



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

Village Hall Council Chamber  
Tuesday, February 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 8:07 p.m. on January 10, 2023, held at Glencoe Village Hall.

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	Absent
<b>Village Staff</b>		
Taylor Baxter	Development Services Manager	Present
Richard McGowan	Planner	Present

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

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

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

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

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

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

*“Dear Village of Glencoe Zoning Commission Members:*

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

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

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

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

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

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

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

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

*Sincerely,*

*David Schoon  
Community Development Director  
Village of Winnetka"*

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

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

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

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

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

Mr. Giannoulis stated that parking has not been an issue at the last four meetings and that he thinks it's window dressing as Winnetka has known about this development for a while now. Commissioner Kaplan said that she understands that it's frustrating and that a parking study may not provide clarity, but it's important that we acknowledge their concerns.

Mr. Giannoulis said that the Village of Glencoe needs to take care of constituents and taxpayers too. Commissioner Kaplan said that just because they're neighbors and are objecting, it doesn't mean we need to bow to Winnetka, and that he's trying to balance burdens and

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

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

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

#### **PUBLIC COMMENT**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

There were no public comments on non-agenda items.

#### 5. MOTION TO ADJOURN

The meeting adjourned at 9:44 p.m.

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