



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

**Village Hall Council Chambers  
675 Village Court  
May 1, 2023  
7:00 p.m.**

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

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

**2. CONSIDER ADOPTION OF THE APRIL 4, 2023 ZONING COMMISSION MEETING MINUTES**

**3. PUBLIC HEARING AND CONSIDERATION OF A REQUEST FOR A SPECIAL USE PERMIT FOR FRONT SETBACK RELIEF FOR A PORTABLE TOILET SCREENING ENCLOSURE AT LAKEFRONT PARK, 38 PARK AVENUE.**

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

**5. ADJOURN**

*The Village of Glencoe is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend the meeting who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact the Village of Glencoe at least 72 hours in advance of the meeting at (847) 835-4114, or the Illinois Relay Center at (800) 526-0844, to allow the Village of Glencoe to make reasonable accommodations for those persons.*



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

Village Hall Council Chamber  
Tuesday, April 4, 2023 – 7:00 p.m.

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

The Regular Meeting of the Commission of the Village of Glencoe was called to order by the Chair, at 8:05 p.m. on April 4, 2023, held via Zoom web videoconference.

Attendee Name	Title	Status
<b>Zoning Commission (ZC)</b>		
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	Present
<b>Village Staff</b>		
Taylor Baxter	Development Services Manager	Present
Richard McGowan	Planner	Present

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

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

**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, noting that this public hearing is a continuation from February and March 2023 Zoning Commission (ZC) meetings. 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 by the Village Board it would also be required to go through the Plan Commission for an Exterior Appearance Review. Prior to the meeting, Mr. Baxter distributed a more recent letter from the Village of Winnetka to the Zoning Commission, dated April 3, 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 once again been continued. This time continued to your April 4, 2023, Zoning Commission meeting.*

*As we stated in my March 3, 2023, letter to the Commission, we ask that you continue to ensure that the proposed project provides sufficient and convenient on-site parking for current and future customers and employees of the Hubbard Woods Plaza businesses. Related to that we ask that you consider the design of the project be such that employees and customers of the new building, in particular those on the second and third floors, have easy access to the shopping center parking lot by locating the building entrance for those office spaces adjacent to the parking lot. The proposed project continues not to provide that. As a result, we believe customers and employees of those spaces may find it easier to park in the Village of Winnetka parking structure located on the other side of Scott Avenue.*

*As the current staff report to the Commission points out, the existing commercial building in Glencoe located on the northeast corner of Green Bay Road and Scott Avenue does not have its own parking. This existing space as well as the new first floor space will be dependent upon the seven existing on-street parking spaces on the north side of Scott Avenue within Glencoe. These are time restricted spaces, which would be available for customers but would not be usable for employees that need long-term parking. Given this existing condition and the potential impact of the new building on parking in the area, we ask you to closely study the parking needs for the businesses in your portion of the Hubbard Woods Business District.*

*We support the goal of bringing more daytime population to the greater Hubbard Woods Business District, and we continue to ask that you ensure that sufficient and convenient on-site parking be provided for the new building so that existing businesses are not negatively impacted. Should the project move forward as currently designed, the potential impact on parking in the Village of Winnetka may lead the Village to adjust our parking designations and parking enforcement in the Hubbard Woods parking deck to ensure the residents, customers, and employees of our business district are not negatively impacted.*

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

*Sincerely,*

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

Mr. Baxter stated that the plans for the location of the elevator and lobby area have not changed since the last meeting, which was a noted concern from the Village of Winnetka with regards to access to parking, though the applicants are prepared to continue this discussion. Mr. Baxter then noted that the applicant's have provided a parking study as a result of the Village of Winnetka's previous request, which shows sufficient parking on-site, but did not necessarily consider transit access or the location of the elevator lobby, which were two points of discussion at the previous ZC meeting. Mr. Baxter noted that the applicants also provided a building context exhibit (renderings of the proposed development in the Hubbard Woods Plaza area), which was specifically requested by the ZC at the previous ZC meeting.

Chairman Novack thanked the applicants for providing a parking study, and stated that he is curious about the layout of the building and why it's the same as last time, which is O.K., but would like some more information from the applicants. Chairman Novack noted that he too has some concerns about the access to the elevator/lobby area, which is currently noted to be on the Scott Avenue side of the proposed building. Chairman Novack said that he understands that the plans are speculative and would like to hear more from the applicant.

Mr. Baxter then swore in the applicant, George Giannoulis, who stated that he understands the concerns about elevator/lobby location, and noted that it could potentially be resolved with a single-use tenant, but it's difficult to know how this will play out before it officially goes on the market. Mr. Giannoulis said that they are not necessarily anticipating a single-use tenant, so a private staircase that provides access the Hubbard Woods Plaza parking lot could potentially alleviate some concerns. Mr. Giannoulis also noted that the lobby area is critical when marketing a building as it's the first impression from clients and customers, and it would diminish the appeal to prospective tenants if they were to shrink this area. Chairman Novack asked if the tenants don't need to use the elevator, would they use the Hubbard Woods parking lot, and would individuals who need to use an elevator need to use the entrance off of Scott Avenue. Commissioner Dena Fox noted that a stairway with access to the Hubbard Woods parking lot would probably not be used as much. Mr. Giannoulis reiterated that the interior layout is purely speculative and could change based on tenant's needs. Chairman Novack said that because it's speculative, it's a difficult decision from the ZC's perspective, and from the applicant's prospective. Mr. Giannoulis said that he loves going down rabbit holes because it creates a dialogue and will gladly welcome feedback with other Boards and Commissions as this progresses.

Chairman Novack said that he is glad that this SUP process is playing out with appropriate discussions, and noted that he thinks the development in its entirety, including Hubbard Woods Plaza, is worth discussing in addition to the upcoming Comprehensive Plan. Mr. Giannoulis said that he views this project as a benefit to the entire Hubbard Woods area, not separate, and that they can certainly adapt with parking enforcement in the existing Hubbard Woods Plaza parking lot. Chairman Novack noted that he wants to make sure that this is good planning. Commissioner Sara Elsassner noted that the applicants are providing a bulkier building and part of the fear is that they're redeveloping a building that's currently vacant, and that they wouldn't want to create a bulkier building with more vacant space. Mr. Giannoulis stated that the few concerns noted from residents at a previous meeting were regarding bulk

above the existing Binny's Beverage Depot space, and that they were OK with a greater height allowance for the former Walgreen's site.

