

VILLAGE OF GLENCOE
ZONING COMMISSION

MONDAY, JULY 9, 2012
7:30 P.M.

Regular Meeting
Village Hall Council Chamber
675 Village Court

The Village of Glencoe is subject to the requirements of the Americans With Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact the Village of Glencoe at least 72 hours in advance of the meeting at (847) 835-4111, or please contact the Illinois Relay Center at (800) 526-0844, to allow the Village of Glencoe to make reasonable accommodations for those persons.

A G E N D A

1. CALL TO ORDER AND ROLL CALL

Barbara Miller, Chair
James Clark
David Friedman
Ed Goodale
Jim Nyeste
Howard Roin
Steve Ross

2. CONSIDERATION OF THE MINUTES OF THE MEETING OF THE JUNE 4, 2012 ZONING COMMISSION.

A copy of the June 4, 2012 meeting minutes is attached.

3. PUBLIC COMMENT TIME.

4. PUBLIC HEARING TO MAKE A RECOMMENDATION TO THE VILLAGE BOARD OF TRUSTEES FOR A REQUEST OF CHASE BANK TO WAIVE THE PARKING REQUIREMENT FOR A NEW OR SUBSTANTIALLY RECONSTRUCTED BUILDING AT THE SOUTHWEST CORNER OF PARK AVENUE AND VILLAGE COURT KNOWN AS 332 PARK AVENUE.

The Agenda Supplement is attached.

5. PUBLIC HEARING TO MAKE A RECOMMENDATION TO THE VILLAGE BOARD OF TRUSTEES TO CONSIDER POSSIBLE AMENDMENTS TO THE ZONING CODE RELATED TO GROUND FLOOR USES IN BUSINESS DISTRICTS AND TO CONSIDER UPDATING THE USE CLASSIFICATION SYSTEM FROM THE

STANDARD INDUSTRIAL CLASSIFICATION MANUAL (SIC) TO THE NORTH
AMERICAN INDUSTRIAL CLASSIFICATION SYSTEM (NAICS).

6. ADJOURNMENT.

VILLAGE OF GLENCOE
ZONING COMMISSION

PUBLIC HEARING
JUNE 4, 2012

DRAFT MINUTES

1. CALL TO ORDER.

A meeting of the Zoning Commission of the Village of Glencoe was called to order at 7:30 p.m. Monday, June 4, 2012 in the Glencoe Village Hall, 675 Village Court, Glencoe, Illinois.

2. ROLL CALL

The following were present:

Acting Chair: James Clark

Members: David Friedman, Ed Goodale, Jim Nyeste, and Howard Roin

The following were absent:

Barbara Miller, Steve Ross

The following Village staff were present:

John Houde, Building & Zoning Administrator

Andrew Fiske, Village Attorney's Office

3. PUBLIC HEARING TO RECOMMEND TO THE VILLAGE BOARD AMENDMENTS TO THE ZONING CODE RELATING TO PERSONAL WIRELESS SERVICE AND PUBLIC UTILITY FACILITIES AND INFRASTRUCTURE.

The Chair noted that this public hearing is to recommend to the Village Board amendments to the Zoning Code relating to personal wireless service and public utility facilities and infrastructure.

The following background summarizes how this matter was referred to the Zoning Commission:

AT&T Mobility ("**Mobility**") is proposing to deploy new antennae and related wireless ("**PWS**") facilities on existing utility poles located within the rights-of-way in the Village. Mobility has taken the position that its PWS facilities are exempt from Village zoning requirements when located in the rights-of-way and that only the Village's right-of-way regulations apply.

The Village's zoning regulations for PWS and utility provisions are more than 15 years old and technological changes have affected the nature and profile of such facilities. This re-examination would allow the Village to ensure proper regulations of such facilities without necessarily burdening the providers (and the Village) with repeated special use or other zoning procedures.

In order to address such potential problems in the short and long term, the Village Board directed the Zoning Commission to consider amendments to the Zoning Code regarding expanding the permitted PWS uses in residential districts to include certain PWS facilities on existing utility poles in rights-of-way subject to certain parameters, amending the special use provisions in residential districts to authorize special uses on "rights-of-way" as well as zoning lots, and modifying the ability for utilities to pursue a special use permit. In conjunction with the zoning changes, complementary modifications of the Village right-of-way regulations might also be warranted.

The Village Board approved a referral resolution on this item at its April 26, 2012 meeting. A legal notice for the Zoning Commission's hearing tonight was published in the May 17, 2012 Glencoe News.

