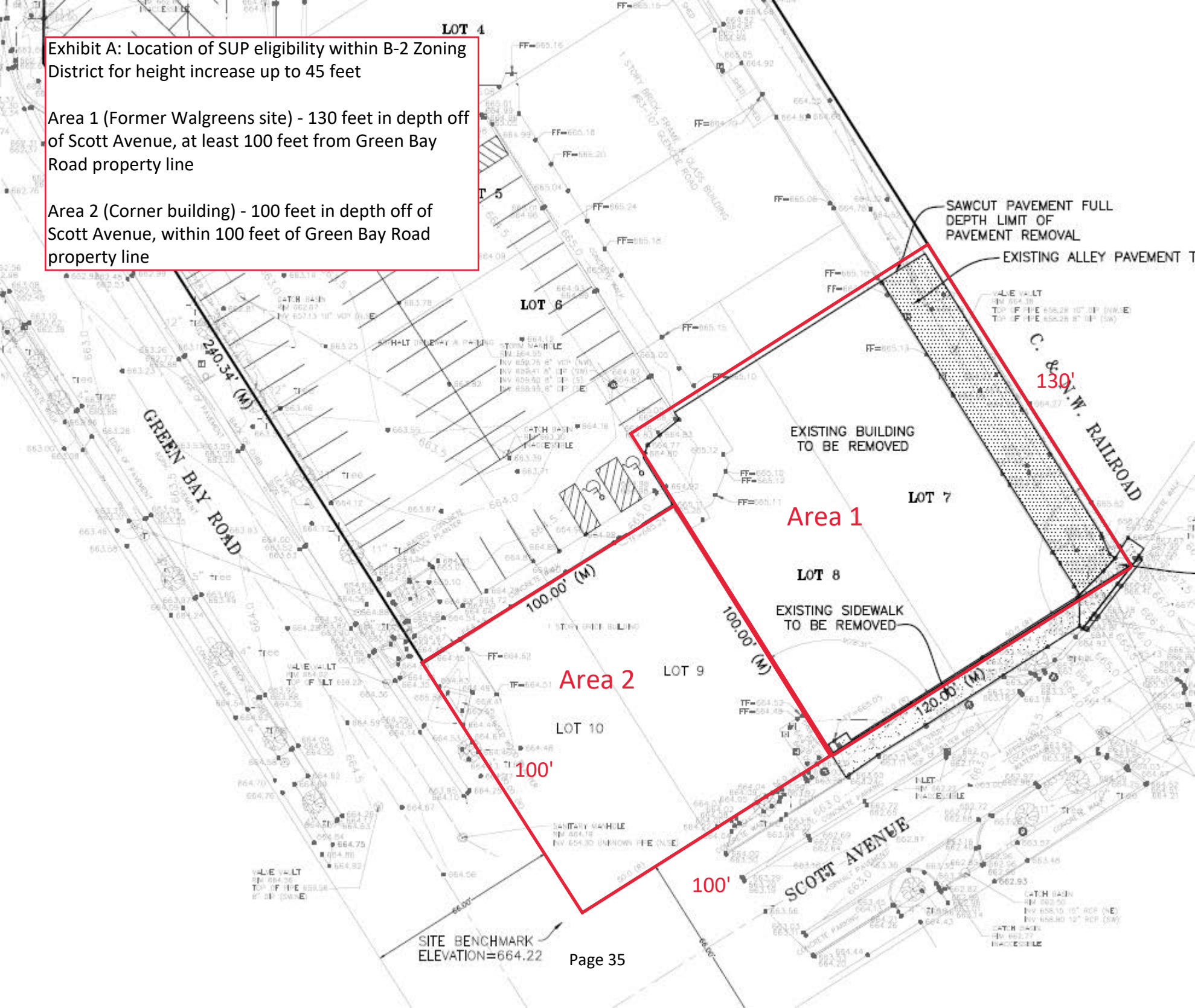
1050

UNION PACIFIC NORTH ME-PA UP N

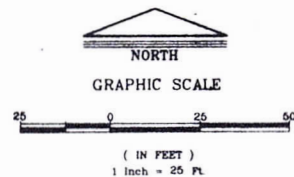
Exhibit A: Location of SUP eligibility within B-2 Zoning District for height increase up to 45 feet

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.