Mr. Baxter then swore in Joe Padorr, a Broker working on behalf of the applicant and a North Shore resident. Mr. Padorr stated that he feels very confident about the prospective tenants for this proposed development, and that he has a list of about 15-20 prospective tenants that have shown interest in the past 9-10 months, including, but not limited to:

1. *Charles Schwab*
2. *ACE Hardware*
3. *Lou Malnati's*
4. *Dom's Fresh Market*
5. *Med Spa*
6. *Hyve Pediatric and Women Care*
7. *Pizzeria Bebu*
8. *PromptMed Urgent Care*
9. *Plunkett Furniture*
10. *Circa Lighting*
11. *Hotworx yoga/fitness*
12. *Orange Theory Fitness*
13. *An undisclosed fitness user*
14. *An undisclosed mailbox/shipping store*
15. *An undisclosed golf simulator/entertainment business*
16. *An undisclosed MRI scanning facility*
17. *An undisclosed apparel store*
18. *An undisclosed Pediatricist*

Mr. Padorr said that those are not in any particular order and they are just some of the businesses that he can share, and that it's very difficult to obtain tenants before a property or building has officially been put on the market, given the duration of the permitting process and construction. Mr. Padorr noted that tenants like ACE Hardware would likely want some type of outdoor space for their gardening section, so that may not be as feasible as some of the other uses. Mr. Giannoulis reiterated that they can't share all of the names and businesses that they've discussed possibilities with, including an existing restaurant in the Village of Winnetka. Mr. Padorr added that while it's difficult to lock in tenants at this stage, he's very confident that they'll fill up to the 3<sup>rd</sup> floor because of the feedback they've received this early in the process before it has officially been marketed.

Chairman Novack asked the applicants if they've received any feedback regarding the lobby area and Mr. Giannoulis said that he can't necessarily speak to that since it's speculative and could depend on the type of use(s) or tenant(s). Commissioner Jake Holzman asked the applicants what they intend on marketing the property as and Mr. Giannoulis noted that they aren't throwing darts but they are considering a \$35 per square foot net and operating expense, and potentially a \$50 gross equivalent on the first floor.

Chairman Novack then asked Village Planner Lee Brown to provide his assessment of the SUP request. Mr. Brown was sworn in by Mr. Baxter. Mr. Brown said that he found Winnetka's

response (letter) to be disingenuous as the Village of Glencoe wants to collectively enlighten and activate Scott Avenue. Mr. Brown noted that an entrance along Scott Avenue is an important element of the building and vitality of the entire district, including Winnetka's Hubbard Woods District, where a large blank wall currently exists. Mr. Brown said that the question is how well does this fit within the greater Hubbard Woods area, both in Glencoe and Winnetka. Mr. Brown said that this is one of the very few areas in the community that is an ideal location for greater density and perhaps multi-family housing, especially as the height restrictions match what Winnetka allows across the street, and the upcoming Comprehensive Plan will likely reinforce the potential for greater density. Mr. Brown said that he doesn't know if the lobby will have a significant impact on parking across the street because he doesn't know what the use(s) will be. Mr. Brown reiterated that it's speculation that the lobby will be a problem as there are no tenants yet, and likewise, we don't know if Winnetka's parking structure across the street will always remain as a parking structure. Chairman Novack asked Mr. Brown if he views this as good planning. Mr. Brown said that he views redevelopment as generally good planning, independent of what happens on Scott Avenue, but the reality is that is if the lobby area faces Scott Avenue, employees will be asking for interior parking spaces – it certainly has an influence on the area. Commissioner Jake Holzman asked Mr. Brown if there is anything else he may find relevant for this discussion and Mr. Brown noted that it's important to consider the streetscapes along Green Bay Road and Scott Avenue, but a 45-foot-tall building is not out of place in this location, and that the site is also appropriate for multi-family housing as residents could take advantage of the location with the proximity to the Metra station and public transportation.

Chairman Novack thanked Mr. Brown and said that he appreciates Mr. Brown's expertise and explanation, and with this and the parking study, he can see it clearer now. Chairman Novack said that he thinks it would help to address some of the existing space, such as broken streetlights. Mr. Giannoulis said that he is aware that they've recently had some lighting and electrical issues they are actively trying to resolve, though he has spoken with Village Manager, Phil Kiraly, who told him that the plaza looked great. Mr. Giannoulis also said that he offered to meet with the neighbors who provided public comments at previous meetings.

Commissioner Elsasser stated that given the information they received today, she is inclined to moving toward giving it to the (Village) Board, and it sounds like the neighbor's concerns were addressed and Winnetka's request for a parking study was addressed.

Commissioner Michael Kuppersmith said that he is inclined to be in favor of the request but perhaps the ZC should do a condition of approval to have access from the Hubbard Woods Plaza parking lot. Chairman Novack said that he agrees with that.

Commissioner Debbie Ruderman said that she agrees with Commissioner Elsasser, but it would help if ADA parking spaces were in front of the building along Scott Avenue. Commissioner Ruderman noted that she has concerns with accessibility given that the current design only has one elevator, but also believes that the ZC has been given enough information to make a decision at this point.

Commissioner Dena Fox said that she agrees.

Commissioner Holzman said that this has been a very thorough discussion and it's clear that this parcel matters to a lot of people in the community – some people think that this center could look better and I hope you continue to give that thought, but I agree with everyone here.

Commissioner Alex Kaplan said that there will always be questions with a proposed development and it's nearly impossible to consider every component, but the applicants have clearly put a lot of time into this, including the parking study, and the ZC has created several hoops and the applicant has done a nice job of jumping through them and they have my vote.

### **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 recommend approval of the request with the condition that there is access to the upper floors from the Hubbard Woods Plaza parking lot.