The Chair opened the hearing to public comment of which there was none. Zoning Commission members discussed in detail Zoning Code amendments drafted by our Village Attorney's office. Discussion focused on a number of items as summarized below:

- 1.) Concerns on the impact of approving antenna and equipment on power poles on both public property and private property if overhead wiring is buried underground in the future and the power pole remains a structure solely for a cell carrier.
- 2.) If distance standards were established from a residence, the standards may work for one home but not for another based on specific site conditions and viewpoints of the pole from the street or from the home.
- 3.) Establishing antenna size limits and/or equipment box limits for power poles may not address the impact for different sizes and shapes of antenna and equipment boxes. Where an AT&T antenna as was proposed is 7 feet on top of a power pole and is approximately 2 feet wide may be objectionable at one location; another carrier's different antenna system such as a narrow 6 foot high whip antenna may not be as objectionable or visible. Several AT&T equipment boxes would be mounted starting at 8 feet above grade and would be in a visible sight line in residential areas, particularly if mounted on a pole in front of a home.
- 4.) The information submitted did not note if there was any audible noise from equipment on the power pole, as exists for existing AT&T partially above-grade underground vaults and above-ground U-Verse equipment cabinets that often use air conditioning systems that have audible equipment noise.
- 5.) Power poles could have more than one carrier company doubling or tripling the revenue to the pole owner which may not be considered in blanket approvals.

All members present after this detailed review were in agreement that the special use process provided the best site by site review being that every location was unique and that different carriers requests could be for different types of antennas and/or cabinet types. There was agreement the Village Attorney's draft standards should not specify size or height specifics but that they be revised so as to be stated in general terms.

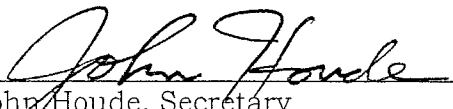
A motion was made and seconded that Zoning Code amendments be approved by

the Village Board for special use permit requirements for personal wireless service and public utility facilities and infrastructure on existing power poles with revised general standards.

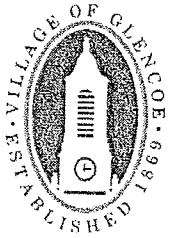
Approved by the unanimous vote of all five Zoning Board members present:

Ayes:	Goodale, Friedman, Nyeste, Roin, and Clark (5)
Nays:	None (0)
Absent:	Miller and Ross (2)

There being no further discussion on these items, the Zoning Commission hearing was closed and the meeting was adjourned at 9:00 P.M.



John Houde, Secretary



Village of Glencoe

Zoning Commission Memorandum

DATE PREPARED: June 20, 2012

MEETING DATE: July 9, 2012

AGENDA SUBJECT: Public Hearing for 332 Park Avenue Parking Requirement Wavier Special Use Request

FROM: John Houde, Building & Zoning Administrator

Background: Chase Bank has requested permission to construct a new or substantially reconstructed building at the former Bank of American building at 332 Park (southwest corner of Park Avenue and Village Court). The current 2-story building has no on-site parking similar to most commercial buildings in our central business district. The proposed building has been designed to have the appearance of a 2-story façade to permit it to “fit” in with its proposed location, although it will only be a one-story structure. The building will have less than half the square footage of the existing building. The Zoning Code parking requirement for the building would be 1 space per 500 square feet of gross floor area or 7 spaces. Chase Bank requests that the Zoning Commission waive this parking requirement for the reasons outlined in its letter.

The Zoning Commission through the public hearing process is to make a recommendation to the Village Board of Trustees for this project. In the Zoning Code Standards the applicant must establish that:

- (a) Code and Plan Purposes. The Proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

- (b) 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.
- (c) 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.
- (d) Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, water and sewers, parks, libraries, and schools, or the applicants will provide adequately for such services.
- (e) No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.
- (f) No Destruction of Significant Features. The proposed use and development will not result the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.
- (g) Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

In determining whether the applicant's evidence establishes that the previous standards have been met the Zoning Commission is to consider:

- (a) Public Benefit. Whether and to what extent the proposed **use** and **development** at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.
- (b) Alternative Locations. Whether and to what extent such public goals can be met by the location of the proposed **use** and **development** at some other site or in some other area that may be more appropriate than the proposed site.
- (c) Mitigation of Adverse Impacts. Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed **use** and **development** on the immediate vicinity through building design, site design, landscaping, and screening.

The Zoning Commission may recommend and the Board of Trustees can impose "such conditions and limitations concerning **use**, construction, character, location, landscaping, **screening**, and other matters relating to the purposes and objectives of this **Code** upon the **premises** benefitted by a **special use permit** as may be necessary or appropriate to prevent or minimize

adverse effects upon other property and improvements in the vicinity of the subject property or upon public facilities and services and to insure compliance with the standards in this Section. Such conditions shall be expressly set forth in the ordinance granting the **special use.**”

The June 21, 2012 Glencoe News contained the notice of public hearing, notice was also sent to 67 residential neighbors and business district owners. No letter or verbal inquiries have been received.