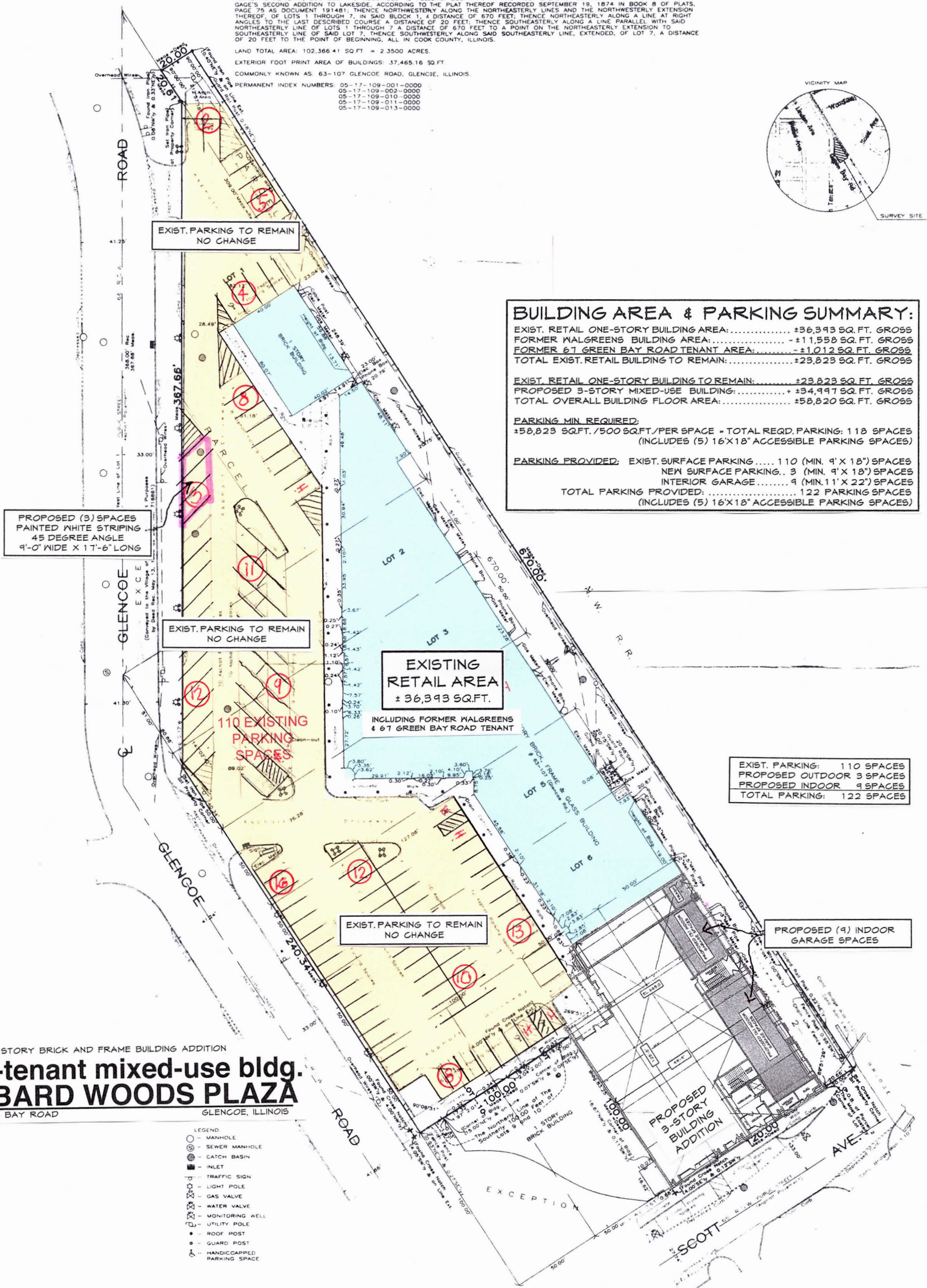
PARCEL 2:
THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD
PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF LOT 7, BLOCK 1, IN
GAGE'S SECOND ADDITION TO LAKESIDE, ACCORDING TO THE PLAT THEREOF 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 (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
17031C0251; (10) THE SUBJECT PROPERTY IS NOT SITUATED IN A FLOOD HAZARD AREA AS SHOWN ON THE SURVEY; (11) THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED, (12) THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY
DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY, (13) THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS, (14) THE TOTAL NUMBER OF STRIPED PARKING SPACES ON
THE SUBJECT PROPERTY IS 122, INCLUDING 3 DESIGNATED HANDICAPPED SPACES, AND (15) 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), (c), (d), (e), (f), (g), (h), (i), (j), (k), (l), (m), (n), (o), (p), (q), (r), (s), (t), (u), (v), (w), (x), (y), (z), 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				

