



**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 Koppersmith	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, Koppersmith, 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 Elsasser 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. *Hyo 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 and 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 Koppersmith 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, Koppersmith, 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, Koppersmith, Ruderman, Holzman, Fox
<b>NAYS:</b>	None
<b>ABSENT:</b>	None