The Village Board’s referral resolution, the Applicant’s request Letter dated June 1, 2012, the Notice of Public Hearing, a list of neighbors notified, a map of the immediate area and a site plan are attached for your review.

The Village will have a Court Recorder present to document the details of this agenda item.

Recommendation: Based on the materials presented and the public hearing, it is the recommendation of staff that the special use request of Chase Bank be recommended to the Village Board of Trustees for approval/denial. Only a simple majority of those present is required for this Zoning Commission action.

Motion: The Zoning Commission may make a motion as follows:

Move to recommend the Village Board of Trustees approve/deny a special use ordinance request of Chase Bank for the property at 332 Park Avenue and conditioned on appearance review approval of the Plan Commission.

JUN 01 2012

1. General Standards: No special use permit shall be recommended or granted unless the following items are established;

a) Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

Response: The proposed bank branch and elimination of required parking at the site will be in harmony with the general and specific purposes for which the Code was enacted, the regulations of the B-1 District in which the site is located and the general purpose and intent of the Official Comprehensive plan. The general purpose of the Code is to promote thriving businesses that compliment Glencoe's residential neighborhoods. In the downtown central business district, land use patterns and property values are to be protected and proposed business uses should provide convenience and meet the shopping needs of area residents. The special use for the elimination of parking at this location is consistent with the existing land use patterns in the area. The site (and former bank branch that was located there) does not have any on-site parking. The vast majority of businesses in this area utilize the public parking facilities, including the public parking lot immediately south of the subject site. The proposed bank will replace a currently vacant building, which was occupied for many years by a former bank branch. As a result, the new bank will again provide a convenience and meet the shopping needs of area residents in addition to enhancing property values in the area.

b) 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.

Response: The proposed bank is replacing a former bank use at this location, albeit in a new and modernized building. In addition, the design of the new bank branch is

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consistent with the height of the existing building at the site and the other structures in the general area. The new building, however, is less than half the size of the existing building and will not contain any of the general office uses present in the old building. Further, by continuing to utilize the adjacent public parking as opposed to providing on-site parking, the proposed development will minimize any new curb cuts or change traffic patterns which may impact pedestrian safety and welfare in the area. The new building will be designed with glass and masonry architectural details, consistent with the character of the area. Replacing the outmoded and vacant existing building with a new structure that meets the needs of the community will have a positive impact on the area.

c) 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.

Response: The proposed use and development will be constructed, arranged, and operated almost exactly as the prior bank use at this location. Entry and exit locations remain the same as the prior use. The proposed height and materials used on the new building are consistent with the area. Because the former use (and existing site) had no available on-site parking, the proposed use will not interfere or change the use of the neighboring property.

d) Adequate Public Facilities. The proposed use will not require any change in public facilities or services such as streets, public utilities, drainage structures, police and fire protection, refuse disposals, water and sewers, parks, libraries and schools.

Response: The proposed use will not require any change in public facilities or services such as streets, public utilities, drainage structures, police and fire protection, refuse disposals, water and sewers, parks, libraries and schools.

e) No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

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JPMorgan Chase Bank, NA
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Response: The proposed bank use, with no on-site parking, is replacing a former bank and office building at this location which also did not provide on-site parking. As such, traffic patterns will not change. Further, because there will be fewer uses in the new building, traffic levels will remain at or below the prior use, avoiding any undue traffic congestion nor drawing significant amounts of traffic through residential streets.

f) No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

Response: The current building at the site, which is being replaced, has no natural, scenic or historic features of significant importance. As a result, its replacement with a building that meets the current needs of the banking community will help improve the functionality of the Central Business District.

g) Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

Response: The proposed use and development, other than the request for a special use to eliminate parking at the site, will comply with all standards, regulations and requirements imposed by the Village of Glencoe.

2. Special Standards for Specified Special Uses.

Response: Article 4, Section 4-103 does not impose any special standards relative to a special use for the elimination of parking at this location. The Board of Trustees may impose various restrictions relating to the proposed use of the bank. No such restrictions, however, are necessary in this case as the proposed new banking facility will be replacing a former bank branch of the same size, character, operations and design as the proposed use.

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3. Considerations: In determining whether the evidence establishes that the foregoing standards have been met, the Zoning Commission and the Board of Trustees shall consider;

a) Public Benefit. Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

Response: The special use request for this location will allow the proposed bank to relocate at this location. Not having on-site parking will actually benefit the area as adequate public parking is available. This will avoid the creation of any new curb cuts or traffic patterns in the area which would detract from the pedestrian friendly nature of Glencoe's Central Business District. The new building will provide a modern facility which meets the current needs of the banking community, thereby enhancing the functionality of the Central Business District. The former bank branch at this site was successful, but closed because it was acquired by a larger bank that already had another more modern branch in the Central Business District. Accordingly, the continuance of the same type of use will provide a service and facility that is in the interest of the public convenience.

b) Alternative Locations. Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.

