



**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 Koppersmith	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, Koppersmith, 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 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 KupperSmith 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, Koppersmith, 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, Koppersmith, Holzman, Fox
NAYS:	None
ABSENT:	Ruderman