<b>RESULT:</b>	<b>ACCEPTED</b>
<b>AYES:</b>	Novack, Elsasser, Kaplan, Kuppersmith, Ruderman, Holzman, Fox
<b>NAYS:</b>	None
<b>ABSENT:</b>	None

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

There were no public comments on non-agenda items.

#### **5. MOTION TO ADJOURN**

The meeting was adjourned at 9:25 p.m.

<b>RESULT:</b>	<b>ACCEPTED</b>
<b>AYES:</b>	Novack, Elsasser, Kaplan, Kuppersmith, Ruderman, Holzman, Fox
<b>NAYS:</b>	None
<b>ABSENT:</b>	None



# VILLAGE OF GLENCOE MEMORANDUM

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

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

## Zoning Commission Memorandum

**DATE:** April 24, 2023

**TO:** Zoning Commission

**FROM:** Taylor Baxter, AICP, Development Services Manager

**SUBJECT:** Public hearing and consideration of a request for a Special Use Permit to allow an accessory structure with a Village Use to be located within the required front setback at 38 Park Avenue (Lakefront Park)

### BACKGROUND AND ANALYSIS:

The applicant, Glencoe Park District, has requested a Special Use Permit to allow a permanent enclosure structure for a portable toilet within the required front setback along Park Avenue within Lakefront Park (38 Park Avenue). The structure, which would screen a portable toilet that is currently on the property, would be 12.75 feet from the front property line. The required front setback is 40 feet. The proposal is part of a larger construction project at the Park, including renovated tennis courts and new playground equipment.

Because the requested relief exceeds the 20% setback reduction that the Zoning Board of Appeals may grant as a variation, a Special Use Permit is required. Relief from required setbacks via a Special Use Permit is available in residential zoning districts when a structure will have a "Village Use", per the Zoning Code.

Zoning Requirement	Required	Proposed	Reduction Percentage
Front setback	40 feet	12.75 feet	68.1%

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 determined to be appropriate. The Commission may make this recommendation by motion or may direct staff to prepare a resolution. Per the Zoning Code, "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. Such motions or resolutions may be incorporated into the minutes of the Zoning Commission" (Sec. 7-103(H)).

Standards of Review and Considerations



Special Use Permit Standards and Conditions

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 proposed screening structure would meet all applicable zoning requirements, other than the front setback requirement. While the Zoning Code restricts structures within 40 feet of Park Avenue property line, the existing tennis courts and the portable toilet on the property are already located within this setback.

The Comprehensive Plan does not provide specific guidance related to this request, but includes a stated policy to “monitor and maintain publicly owned property to enhance community appearance” (p. 26). The proposal would be in keeping with this policy, as it would provide screening of the comparatively unsightly portable toilet currently on site.

*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 proposed setback reduction would not be likely to have any negative impact on the use and development of nearby properties or the public health, safety, or 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.*

Staff Response: The proposed setback reduction would be unlikely to cause any interference with the use and development of neighboring property.

*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 setback reduction would have no impact on the above-listed 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 setback reduction would have no impact on traffic congestion.

*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: No destruction of significant features is proposed.

*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 proposed use and development complies with all applicable standards.

*Special Use Permit Considerations*

Per the Zoning Code, “In determining whether the applicant’s evidence establishes that the foregoing standards have been met, the Zoning Commission and Board of Trustees shall consider”:

*1. 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 or that will contribute to the general welfare of the neighborhood or community.*

Staff Response: The proposed screening structure is likely to improve the appearance of the park from the public right-of-way and nearby properties. The Commission should consider whether the proposed setback reduction is likely to be of public benefit.

*2. 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.*

Staff Response: The structure could be placed 40 feet from the Park Avenue property line without the need for an SUP.

*3. 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.*

Staff Response: The proposed screening structure may be somewhat more visible from Park Avenue from the proposed location than from a location that would not require an SUP. However, this difference in visibility is unlikely to be significant. The structure itself is intended to mitigate the adverse impact of having a portable toilet on the property.

**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. The Zoning Code requires that the Zoning Commission “express set forth any limitations or conditions imposed on any relief granted or work or use to be authorized”, if determined to be appropriate. The Commission may direct staff to prepare a resolution for review and approval at a later meeting.



# VILLAGE OF GLENCOE

## FORMS & APPLICATIONS

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

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

## Special Use Permit Application

### Section A: Special Use Permit Information

Applicant name:

Applicant phone:

Applicant e-mail:

Subject property address:

Property owner (if different than applicant):

Owner phone:

Owner email:

Proposed use requiring a Special Use Permit:

The Glencoe Park District, as part of a playground and tennis court renovation, project, would like to install an ADA accessible porta-potty enclosure roughly 14' south of the northern property line that abuts the public sidewalk running parallel to park avenue. This porta potty enclosure will help provide an accessible route for patrons to access the porta potty while using the park and public sidewalks. The enclosure that is proposed will help the overall aesthetics of the park by providing a professionally designed screen in lieu of a barren porta potty sitting out in the open. The district has received a lot of feedback from the community in recent years regarding the appearance of the porta potty and how it takes away from the park experience. In response to that feedback the district determined enclosing the unit will alleviate those concerns from the public while also meeting ADA requirements. The proposed location keeps the unit close enough to the street for delivery, removal and maintenance of the unit while also minimizing sight-line obstruction across the park. Because the enclosure falls within the setback requirement of the Village, the park district is requesting a special use permit be granted to allow for this much needed amenity to be installed.