Response: The existing structure at this site has been vacant for over two years. As a result, it would be a disservice to the public and the goals of the Village of Glencoe to deny this special use for this project and prevent this site from being redeveloped with a needed use for the area.

c) Mitigation of Adverse Impacts. Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

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Response: The proposed building and elimination of on-site parking are consistent with the existing development in the area. As indicated, this site has never had on-site parking and has utilized the abundant public parking available in the area. Granting the special use to eliminate the parking will help mitigate any adverse impacts on the area that might otherwise occur if a new driveway and parking lot were introduced in Glencoe's pedestrian oriented Central Business District. In terms of the building's design, landscaping and screening, its proposed height, masonry and glass details are consistent with this area of the Central Business District. Because of the new building's smaller size, it will not have any adverse impacts on the area. To the contrary, the current building is outmoded and vacant and its redevelopment will have a salutary effect on the area.

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VILLAGE OF GLENCOE
GLENCOE, ILLINOIS
ZONING COMMISSION

Notice of Public Hearing
July 9, 2012

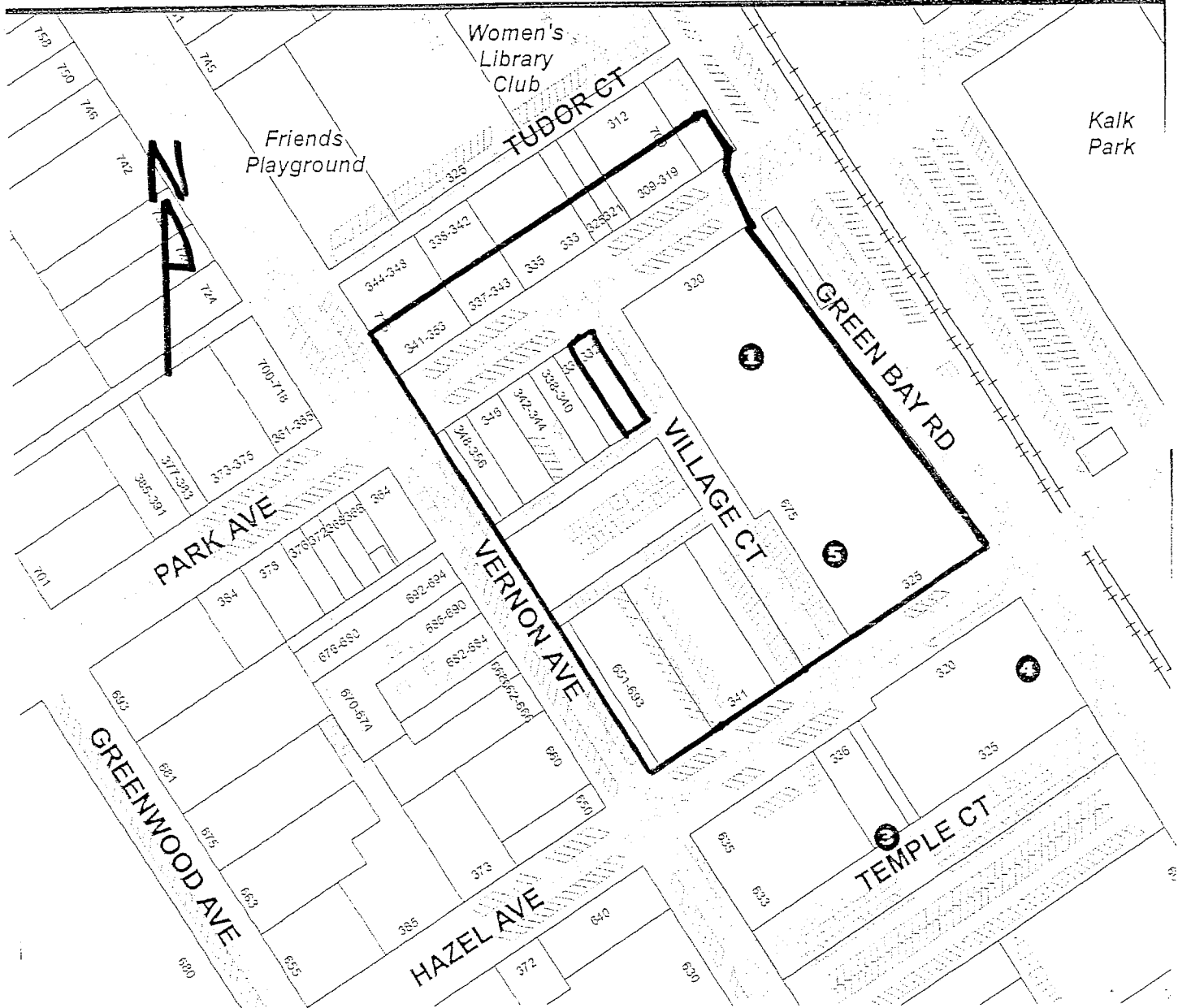
Notice is hereby given of a public hearing to be held by the Zoning Commission of the Village of Glencoe, Cook County, Illinois at 7:30 P.M., local time on Monday, July 9, 2012 in the Council Chamber of the Village Hall, Glencoe, Illinois, for the purpose of holding a special use request public hearing and making a recommendation to the Village Board for a request of Chase Bank to waive the parking requirement for a new or substantially reconstructed building at the southwest corner of Park Avenue and Village Court known as 332 Park Avenue legally described as the northeasterly 28 feet (front and rear) of Lot 12 in the Resubdivision of Block 33 in Glencoe in the west 1/ of the northeast ¼ of Section 7, Township 42 North, Range 13 East of the Principal Meridian according to the plat thereof recorded December 12, 1892 as Document No 1784629, in Cook County, Illinois

