



**MINUTES
VILLAGE OF GLENCOE
ZONING COMMISSION
REGULAR MEETING**

Village Hall Council Chamber
675 Village Court
Monday, July 10, 2017 - 7:30 PM

1. CALL TO ORDER AND ROLL CALL

The Regular Meeting of the Zoning Commission of the Village of Glencoe was called to order by the Chair, at 8:46 p.m. on the 10th day of July, 2017, in the Village Hall Council Chamber.

Attendee Name	Title	Status
Zoning Commission		
Howard Roin	Chair	Present
Deborah Carlson	Member	Present
Sara Elsasser	Member	Present
David Friedman	Member	Absent
Alex Kaplan	Member	Present
John Satter	Member	Present
Village Staff		
Nathan Parch	Planning & Development Administrator	Present
Stewart Weiss	Village Attorney	Present

2. PUBLIC HEARING TO CONSIDER A REQUEST FOR A SPECIAL USE PERMIT TO ALLOW A GROUND FLOOR OFFICE USE THAT IS CURRENTLY RESTRICTED TO ONLY THE SECOND FLOOR IN THE B-1 CENTRAL BUSINESS DISTRICT FOR THE PROPERTY AT 662-666 VERNON AVENUE

The Chair stated that the purpose of this meeting was to conduct a public hearing to consider an application from David Loucks, Founder, Chairman, & CEO of Healthios Capital Markets, LLC, for a special use permit to allow a ground floor office use that is currently restricted to only the second floor in the B-1 Central Business District for the property at 662-666 Vernon Avenue. Following consideration of the application, the Zoning Commission will provide a recommendation to the Village Board who will then consider the recommendation in approving, denying, or revising the request for a special use permit.

The Chair reported that notice of the public hearing was published in the June 22, 2017 issue of the Glencoe Anchor and over 15 nearby business and residential properties were notified by mail. Staff noted that no letters and one verbal inquiry had been received.

The Chair made part of the record, as additional testimony the Agenda Supplement, which the Secretary was directed to preserve as part of the record in this matter.

Staff then swore in those in attendance expecting to provide testimony on this matter.

BACKGROUND OF REQUEST

Within Article VI of the Zoning Code, specific uses are listed as Permitted Uses and are allowed as of right in the Central Business District. Other uses are listed as Special Uses and are only allowed pending issuance of a special use permit. Mr. Loucks proposes to relocate his financial services office from Skokie Blvd in Northbrook to the ground floor of the building at 662-666 Vernon Avenue Glencoe. While this type of office use is allowed as of right on a second or third floor in the Central Business District, it requires a special use permit to be located on the ground floor per the Zoning Code use category for Finance, Insurance, and Real Estate:

C. Finance, Insurance, and Real Estate

1. *Depository and Nondepository Credit Institutions (5221-5222), but not including drive-in establishments or facilities*
2. *Holding and Other Investment Offices (523), but not on the ground floor.*
3. *Insurance Carriers (5241), but not on the ground floor*
4. *Insurance Agents, Brokers, and Services (5242)*
5. *Real Estate Offices (5312)*
6. *Security and Commodity Brokers, Dealers, Exchanges, and Services (5231), but not on the ground floor*

SUMMARY OF TESTIMONY

Mr. Loucks provided an overview of his investment advisory firm, Healthios Capital Markets, LLC, which provides financing to entrepreneurs in the field of life sciences. He stated that he executed a letter of intent to purchase the property with the intention to relocate the headquarters of the firm to the property at 662-666 Vernon Avenue. Mr. Loucks explained that he planned to undertake a physical rehabilitation of the building and site, which has been predominantly vacant for several years and lacking in the necessary maintenance and upgrades to attract new tenants. The building is further challenged by a privately owned driveway adjacent to the rear property line that restricts access to its entire rear façade. Mr. Loucks noted that his requested office use would not occupy the entire building, however he did not provide any specifics on how the interior space would be allocated and what, if any, other uses may occupy the building. His office space would accommodate approximately 10-15 employees.