**Section C: Acknowledgement and Signature:**

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

*kyle kuhs*  
Applicant's signature

4/4/2023  
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](mailto:permits@villageofglencoe.org)

### Applicant's Written Justification for Special Use Permit

The Glencoe Park District, as part of a playground and tennis court renovation, project, would like to install an ADA accessible porta-potty enclosure roughly 14' south of the northern property line that abuts the public sidewalk running parallel to park avenue. This porta potty enclosure will help provide an accessible route for patrons to access the porta potty while using the park and public sidewalks. The enclosure that is proposed will help the overall aesthetics of the park by providing a professionally designed screen in lieu of a barren porta potty sitting out in the open. The district has received a lot of feedback from the community in recent years regarding the appearance of the porta potty and how it takes away from the park experience. In response to that feedback the district determined enclosing the unit will alleviate those concerns from the public while also meeting ADA requirements. The proposed location keeps the unit close enough to the street for delivery, removal and maintenance of the unit while also minimizing sight-line obstruction across the park. Because the enclosure falls within the setback requirement of the Village, the park district is requesting a special use permit be granted to allow for this much needed amenity to be installed

1. This enclosure is intended to improve the aesthetics and user experience at a public park. The enclosure design was in response to resident/patron feedback regarding the appearance of porta potty's and how it took away from the public park setting. The district believes this enclosure would not be in conflict with the general purpose of the Village of Glencoe's standards and codes.
2. In the districts opinion the proposed enclosure will have no adverse effect on adjacent properties but rather improve the overall appearance of the park from adjacent properties.
3. The small enclosure will have no impact on neighboring properties as the structure is located next to park avenue on street parking
4. The proposed enclosure will be maintained by the Glencoe Park District for residents and patrons use.
5. The proposed enclosure will have no impact on traffic. The porta potty already resides in the park and the enclosure is simply meant to improve aesthetics and user experience.
6. The enclosure will not negatively impact any significant feature of the park. The enclosure is meant to improve the aesthetics of the park and user experience.
7. The only compliance issue is the setback distance from Park Ave. Park avenue has on street parking on both sides so the installation of this enclosure is highly unlikely to impact any future development of adjacent properties.
8. There is a strong public benefit to this enclosure. The feedback from residents regarding the appearance aesthetics of a porta potty have been heard for several years. This enclosure will alleviate those concerns while still providing an ADA accessible porta potty for residents and patrons
9. The proposed location is the most logical location for the enclosure and porta potty unit. It is close enough to the street for delivery/removal and maintenance and is located near the tennis courts and public sidewalk where the bulk of residents and patrons use the park. Moving the unit further south would obstruct the sightlines across the park from longwood to lakefront
10. The District sees no adverse impacts of this enclosure. The enclosure was professionally designed to fit with the overall design of the park and to blend into the surrounding structures landscape material etc...



- PLAYGROUND TURF/PLAY EQUIPMENT COORDINATION:
- A. Contractor to conduct pre-installation conference with Owner/turf installer (Forever Lawn) prior to installation of playground curb, equipment and turf gravel base.
  - B. Owner/turf installer (Forever Lawn) to provide and install playground turf, infill, shock pad, play mounds and footings, climbing grips and nailer board.
  - C. Owner/turf installer (Forever Lawn) to inspect and approve playground curb prior to installation of nailer board as well as gravel base prior to installation of playground turf.
  - D. Contractor to provide and install pebble seats, concrete perimeter curb, subgrade preparation, underdrains, cleanouts, filter fabric, and gravel base.
  - E. Owner to provide and Contractor to install swings, embankment slide, euroflex balls and mushroom steppers.
  - F. Contractor to coordinate with Owner/turf installer (Forever Lawn) prior to installation of embankment slide to ensure proper height and attachment to the play mound and playground turf.

NOTE: The tennis court is located above the Village's underground water storage facility. Size and weight limitations will be placed on machinery that may work on the tennis court, above the water storage facility. The selected contractor is to provide a means and methods description for all work phases above the water storage facility, including details of the proposed machinery. Review and approval of the proposed means and methods required prior to work starting.

General limitations when working on the tennis court will include:

1. Skid steer sized machinery to be used for construction, including milling and paving operations.
2. No trucks allowed to drive on the court. Trucks must be staged outside of the court limits to prevent driving on top of the water storage facility.
3. Static roller to be used for asphalt compaction. Vibratory roller compaction is not allowed.

NOTE: ONE SWING BENCH TO FACE PLAYGROUND, ONE TO FACE LAKE

LAYOUT NOTES

1. Contractor responsible for field layout of all new improvements. Digital files of geometric information will be provided upon request in AutoCAD format. No additional payment will be made for adjustments necessary to construct the work as drawn.
2. Contractor responsible to coordinate work in order to obtain approval of all layout by Owners Representative prior to construction. No additional payment will be made to correct work if constructed incorrectly without pre-approval by Owners Representative.
3. Contractor responsible to maintain all layout stakes during construction. No additional payment will be made to replace layout stakes.
4. Place stakes at edges of sport courts, limits of playground, and every 25 feet on center along centerline of all pathways for review by the Owner's Representative prior to earthwork operations.
5. All walls are dimensioned to Face of Wall unless otherwise noted.
6. All dimensions from roadway are from Back of Curb unless otherwise noted.
7. All curves and radii to be smooth and not segmented.
8. Contractor to provide layout stakes every 10 feet minimum for large arcs where radius points are not accessible.
9. Adjustment to stake locations due to discrepancies between coordinates and dimensions is incidental to the contract. No additional payments will be made for this work.
10. Contractor responsible to take delivery, assemble and install all materials and furnishings per manufacturer's instructions.
11. Place control and expansion joints as shown on plans and details for all curbs, walks, walls, steps, and concrete paving. Where joints are not shown, place control joints a maximum of 10 feet on center, expansion joints a maximum of 30 feet on center, and between all separate pours.
12. Contractor will maintain use zone requirements within soft surfacing; no use zone will overlap or be tangent unless noted. Adjust playground barrier curb and/or adjacent paving as needed to accommodate play equipment layout zones.
13. Coordinate location of storm line with playground footings and obtain Owner's approval prior to installation.
14. Artificial turf play surface by Owner.
15. General accessible routes shall comply with the Illinois accessibility code (2018) section 206.1.
16. Refer to specifications for additional conditions, standards and notes.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
C-01	Curb at Artificial Turf	6/L5.0
C-02	Thickened Edge Concrete Paving at Artificial Turf	10/L5.0
C-03	Flush Curb	8/L5.0
C-04	Not Used	
F-01	Chainlink Fence, 10' height, black PVC-coated, using existing posts	1/L5.1
F-02	Chainlink Fence, 10' height, black PVC-coated. New post mounts required for this section.	1/L5.1
F-03	Chainlink Single Swing Gate, 10' height, black PVC-coated, using existing posts	2/L5.1
P-01	Asphalt Paving	5/L5.0
P-02	Concrete Paving	2/L5.0
P-03	Flagstone Steppers	13/L5.0
P-04	Sport Court Paving	9/L5.0
P-05	Artificial Turf Play Surfacing	11/L5.0
P-06	Expansion Joint	3/L5.0
P-07	Control Joint	4/L5.0
S-01	Relocated Bench, surface-mount	
S-02	Curved Wooden Bench, Sitecraft, YF	
S-03	Swing Bench, GameTime, Sway Bench. To be installed facing the playground.	
S-04	Relocated Swing Bench, refurbished by others. To be installed facing the lake.	
S-05	Bike Rack, Landscape Forms, Ring, embedded	
S-06	Trash Receptacle, Wabash Valley, LR305, surface mount	
S-07	Relocated Litter Receptacle, surface mount	
S-08	Cedar Screen	4/L5.1
S-09	Drinking Fountain, Most Dependable Fountains, 10145SM	
S-10	Game Table, Anova, Beacon Hill, surface mount	