All persons interested are urged to be present and will be given an opportunity to be heard.

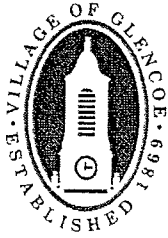
Zoning Commission
John Houde
Building & Zoning Administrator

June 21, 2012

Central Business District



AREA NOTIFICATION



Village of Glencoe

Zoning Commission Agenda Memorandum

DATE PREPARED: June 27, 2012

MEETING DATE: July 9, 2012

AGENDA SUBJECT: Referral from Village Board to hold a Public Hearing and make recommendation to Village Board on possible amendments to the Zoning Code relating to Ground Floor Uses in the Business District; and Consider Updating the Use Classification System from the Standard Industrial Classification Manual (SIC) to the North American Industrial Classification System (NAICS).

FROM: John Houde, Building & Zoning Administrator

Background: At the April 26, 2012 Village Board meeting Debra Dresner, resident and owner of the property at 378 Park, and Kevin Campbell, owner of the property at 651-669 Vernon and 341 Hazel, presented the attached information and March 4, 2012 letter to the Village Board. The letter suggested that with changing times and changing economic situations that certain business uses that are not allowed on the ground floor in our business district should be considered to be permitted. Staff would note that some of the uses noted in the letter as not being permitted on the ground floor such as baked food vendors, travel agents, bicycle sales, and insurance agent offices are currently permitted on the ground floor. The Dresner/Campbell letter included other uses not permitted on the ground floor which have been included in the attached table summarizing survey results of our neighboring communities.

Additional ground floor uses that were not included in the current Zoning Code ground floor allowed use list but have been inquired about by potential renters in past years, have been added for consideration by the Zoning Commission. Note that some of these uses

currently exist in our two business districts as secondary minority uses on the ground floor. For informational purposes staff notes that some of the storefronts shown as exhibits as having vacant ground floors have pending new tenants or building purchasers including 694 Vernon Avenue, 378 Park Avenue, and 332 Park Avenue.

The last time business district uses were examined by the Zoning Commission was in June 2005. At that time the question was whether the central business district should be divided into a peripheral overlay district that allows certain service uses such as banks, dry cleaners, hair salons, etc. only on the periphery of the downtown business district. At the time the Zoning Commission recommended to the Village Board that no change be made. This recommendation was made on the basis that Glencoe's central business district was too small geographically to divide up in this manner.

Analysis:

In holding its public hearing and making recommendations to the Village Board on business district use list recommendations, the Zoning Commission will need to take into consideration the short and long term overall impact of making any changes. Consideration should also be given to the mixed use nature of our business districts which adjoin single and multiple family uses that adjoin them. In our central business district, some buildings have 2nd and 3rd floors with rental or owned apartments and/or office uses.

Staff prepared the attached comparison table for each of the uses listed in the Village Board's referral resolution. The comparisons are to towns that have central business districts similar to our own, although Northfield's and Deerfield's are principally made up of strip malls or malls with parking lots in front of them. You will note that although many towns do not allow many of the uses on this list, they have a provision that may allow some of the use categories if they do not comprise more than 10% of the overall business district frontage for which the applicant must then apply for a special use permit. Their special use hearing time frames typically take 3 to 4 months similar to our own. Going through the special use

process does not guarantee approval of the particular applicant's request in that the applicant must be able to provide documentation that he meets the specific standards that a particular zoning code requires. In some other examples, a zoning code may require certain uses to go through the special use process without an initial 10% frontage limitation.

After an initial overall review, Commission members may want to vote on each use separately as to whether to recommend having such a use on the ground floor.

The secondary part of the Village Board referral is to review the Village Attorney's recommendation that the reference business use system be changed from the old SIC classification system to the NAICS system.