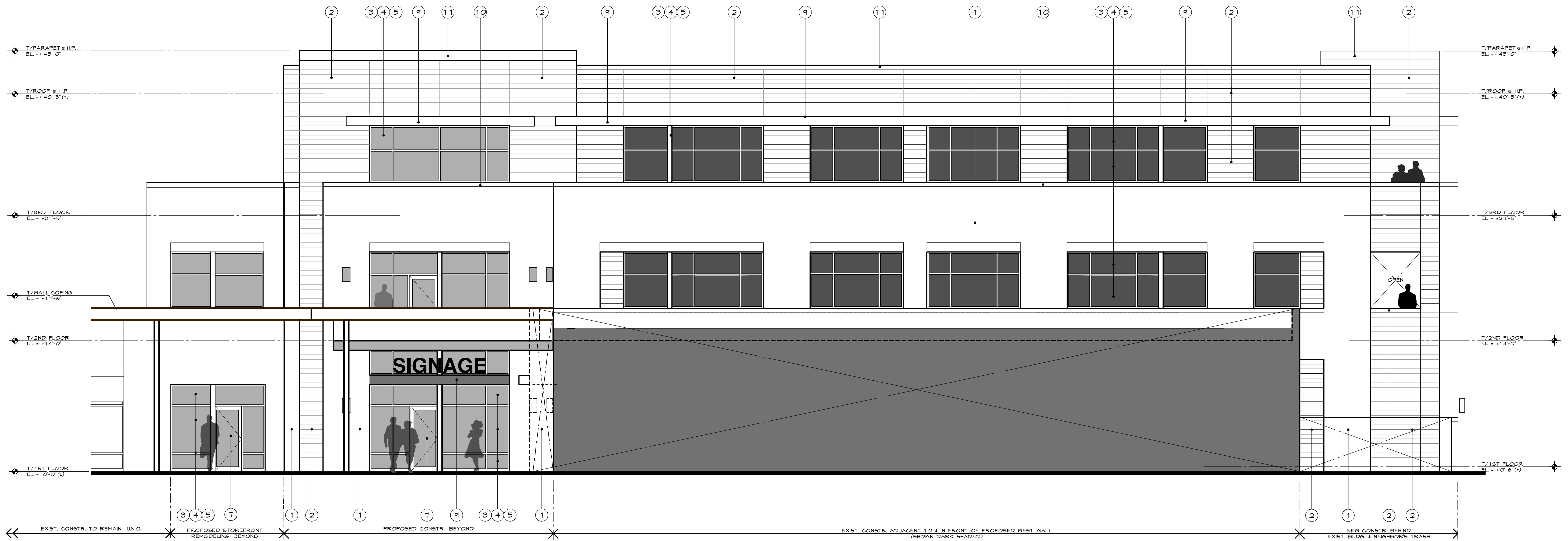
PROPOSED 3-STORY BRICK AND FRAME BUILDING
HUBBARD WOODS PLAZA
multi-tenant mixed-use bldg.
63-69 GREEN BAY ROAD
GLENCOE, ILLINOIS