LAYOUT LEGEND

	Concrete Paving
	Asphalt Paving
	Artificial Turf Play Surfacing (by Owner)
	Sport Court Surfacing and Striping

SYMBOL	DESCRIPTION	DETAIL
S-11	Relocated Memorial Boulder	
S-12	Relocated Memorial Bench	
S-13	Relocated Sign	
S-14	Tennis net and post	3/L5.2
S-15	Porta Potty, by owner	
S-16	Relocated Little Library	
S-17	ADA Table, Anova, Beacon Hill, surface mount	



22 E. Chicago Avenue  
Suite 200A  
Naperville, IL 60540  
T 630.961.1787  
hitchcockdesigngroup.com

PREPARED FOR  
**Glencoe Park District**

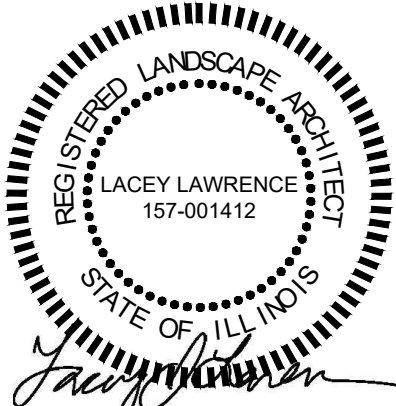
999 Green Bay Road  
Glencoe, Illinois 60022

PROJECT  
**Lakefront Park**

647-699 Longwood Ave.  
Glencoe, IL 60022

CONSULTANTS  
*Civil Engineering*  
Eriksson Engineering Associates, LTD  
145 Commerce Drive, Suite A  
Grayslake, IL 60030  
T 847.223.4804

*Electrical Engineering*  
Nova Engineering, PC  
2338 Cline Avenue  
Schererville, Indiana 46375  
T 219.865.3352



ISSUED FOR CONSTRUCTION  
April 18, 2023  
REVISIONS

No	Date	Issue

CHECKED BY  
SH/LJL

DRAWN BY  
LKH

SHEET TITLE  
**Layout and Materials Enlargements**

SCALE IN FEET  
1" = 10'

0' 5' 10' 30'