Recommendation:

Staff recommends that the Zoning Commission conduct a public hearing and consider whether to recommend possible amendments to the Zoning Code with respect to ground floor uses in the business districts. In addition, staff recommends consideration of an update to the use classification system set forth in Sections 4-102 and 4-103 of the Zoning Code to replace the discontinued Standard Industrial Classification Manual (SIC) to the North American Industrial Classification System (NAICS).

Motion:

If the Zoning Commission concurs with making amendments to the use list and/or SIC/NAICS classifications systems, a motion could be made as follows:

Move that the Zoning Commission recommend amendments to the Zoning Code relating to allowing certain additional ground floor uses in the business districts and update the use classification system for the SIC reference to the NAICS reference.

VILLAGE OF GLENCOE

RESOLUTION NO. R-10-2012

A RESOLUTION DIRECTING THE ZONING COMMISSION TO CONSIDER POSSIBLE AMENDMENTS TO THE ZONING CODE RELATING TO GROUND FLOOR USES IN THE BUSINESS DISTRICTS

WHEREAS, Article IV (and particularly Section 4-102) of the Village of Glencoe Zoning Code sets forth those uses that are permitted as a matter of right within the Business Districts of the Village; and

WHEREAS, among the permitted uses in the Business Districts, certain uses are precluded from locating in storefronts on the ground floor; and

WHEREAS, in light of the changing character of retail sales and the demand for certain services, the Village Board has determined that it is beneficial to the Village to examine the existing use regulations in the Business District of the Zoning Code to assess whether changes should be made to ensure that the Business Districts are serving the needs of the community, are consistent with the character of the Village, have the ability to remain viable while contributing to the overall desirability of the Glencoe community, and help to maintain and protect the property values in the Village; and

WHEREAS, specifically, it is desirable to consider whether additional uses should be permitted in ground floor storefronts in the Business Districts, including without limitation:

1. tutoring services for children, special education, SAT/ACT preparation
2. tax preparation services
3. technology consultants such as computer programming, data processing and other computer-related services
4. personal (probably means personnel) supply services
5. pet grooming services
6. dance/music lessons service
7. bicycle repairs without retail sales
8. reading room such as Christian Science
9. exercise studios, fitness, yoga, training, dieting without retail sales
10. gold/silver buyers without retail sales
11. artist studio without retail sales
12. investment counseling and offices i.e. Fidelity, and others
13. tanning salon without retail sales
14. contractor's office
15. day care

(collectively, the "**Potential Ground Floor Uses**"); and

WHEREAS, in addition to consideration of the Potential Uses, it is desirable to update the use classification system set forth in Sections 4-102 and 4-103 of the Zoning Code to replace the discontinued Standard Industrial Classification Manual ("**SIC**") with the North American Industrial Classification System ("**NAICS**"); and

WHEREAS, the Village Board desires the Glencoe Zoning Commission to conduct a public hearing and consider possible amendments to the Zoning Code with respect to (a) the desirability and appropriateness the Potential Ground Floor Uses, and (b) updating the use classification system from the SIC to the NAICS (collectively, the "**Potential Amendments**");

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GLENCOE, COUNTY OF COOK, STATE OF ILLINOIS, as follows:

SECTION ONE: Recitals: The foregoing premises are hereby incorporated into and made part of this resolution.

SECTION TWO: Conduct Hearing on Potential Amendments. The President and Board of Trustees hereby refer to the Zoning Commission for public hearing and recommendation the consideration of the Potential Amendments to the Zoning Code relating to Potential Ground Floor Uses in the Business Districts and updating the use classification system for the Business Districts, including, without limitation, review of the following sections of the Zoning Code: 4-102 and 4-103.

SECTION THREE: Time Frame. The Zoning Commission is to conclude the public hearing process and forward written recommendations for potential amendments to the Zoning Code relating to Potential Ground Floor Uses in the Business Districts and updating the use classification system for the Business Districts to the Village Board no later than October 31, 2012.

SECTION FOUR: Effective Date. This resolution shall be in full force and effect upon its passage and approval in the manner provided by law.

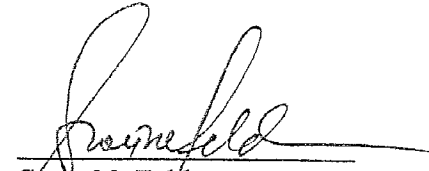
PASSED THIS 17th DAY OF MAY, 2012.

AYES: Bhote, Cowans, Hayek, Keefe, Levin and Solomon (6)

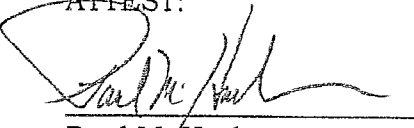
NAYS: None (0)

ABSENT: None (0)

APPROVED THIS 17th DAY OF MAY, 2012.



