

VILLAGE OF GLENCOE
PLAN COMMISSION

Regular Meeting
May 13, 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 7:27 p.m. on the 13th day of May 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
Tom Scheckelhoff, Historic Preservation Commission Representative

The following were absent:

Louis Goldman, Glencoe Public Library Representative
Seth Palatnik, Glencoe Park District Representative
Harriet Resnick, Public-at-Large Representative
Gary Ruben, School District #35 Representative

The following were also present:

Nathan Parch, Planning & Development Administrator
Lee Brown, Village Planner

3. CONSIDER THE APRIL 22, 2015 AND APRIL 29, 2015 PLAN COMMISSION MEETING MINUTES

The minutes from the April 22, 2015 Plan Commission meeting were approved as amended and the minutes from the April 29, 2015 Plan Commission meeting were approved as written.

4. PUBLIC COMMENT TIME

None

5. CONSIDER DESIGN REVIEW APPLICATION FOR EXTERIOR MODIFICATIONS TO THE STOREFRONT AT 667 VERNON AVENUE

Mr. Parch reviewed building owner Kevin Campbell's proposal to replace the existing divided light single-pane storefront windows and framing at 667 Vernon Avenue with new insulated plate glass units and framing. Mr. Parch noted that the space will house new Italian restaurant Cibo Trattoria. The restaurant owners will reuse the

existing blade sign (it will be repainted with new graphics applied) and add two brown fabric awnings above both front windows. Mr. Parch clarified that the blade sign and awnings were previously approved by staff and not subject to Plan Commission review at this time.

Building owner Kevin Campbell introduced restaurant owners Richard Raschillo and Steven Santiccioli. An overview of their concept for the restaurant was shared, including cuisine, hours of operation, etc. Mr. Campbell explained that the windows were original to the building, constructed in 1929, not insulated, and lacked tempered glass.

Commissioner Goodale expressed concern about the loss of the original fabric of the building. He questioned whether any alternatives were considered such as providing interior storm windows for added insulation or replicating the original design in the new windows.

Chairman Thomas noted that the integrity of the building had been altered, as most of the windows of other storefronts were replaced with plate glass over time, and the proposed windows are in keeping with the character of the existing condition.

It was moved by Commissioner Huvad and seconded by Vice-Chairman Miller to approve the design review application for window replacement at 667 Vernon Avenue per the color rendering, window specifications, and material samples provided.

The motion was approved by the following vote:

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

6. CONSIDER DESIGN REVIEW APPLICATION FOR EXTERIOR SIGNAGE AT WRITERS THEATRE, 325 TUDOR COURT

Chairman Thomas explained that the special use permit for development of the new Village Cultural Center (Woman's Library Club/Writers Theatre) at 325 Tudor Court, approved by the Village Board in August 2013, did not include exterior signage for the building as the sign details and specifications were not finalized at the time. In recognition of this, the approval ordinance included a provision allowing an increase in the area and/or number of signs on the property to be approved by the Village Board and requiring all signage to be approved by the Plan Commission for exterior appearance review.

On April 16, 2015, the Village Board approved a resolution authorizing the Plan Commission to review a signage plan for Writers Theatre that was in excess of the B-1 zoning district limits as follows:

- 1) Two wall signs facing Tudor Court in lieu of only one wall sign allowed per street frontage; and
- 2) One ground sign fully encroaching into the Tudor Court right-of-way (ROW) in lieu of no ground signs permitted within the ROW.

Due to the proposed encroachment of the ground sign, the Village Board also approved a license agreement granting permission to the Woman's Library Club (property owner) and Writers Theatre to construct, operate, and maintain specific improvements within the Tudor Court ROW. It was noted that the total area of wall and ground signs proposed was well below that allowed for the building/site.

Writers Theatre General Manager Jon Faris and sign designer John Pobojewski of Thirst, Inc. presented the proposed sign package, which included three primary elements:

- 1) A backlit wall sign with the text '*Writers Theatre*' on the front building facade furthest west on the wall that encloses the rehearsal space. The individual letters will be stainless steel with a vertical brushed finish;
- 2) A non-illuminated smaller wall sign identifying a potential future donor just left of the main front entrance, shown with the text '*The Frederick Elliott Center*' for illustrative purposes only. The individual letters will be stainless steel with a vertical brushed finish; and
- 3) A freestanding ground sign in the shape of the letters 'WT', proposed to be mounted atop the seat wall/bench in front of the building. The individual letters will be hollow on the inside with only their outline constructed of stainless steel and illuminated from the interior.

Secondary informational signage planned on the front and rear doors (business hours, contact information, etc.) was also presented.

The accessible location of the ground sign, within the Village ROW, led to some discussion of potential safety concerns given the material and construction intended. Mr. Pobojewski clarified that all edges of the sign will be rounded and not pointed or sharp.

Commissioner Goodale questioned the absence of any prominent signage acknowledging the Woman's Library Club and voiced his displeasure.

Mr. Faris noted that the exterior signage was mutually agreed to between the Woman's Library Club and Writers Theatre. He clarified that the signage on the rear (north) door was intended for deliveries. He also explained that Thirst, Inc. was designing a permanent display of photos and history of the Woman's Library Club for the interior of the building.

It was moved by Commissioner Scheckelhoff and seconded by Vice-Chairman Miller to approve the design review application for exterior signage at Writers Theatre, 325 Tudor Court, subject to the approved set of plans prepared by Thirst, Inc. dated January 7, 2015.

The motion was approved by the following vote:

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

7. CONTINUE DISCUSSION OF DOWNTOWN TUNEUP

Mr. Brown provided an update on the report that included draft policies for the public spaces, private property, and publically owned property downtown, which was discussed at the April 29th Plan Commission meeting. He noted that an updated draft that incorporated comments from Commissioners would be provided for continued discussion at a future meeting.

Chairman Thomas raised the issue of parking, for discussion purposes, in light of new restaurant Cibo Trattoria planning to open. This led to general discussion of how future developments in the downtown area would affect parking. One comment frequently voiced from residents is they would like more restaurants downtown, however there's recognition that too many may create competition for existing parking spaces.

Mr. Brown noted that balancing parking needs with changes in business uses over time will need to continually be evaluated in order for the plan to be sustainable. He noted that providing enough parking to meet peak demand would diminish the vitality of downtown. The topic of parking is broader than providing additional parking stalls; it also includes signage directing people to where available parking is located and other options such as the potential for a shared valet service between restaurants.

In terms of possible future redevelopment of Village owned property, specifically the Public Works Garage and/or Temple Court parking lot, Commissioner Huvad suggested that staff begin to evaluate the physical and fiscal/market realities of such. The intent of the exercise would be to determine whether the projected costs of various redevelopment scenarios are even within the realm of possibility. Commissioner Huvad urged that this type of evaluation, at this point in the planning process, would aid the Plan Commission in developing policies and recommendations that match what could realistically be developed at a future point in time, should the Village decide to move forward with such a proposal. Commissioner Huvad underscored several times that his suggestion was only intended for illustrative purposes and that no formal development proposal was under consideration.

8. STANDING COMMITTEE REPORTS

None

9. SCHEDULE NEXT MEETING OF THE PLAN COMMISSION

The next meeting of the Plan Commission was scheduled for 7:00 p.m. on Wednesday, June 3, 2015.

10. ADJOURNMENT

The meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Nathan Parch
Planning & Development Administrator