NORTH

SHEET NUMBER

**L3.1**

©2022 Hitchcock Design Group





ISSUED FOR BID  
February 16, 2023

REVISIONS

No	Date	Issue

CHECKED BY  
SH/LJL

DRAWN BY  
LKH

SHEET TITLE  
**Details**

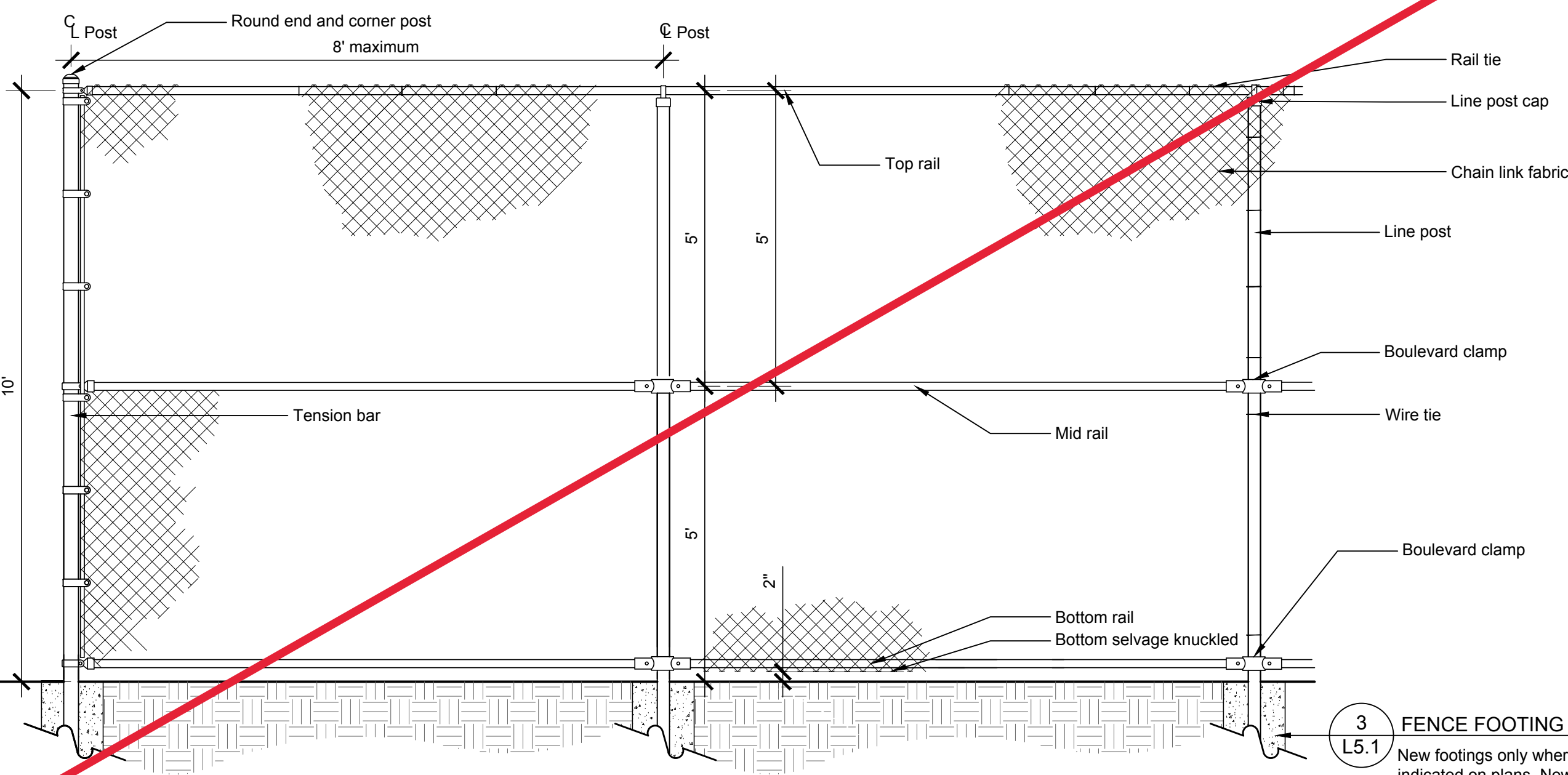
SCALE IN FEET  
as noted

SHEET NUMBER

**L5.1**

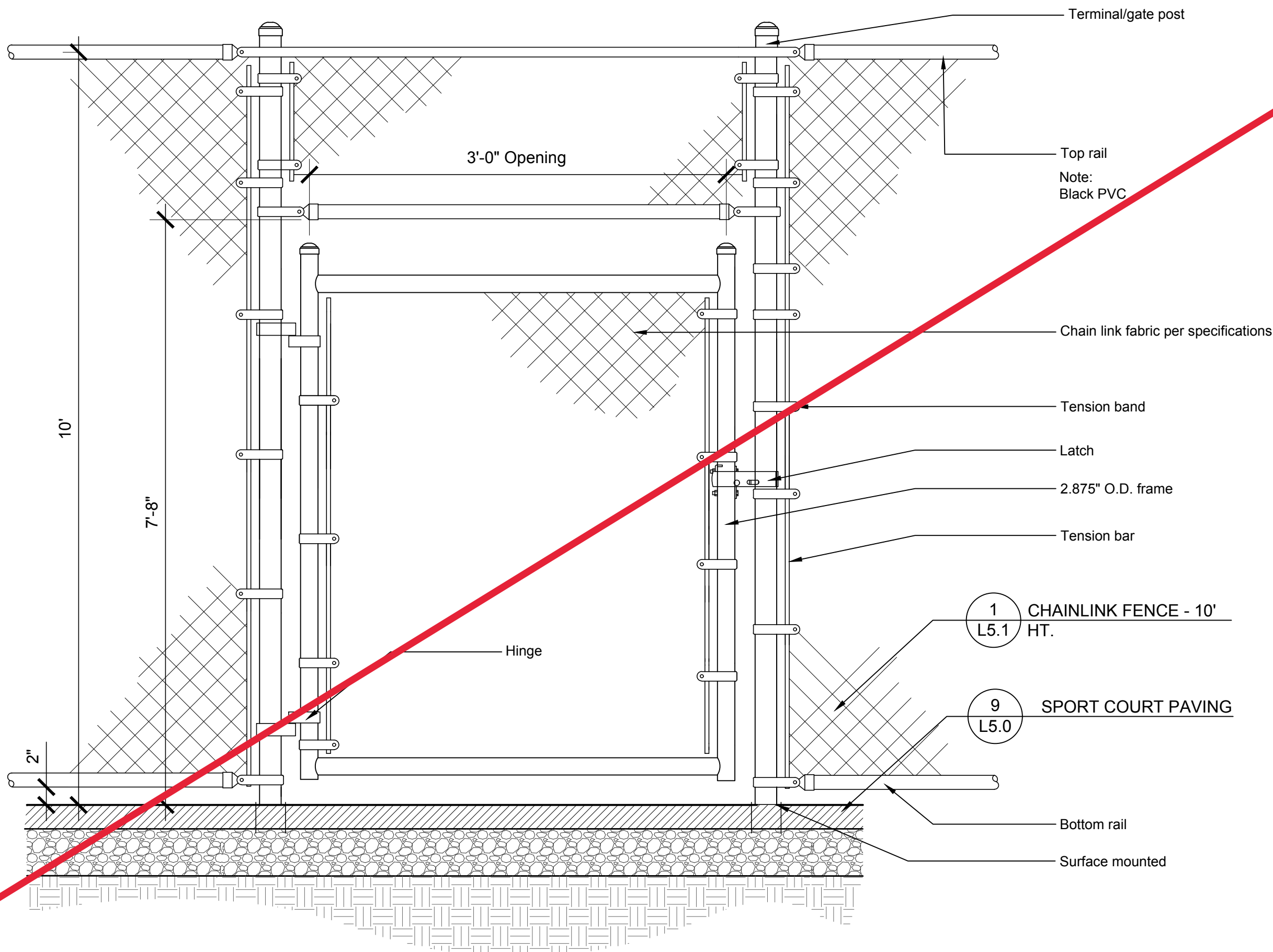
©2022 Hitchcock Design Group

Chainlink Fence Schedule												
Fence Type	Height	Mid Rail Height	Fabric (Height/ Gauge/Mesh)	Fabric Selvage (top)	Footing Depth	Terminal Posts	Line Posts	Post Spacing	Top Rail	Mid Rail	Bottom Rail	Truss Rod w/ Turnbuckle
Tennis	10'	5'	9GA. / 2"	Knucke	36"	2-7/8"	2-3/8"	Max 8'-0" O.C.	1.66"	1.66	1.66"	n/a
												n/a
												Black
												Dom



