

VILLAGE OF GLENCOE
PLAN COMMISSION

Regular Meeting
April 22, 2015

1. CALL TO ORDER

A regular meeting of the Plan Commission of the Village of Glencoe, Cook County was called to order by Chairman Thomas in the Village Hall Council Chamber at 7:34 p.m. on the 22nd day of April 2015.

2. ROLL CALL

The following were present:

Caren Thomas, Chairman, Public-at-Large Representative
Barbara Miller, Vice-Chairman, Village Board Representative
Ed Goodale, Zoning Board of Appeals Representative
Bruce Huvad, Public-at-Large Representative
Marya Morris, Public-at-Large Representative
Seth Palatnik, Glencoe Park District Representative
Harriet Resnick, Public-at-Large Representative (*arrived 7:40 p.m.*)
Gary Ruben, School District #35 Representative

The following were absent:

Louis Goldman, Glencoe Public Library Representative
Tom Scheckelhoff, Historic Preservation Commission Representative

The following were also present:

David Mau, Director of Public Works
Nathan Parch, Planning & Development Administrator
David Wigodner, Consulting Architect

3. CONSIDER THE MARCH 11, 2015 PLAN COMMISSION MEETING MINUTES

The minutes from the March 11, 2015 Plan Commission meeting were approved.

4. PUBLIC COMMENT TIME

None

5. CONTINUE CONSIDERATION OF DESIGN REVIEW APPLICATION FOR ADDITIONS AND EXTERIOR MODIFICATIONS TO FIELDS INFINITI AT 2100 FRONTAGE ROAD

Mr. Parch stated that the Plan Commission approved the design review application for Fields Infiniti at the March 11th meeting subject to staff review of all final building materials and Plan Commission final review of the exterior color. Mr. Parch noted that samples of the proposed new materials and the possible exterior wall colors were not available at the last meeting. Since that time staff received samples of the materials and approved them.

Mr. Parch introduced Infiniti General Manager Brian Zehren who stated the exterior wall color would be Ivory, which was one of three exterior colors included in the international branding standards for Infiniti sales facilities. Mr. Zehren passed out a color sample as well as exterior photos of a facility in Naperville painted the same color.

It was moved and seconded to approve the exterior color for Fields Infiniti located at 2100 Frontage Road per the sample submitted (Color: 10444 Ivory).

The motion was approved by the following vote:

AYES: Goodale, Huvad, Miller, Morris, Palatnik, Resnick, Ruben, and Thomas
NAYS: None
ABSTAIN: None
ABSENT: Goldman and Scheckelhoff

6. CONSIDER DESIGN REVIEW APPLICATION FOR EXTERIOR MODIFICATIONS TO THE ONE STORY COMMERCIAL BUILDING AT 376 PARK AVENUE

Chairman Thomas explained that the subject property is located in the B-1 Central Business District thereby requiring exterior appearance review by the Plan Commission. She noted that Village Planner Lee Brown recused himself from all review and discussion of this item due to the property owner's business relationship with Teska Associates on other matters. In Mr. Brown's absence, staff worked with architect David Wigodner of Interwork Architects in Northbrook to serve as a one-time consultant assisting staff and the Plan Commission with the review of the proposed plans.

Mr. Parch stated that the existing one-story masonry building is located on the south side of Park Avenue, west of Vernon and across from the Glencoe Historical Society. Originally constructed in 1974 as a medical office building, it most recently was the box office for Writers Theatre. The new owners plan to reconfigure the interior into the showroom, offices, and studio space for Andrea Goldman Design. On the exterior several modifications are proposed that will enhance the design of the building. A courtyard with landscaping would be added behind the existing front building wall visible to pedestrians through two 6' X 7' openings designed to look like windows. An exterior stair would be installed within the courtyard leading to a newly constructed roof deck of approximately 244 square feet. Below the deck, a portion of the roof will be expanded upward allowing for clerestory windows to be added, thereby providing natural light into the interior showroom space below. The total proposed height from grade to the top of the roof deck railing would be 20 feet. Mr. Parch concluded that the proposed modifications met all Village building and zoning requirements.

Mr. Wigodner commented that the overall design intent for the building was in keeping with the business district and the Village's design guidelines. He suggested that the questions raised in his April 16th memorandum be reviewed following the applicant's presentation.

Property owners David and Andrea Goldman along with their architect, Chris Michalek of Sullivan Goulette & Wilson, were introduced. Mr. Michalek presented the design for the proposed building and reviewed the intended exterior materials and finishes. The following items were clarified during Mr. Michalek's presentation:

- The two awnings will be clad in zinc (not fabric awnings);
- Coping, railings, and metal stairs will be zinc;
- Exterior walls will be primed and painted white;
- The window frames/grids in the north wall will be metal with a steel appearance;
- The courtyard tree will be a serviceberry. Specific type not identified, but to be approved by staff;
- Courtyard tree will include uplighting. Exterior wall sconces to be reviewed for compliance with ADA;
- Tumbled stone pavers will be installed in the front entry/courtyard in place of French tile originally proposed;
- Staff will review the method of drainage in the courtyard; and
- Three movable planter boxes with seasonal plantings will be placed at the base of the front windows. The three topiary style plants shown in one of the renderings have been eliminated.

Mr. Wigodner clarified for the Plan Commission that several elements within the courtyard area (exterior stair, exterior wall beyond, & plantings) would be visible from the public sidewalk through the two window openings. Commissioners were comfortable with the information as presented and did not request further details or plans.

Debbie Dresner, owner of 368 Park Avenue, voiced her concerns about tree roots and the proximity of the proposed roof deck/railings in relation to the exterior windows on the east elevation of her building.

It was moved and seconded to approve the design review application for exterior modifications to 376 Park Avenue subject to staff review and approval of drainage, courtyard plantings, and exterior lighting, and subject to the approved set of plans listed below.

Approved plans prepared by Sullivan Goulette & Wilson Architects:

- Photo Composite of North Rendering with Adjacent Buildings, dated April 1, 2015
- Context Site Plan, dated March 23, 2015;
- Existing Site Plan, dated March 23, 2015;
- Proposed First Floor Plan, dated March 24, 2015;
- Proposed Site/Roof Plan, dated March 23, 2015;
- Proposed North Elevation, dated March 23, 2015;
- Proposed South Elevation, dated March 24, 2015; and
- Project Narrative, dated April 2, 2015.

Additional approved plans:

- Colored Rendering, prepared by Charles Vincent George Architects, not dated; and
- Proposed Exterior Colors & Finishes, not dated.

The motion was approved by the following vote:

AYES: Goodale, Huvad, Miller, Morris, Palatnik, Resnick, Ruben, and Thomas
NAYS: None
ABSTAIN: None
ABSENT: Goldman and Scheckelhoff

7. STANDING COMMITTEE REPORTS

Commissioner Ruben reminded Commissioners of the retirement celebration for Dr. Crawford on May 17th from 3:00-5:00 p.m. at Central School.

8. SCHEDULE NEXT MEETING OF THE PLAN COMMISSION

The next meeting of the Plan Commission was scheduled for 7:30 p.m. on Wednesday, April 29, 2015.

9. ADJOURNMENT

The meeting was adjourned at 8:36 p.m.

Respectfully submitted,

Nathan Parch
Planning & Development Administrator