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			

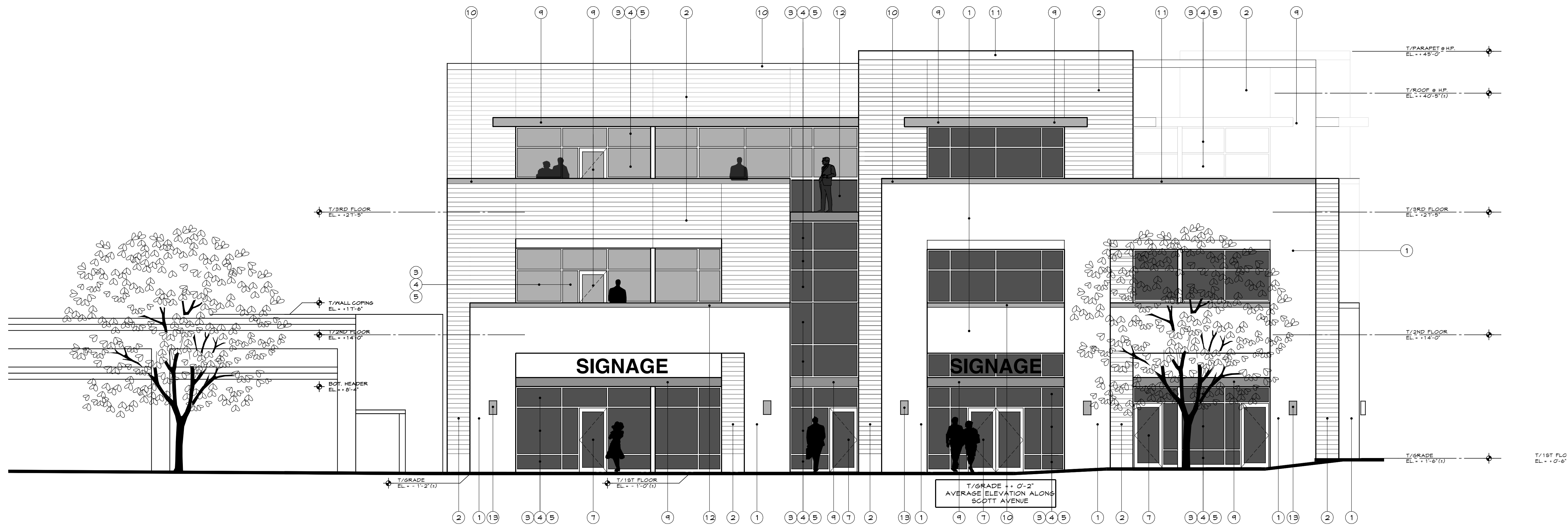
B2.3

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

Architects 127

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Tel (847) 452-4125
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+ 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			

PROPOSED 3-STORY BRICK AND FRAME BUILDING
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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 GLAD 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.

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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)