Scott M. Feldman
Village President

ATTEST:


Paul M. Harlow
Village Clerk

VILLAGE OF GLENCOE (6/2012)

COMPARISON OF BUSINESS USES ALLOWED IN NEIGHBORING TOWNS CENTRAL BUSINESS DISTRICT

TYPE OF BUSINESS USE		Deerfield	Highland Park	Lake Forest	Northfield	Winnetka	Wilmette
1	tutoring for children, special education, SAT/ACT preparation , etc. (Typically one-on-one or small group	no	yes	yes	no	no*; but yes in outlying zone	no**
2	tax preparation services (H.R. Block, Hewitt Jackson, etc.)	no*	yes	yes	no	no*; but yes in outlying zone	no**
3	technology consultants such as computer programming, data processing etc.	no*	yes	no*	no	no*	no**
4	personnel supply agency	no*	yes	no*	yes	no*; but yes in outlying zone	no**
5	pet grooming services	no	no*	yes	no	yes	no**
6	dance/music lesson studio/school	no*	yes	yes	yes	no*; but yes in outlying zone	no**
7	bicycle repairs without retail sales	no	no; but yes in outlying zone	yes	no	yes	no**
8	reading room such as Christian Science	no*	yes	yes	no	no*; but yes in outlying zone	no**
9	exercise, fitness, yoga, training, dieting studio without retail sales	no*	yes	yes	no*	no*; but yes in outlying zone	no**
10	gold/silver buyers without retail sales	no	no	no*	no	no	no**
11	artist studio without retail sales	no*	yes	yes	yes	no*; but yes in outlying zone	no**

VILLAGE OF GLENCOE (6/2012)							
COMPARISON OF BUSINESS USES ALLOWED IN NEIGHBORING TOWNS CENTRAL BUSINESS DISTRICT							
TYPE OF BUSINESS USE		Deerfield	Highland Park	Lake Forest	Northfield	Winnetka	Wilmette
12	investment counseling and offices, i.e. Fidelity, TD Ameritrade, Edward Jones, and others	no*	yes	no*	no	no*; but yes in outlying zone	no**
13	tanning salon without retail sales	no	yes	yes	no	no*	no**
14	contractor's office	no*	no; but yes in outlying zone	no*	no	no*; but yes in outlying zone	no**
15	child day care	no	no*	no	no*	no*; but yes in outlying zone	no*

* Special Use Only

** Special Use Permit only as personal service or office use because these use categories already exceed 10% of the overall Business District Frontages.