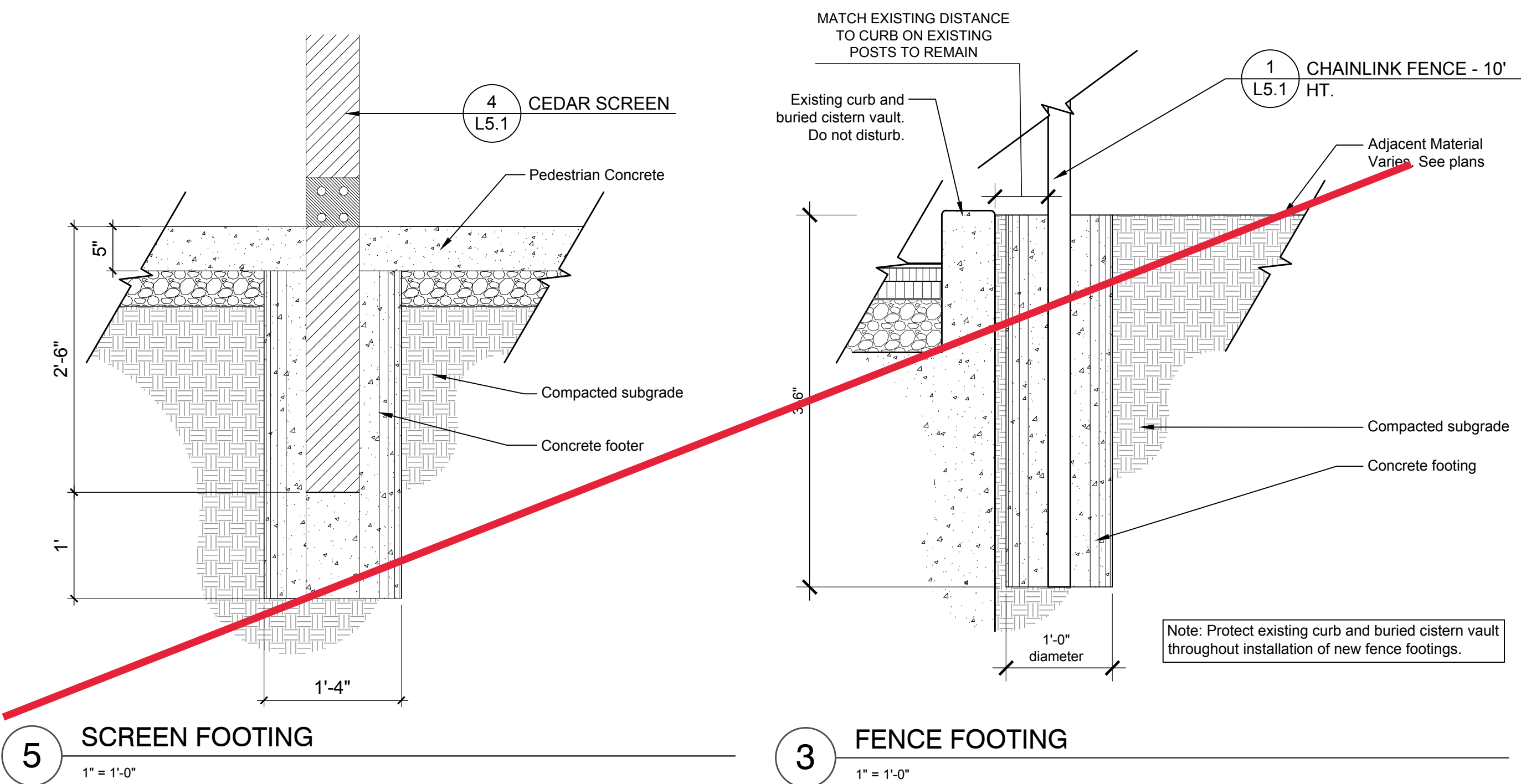
**1 CHAINLINK FENCE - 10' HT.**

1/2" = 1'-0"



**2 CHAINLINK SINGLE SWING GATE - 10' HT.**

3/4" = 1'-0"

