

VILLAGE OF GLENCOE
PLAN COMMISSION

Regular Meeting
September 30, 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 7:35 p.m. on the 30th day of September 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
Marya Morris, Public-at-Large Representative
Dudley Onderdonk, Glencoe Park District Representative
Tom Scheckelhoff, Historic Preservation Commission Representative

The following were absent:

Louis Goldman, Glencoe Public Library Representative
Bruce Huvad, Public-at-Large Representative
Harriet Resnick, Public-at-Large Representative
Gary Ruben, School District #35 Representative

The following were also present:

David Mau, Director of Public Works
Nathan Parch, Planning & Development Administrator
Lee Brown, Village Planner

3. CONSIDER THE SEPTEMBER 9, 2015 PLAN COMMISSION MEETING MINUTES

The minutes from the September 9, 2015 Plan Commission meeting were approved.

4. PUBLIC COMMENT TIME

None

5. CONSIDER DESIGN REVIEW APPLICATION FOR EXTERIOR IMPROVEMENTS TO THE HUBBARD WOODS PLAZA AT 63-107 GREEN BAY ROAD

Mr. Parch stated that the applicant, building property manager - United Investors, Inc., submitted a design review application for proposed improvements to the shopping center that included three components: (1) building façade enhancements; (2) site and landscape enhancements; and (3) signage.

Mr. Parch explained that all of the painted surfaces on the exterior of the building will be repainted in a two tone color scheme: the walls will be grey (Collingwood 859 Benjamin Moore) and the trim areas will be white. It was noted that the Walgreens building would remain unpainted brick and the 7-11 building would remain white painted brick. New black fabric awnings will be installed above all storefront windows and will not include any signage/lettering as they do now.

Mr. Parch overviewed the plans for new landscaping, which were reviewed by Landscape Architect Jodi Mariano, of Teska Associates, to ensure that plant species, appropriate spacing, quantity, and tolerance based on site conditions met the Village's standards. Enhancements along Green Bay Road will include a continuous row of deciduous (Lilac) and evergreen (Juniper) shrubs with a mature height of three feet forming a buffer that screens the parking lot. The landscape islands will be planted with a mix of lower height shrubs and ornamental grasses. An area for bike parking and seating at the southwest corner of the parking lot will replace an unplanted area. New planter boxes and trash receptacles will be located along the front sidewalk area below the building canopy.

Mr. Parch stated that a new joint-identification ground sign will replace the existing sign in the same location. The sign will be internally-lit LED constructed of aluminum sign box with opaque white plexiglass faces with graphics for tenant identification. The internal illumination allows only the lettering and logos to be illuminated on a dark un-illuminated background. The proposed sign dimensions are 16 feet tall, from grade to cornice, and 5 feet wide. Although zoning compliant as proposed, Mr. Parch suggested that the total height of the proposed sign be lowered from 16 feet to 12 feet in order to not exceed the height of the existing sign.

Samples of the proposed paint color, awning fabric, and plexiglass sign face were shared.

Representatives in attendance for the applicant were introduced:

- Michael Galanopulos, CFO, United Investors, Inc.
- Heather Smalec, Property Manager, United Investors, Inc.
- Michael Teiber, Landscape Designer, Balanced Environments, Inc.
- Marcin Wolak, Comet Neon, Inc. Sign & Service

Commissioner Morris suggested adding a trash receptacle to the seating area, adding the building address to the new ground sign, and improving pedestrian access to the shopping center across Green Bay Road.

Mr. Mau strongly encouraged pedestrians to use the signalized crossing at Scott Avenue to cross Green Bay Road.

Chairman Thomas clarified that the Plan Commission's review of the applicant's proposed changes to the exterior were limited to only the changes actually proposed and should steer clear of areas beyond that scope.

Commissioner Scheckelhoff suggested moving the towing signs to less prominent locations, adding one-way circulations signs and pavement markings to the parking lot, and painting the brick façade of the Walgreen's building fronting on Scott Avenue.

Commissioner Scheckelhoff asked about the American Institute of Architects award plaque that was mounted to the exterior of the building. Mr. Galanopulos stated that it was stolen.

Commissioner Onderdonk suggested modifying the southwest corner of the parking lot by eliminating the two tables and replacing them with landscaping.

Ms. Smalec stated that the applicant was agreeable to the suggestions made by staff and members of the Commission.

It was moved by Vice-Chairman Miller and seconded by Commissioner Scheckelhoff to approve the design review application for exterior improvements to the Hubbard Woods Plaza at 63-107 Green Bay Road, subject to the below conditions and in accordance with the approved set of plans.

Conditions:

1. Reduce the height of the monument sign from 16 to 13 feet;
2. Add the address for the center to the monument sign;
3. Add directional signs and pavement markings to the parking lot for improved circulation;
4. Upgrade and relocate “Authorized Vehicles Only” and “No Parking” signs;
5. Paint the unpainted brick façade of the Walgreen’s building fronting Scott Avenue;
6. Add benches to the sidewalk area adjacent to the storefronts; and
7. Replace the two tables proposed for the southwest corner of the parking lot with landscaping.

Approved Plans:

- Building façade renderings (3 pages), not dated;
- Awning plans (13 pages), prepared by Comet Neon, Inc. Sign & Service, not dated;
- Landscape Plan, prepared by Balanced Environments Inc., revised July 27, 2015;
- Cut sheets for trash receptacles, planter boxes, & bike rack (3 pages), not dated; and
- Joint-identification ground sign plan, prepared by Comet Neon, Inc. Sign & Service, not dated.

The motion was approved by the following vote:

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

6. CONTINUE DISCUSSION OF DOWNTOWN TUNEUP

Chairman Thomas stated that discussion on this item would occur at the next meeting.

7. STANDING COMMITTEE REPORTS

Commissioner Onderdonk stated that the gazebo in Kalk Park was closed due to structural issues and has been programmed to be rebuilt next year.

Commissioner Goodale reminded everyone of the Glencoe Historical Society's Ravine Bluffs Centennial Gala to be held Saturday, October 3rd at Am Shalom.

Chairman Thomas stated that she was scheduled to provide members of the Village Board an update on the Downtown TuneUp at their next meeting on Thursday, October 15 at 7:00 pm.

8. SCHEDULE NEXT MEETING OF THE PLAN COMMISSION

The next meeting of the Plan Commission was scheduled for 7:30 p.m. on Wednesday, October 14, 2015.

9. ADJOURNMENT

The meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Nathan Parch
Planning & Development Administrator