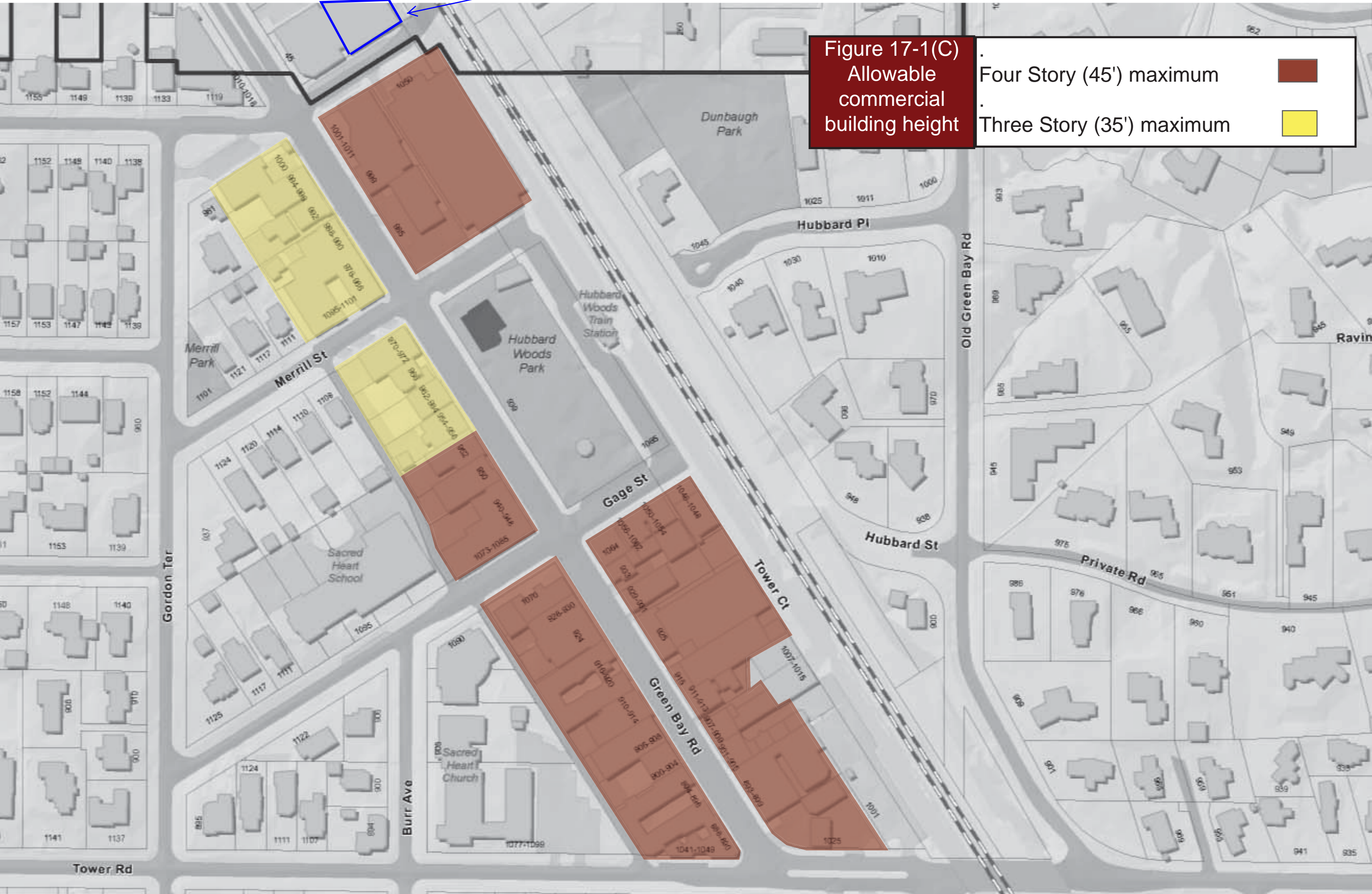


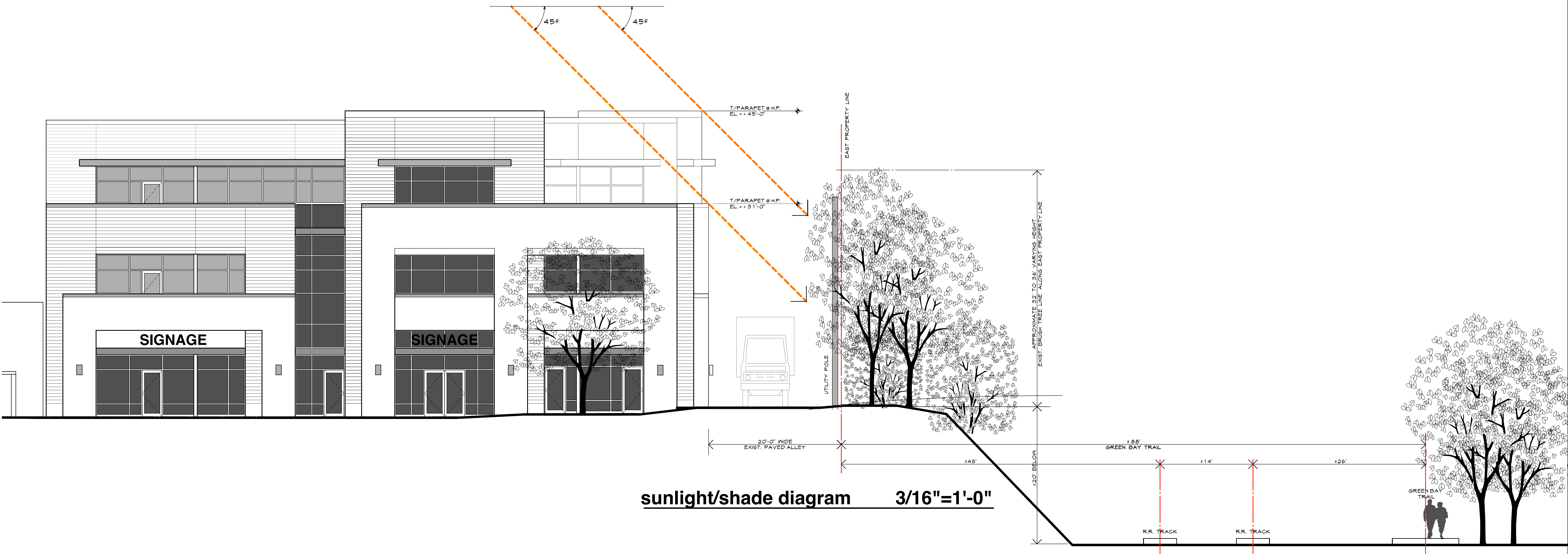






Subject Property





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

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

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Page 53