VILLAGE OF GLENCOE
GLENCOE, ILLINOIS
ZONING COMMISSION

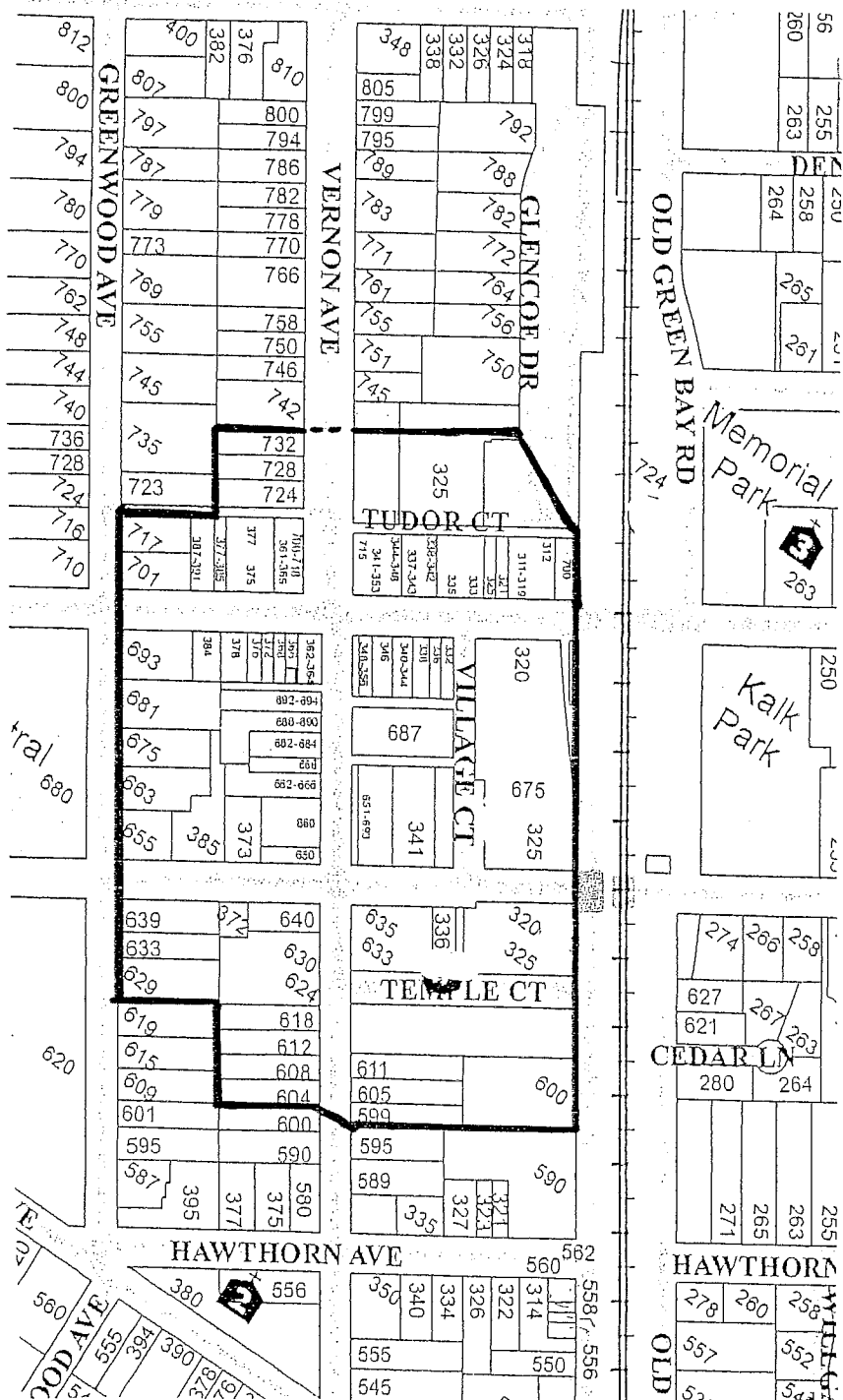
Notice of Public Hearing
July 9, 2012

Notice is hereby given of a public hearing to be held by the Zoning Commission of the Village of Glencoe, Cook County, Illinois at 7:30 P.M., local time on Monday, July 9, 2012 in the Council Chamber of the Village Hall, Glencoe, Illinois, for the purpose of holding a public hearing and making a recommendation to the Village Board of Trustees to consider possible amendments to the Zoning Code related to ground floor uses in Business districts and to consider updating the use classification system from the Standard Industrial Classification Manual (SIC) to the North American Industrial Classification System (NAICS).

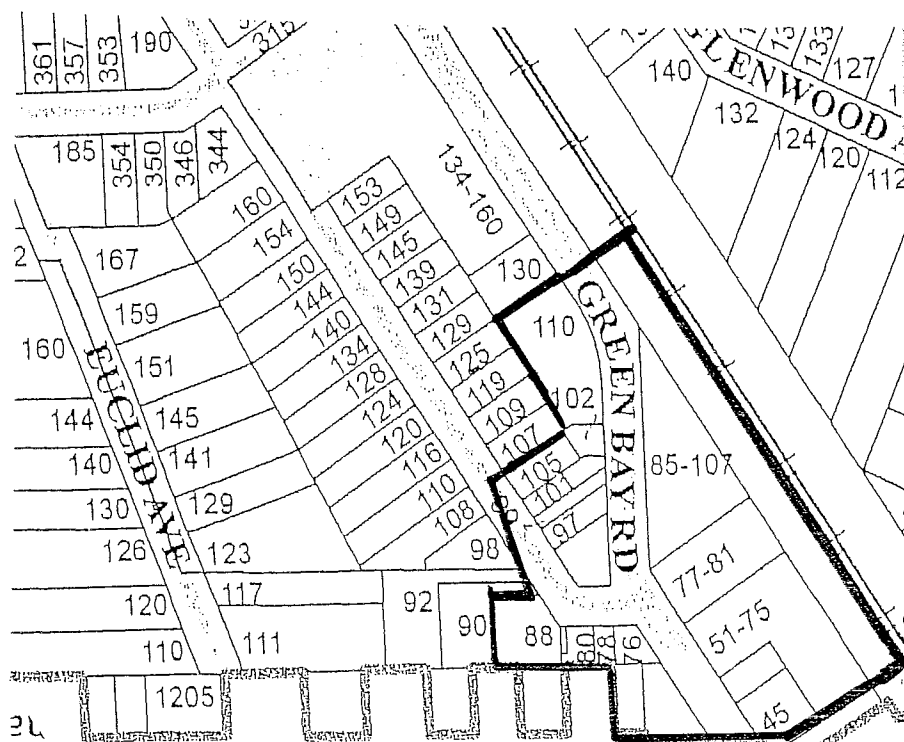
All persons interested are urged to be present and will be given an opportunity to be heard.

Zoning Commission
John Houde
Building & Zoning Administrator

June 21, 2012



CBD NOTIFICATION
AREA



HUBBARD WOODS
NOTIFICATION AREA