Mr. Loucks submitted a letter to members of the Zoning Commission dated June 9, 2017 that addressed the Standards for Special Use Permits as outlined in Section 7-502 of the Zoning Code:

1. **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.
2. **No Undue Adverse Impact.** The building will be restored with the intent of resurrecting its historical heritage, to accentuate its unique features and to complement the surrounding buildings and the Village. The occupants of the building will be frequent patrons of Village restaurants and neighboring businesses. The space will be a welcome environment for community gatherings and events.
3. **No Interference with Surrounding Development.** Due to the lack of rear access, any proposed development of the property is restricted in the nature of its possible use, in the financial viability of such use, and by the existing physical footprint of the building. Our proposed development

will render the building sufficiently viable, from a financial perspective, and will endeavor to work entirely within the space and adjacent property.

4. **Adequate Public Facilities.** The building is only accessible by occupants through the front access. All other access, including for essential public facilities and services to the extent that those may require rear access, are restricted by private property. Our proposed use and development of the property will accommodate this severe hindrance, will sustain all existing public facilities, and will use best efforts to restore any facilities which may currently be impaired by the lack of access to the rear of the property.
5. **No Traffic Congestion.** The property at 666 Vernon has adequate space to accommodate parking of up to six cars. However, due to the lack of access to the rear, blockage of the rear both by permanent private fence and by existing parking spaces in adjacent private property, all parking by occupants of the building will continue to be limited to available public parking in the Village. Our proposed use is less dependent on the availability of dedicated parking as the occupants of the building are expected to make extensive use of the commuter train and public transportation.
6. **No Destruction of Significant Features.** Our proposed use and development of the property will not result in the loss or diminishing of any feature of significant importance. In fact, we seek to re-capture the historical characteristics of the building and, in doing so, accentuate the heritage of its surroundings and the Village.
7. **Compliance with Standards.** Our proposed use and development will seek to be compliant with additional standards as may be imposed on it by the particular provisions of this Code authorizing such use.

Following Mr. Loucks' presentation, members of the Zoning Commission discussed the application.

Chair Roin stated his concern about the loss of prime retail space to be replaced with office. He asked Mr. Loucks if he would consider adding retail space as a component of the overall project. Chair Roin spoke about the increased interest in Glencoe following the opening of Writers Theatre as evidenced by the new retail and food/beverage businesses that have opened and the fact that Downtown Glencoe now has activity in the evening.

Member Satter stated his support for the request, noting that the building doesn't meet the needs of retailers today. He spoke about the trend toward mixed use buildings and away from solely retail based buildings.

Member Carlson commented that the layout of the three existing spaces are awkward, long, and narrow and those conditions were likely contributing to the difficulty in leasing the spaces.

Member Kaplan commented that he appreciated the proposal and was trying to balance Mr. Loucks' request versus the possibility of sales tax generating uses that could potentially locate there.

Mr. Parch provided a brief summary of the findings from the Downtown TuneUp planning process regarding economic sustainability and the recommendation that the Village review its regulations in order to remove unnecessary impediments to establishing and maintaining buildings and site improvements that will keep business spaces filled with high quality uses.

Member Kaplan stated that it would be helpful to see proposed architectural plans that illustrate how the interior space would be allocated.

Kevin Campbell, commercial building owner – 341 Hazel & 651-669 Vernon, stated his support of the request. Mr. Campbell stated that Glencoe has a healthy mix of uses in the downtown area and shared the findings of his study on commercial vacancy rates in North Shore suburbs.

Members of the Zoning Commission discussed procedural matters and agreed that due to Mr. Loucks' timeline they would vote on the request in lieu of Mr. Loucks returning next month with additional information. This action would advance the matter to the Village Board for final consideration.

A motion was made and seconded to recommend approval of the special use permit as presented.

RESULT:	APPROVED
AYES:	Carlson, Elsasser, & Satter (3)
NAYS:	Kaplan & Roin (2)
ABSENT:	Friedman (1)

The motion passed. The concurring vote of a majority of the Zoning Commission members present, consisting of at least three members, is necessary on any motion to recommend approval on any matter or application. The Zoning Commission recommendation for approval will be forwarded to the Village Board for consideration.

3. ADJOURN

There being no further business to come before the Zoning Commission the meeting was adjourned at 9:52 p.m.