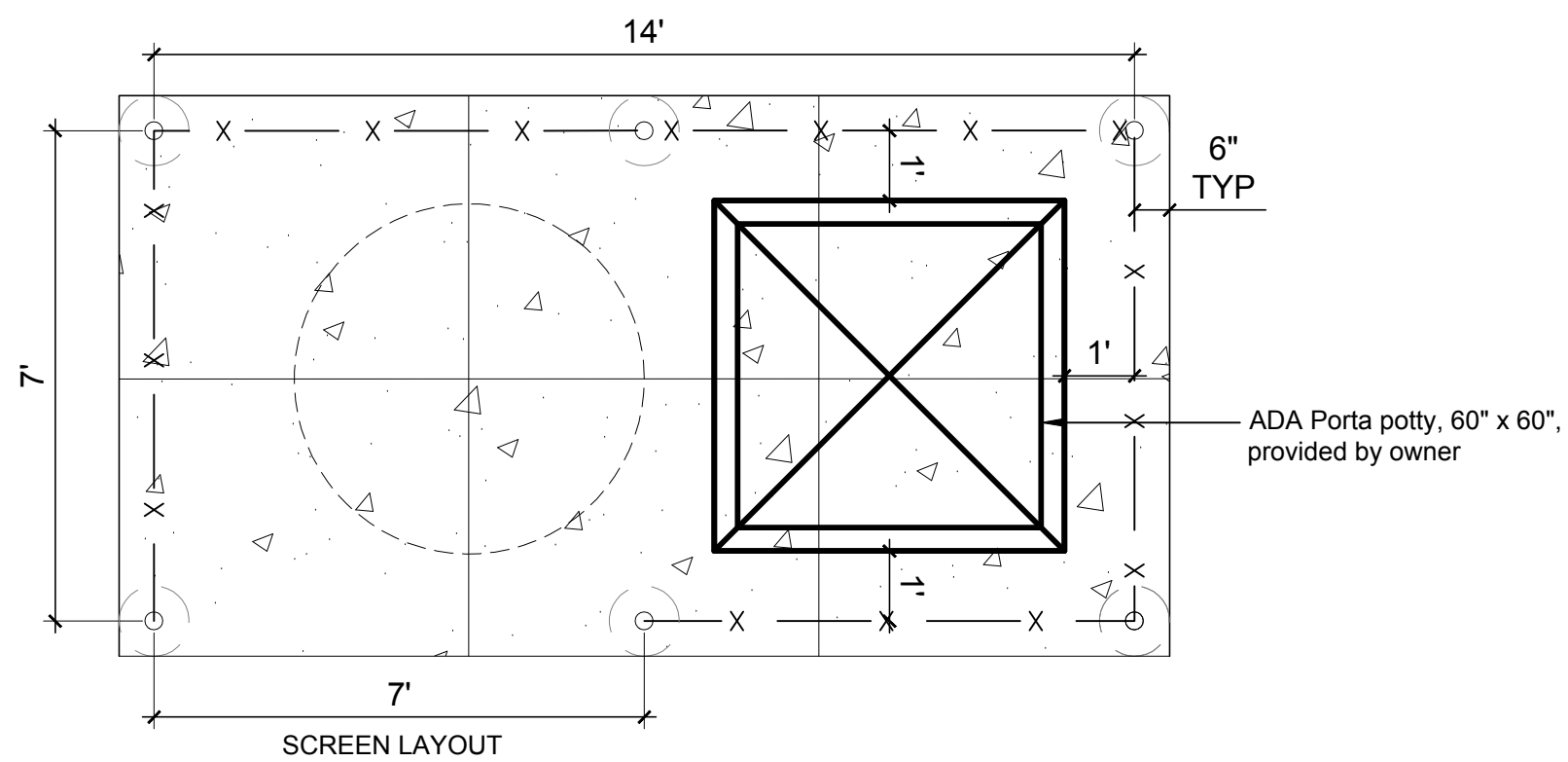


**5 SCREEN FOOTING**

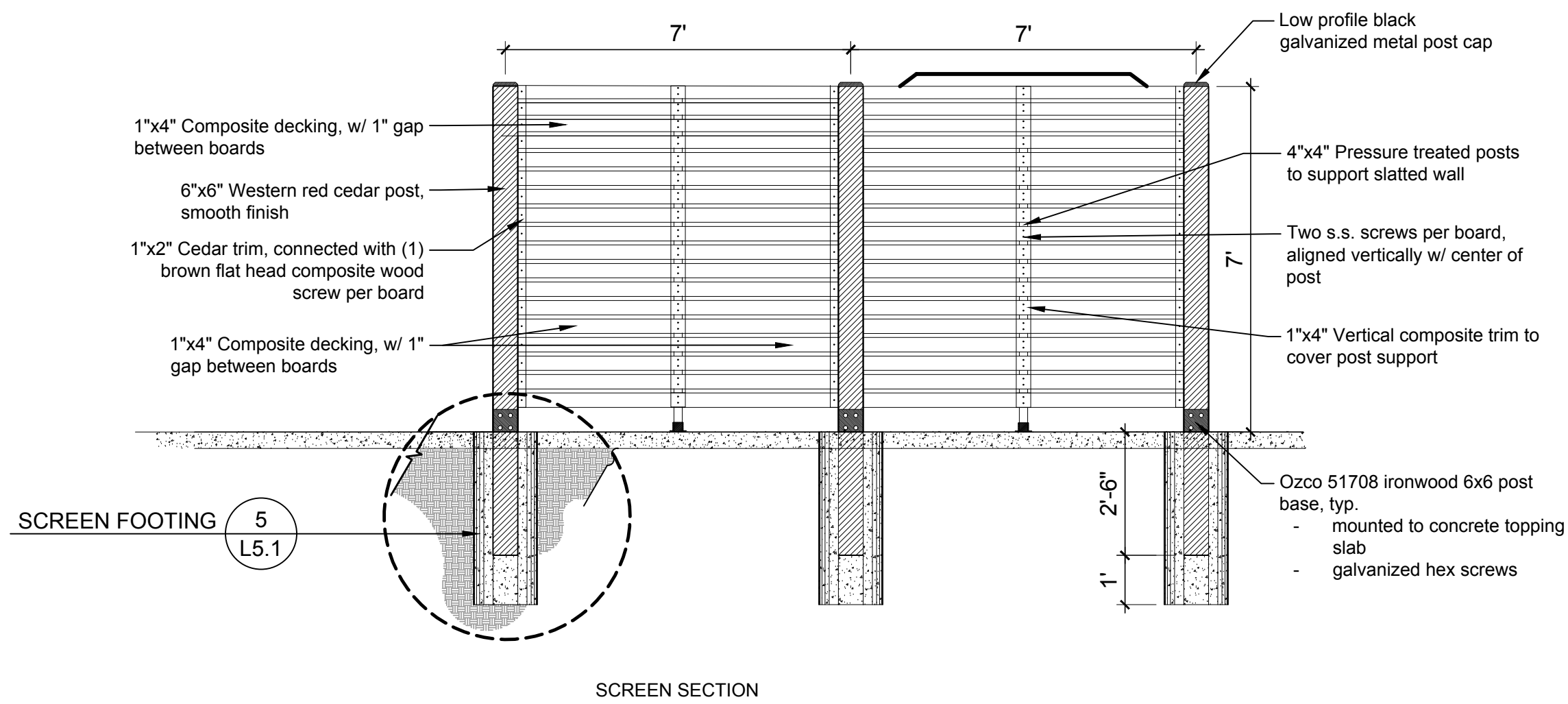
1" = 1'-0"

**3 FENCE FOOTING**

1" = 1'-0"



SCREEN LAYOUT



SCREEN SECTION

**4 CEDAR SCREEN**

3/8" = 1'-0"