

VILLAGE OF GLENCOE
PLAN COMMISSION

Wednesday, August 28, 2013
7:30 p.m.

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) 835-4114, or the Illinois Relay Center at (800) 526-0844, to allow the Village of Glencoe to make reasonable accommodations for those persons.

AGENDA

1. CALL TO ORDER AND ROLL CALL

Caren Thomas, Chairman, Public-at-Large Representative
Barbara Miller, Vice-Chairman, Village Board Representative
Gary Ruben, School District #35 Representative
Walt Eckenhoff, Public-at-Large Representative
Ed Goodale, Zoning Board of Appeals Representative
Bruce Huvad, Public-at-Large Representative
Andre Lerman, Glencoe Park District Representative
Marya Morris, Public-at-Large Representative
Louis Goldman, Glencoe Public Library Representative
Tom Scheckelhoff, Historic Preservation Commission Representative

2. PUBLIC COMMENT TIME

Individuals interested in addressing the Commission on any matter not listed on the agenda may do so during this time.

3. CONSIDER THE MAY 15, 2013 & JUNE 26, 2013 PLAN COMMISSION MEETING MINUTES

The minutes from the May 15th & June 26th Plan Commission meetings are attached.

4. APPRECIATION AND INTRODUCTIONS

Chairman Thomas will make announcements to the Commission.

5. SUMMARY REPORT FROM AUGUST 15, 2013 VILLAGE BOARD MEETING

Chairman Thomas will report on the Village Board's August 15th consideration of a special use permit request from the Woman's Library Club/Writers' Theatre to construct a new building at 325 Tudor Court.

6. CONTINUE PRELIMINARY DISCUSSION OF COMPREHENSIVE PLAN

Members of the Plan Commission will continue discussion of the Comprehensive Plan.

7. STANDING COMMITTEE REPORTS

Members of standing committees will have the opportunity to make announcements of current events.

8. SCHEDULE NEXT MEETING OF THE PLAN COMMISSION

The next meeting of the Plan Commission is scheduled for Wednesday, September 25, 2013 in the Council Chamber at Village Hall.

9. ADJOURNMENT

VILLAGE OF GLENCOE
PLAN COMMISSION

Regular Meeting
May 15, 2013

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 7:36 p.m. on the 15th day of May 2013.

2. ROLL CALL

The following were present:

Caren Thomas, Chairman, Public-at-Large Representative
Larry Levin, Vice-Chairman, Village Board Representative
Walt Eckenhoff, Public-at-Large Representative
Louis Goldman, Glencoe Public Library Representative
Ed Goodale, Zoning Board of Appeals Representative
Andre Lerman, Glencoe Park District Representative
Marya Morris, Public-at-Large Representative
Tom Scheckelhoff, Historic Preservation Commission Representative

The following were absent:

Bruce Huvad, Public-at-Large Representative
Gary Ruben, School District #35 Representative

The following were also present:

Scott Feldman, Village President
Joel Solomon, Village Trustee
Joe Keefe, Village Trustee
Paul Harlow, Village Manager
David Mau, Director of Public Works
Nathan Parch, Planning & Development Administrator
Victor Filippini, Village Attorney
Lee Brown, Village Planner

3. CONSIDER THE APRIL 24, 2013 PLAN COMMISSION MEETING MINUTES

The minutes from the April 24, 2013 Plan Commission meeting were approved.

4. PUBLIC COMMENT TIME

Chairman Thomas introduced Village President Scott Feldman who was in attendance. President Feldman thanked members of the Plan Commission for their service to the Village during his tenure. He specifically acknowledged Caren Thomas for her contributions that exceeded the role of Plan Commission Chair, especially for her role as a liaison between the Village and Writers' Theatre.

5. PRESENTATION OF PROPOSED PLANS FOR WOMAN'S LIBRARY CLUB/WRITERS' THEATRE BUILDING AT 325 TUDOR COURT

Chairman Thomas acknowledged the following representatives from the Woman's Library Club and Writers' Theatre who were in attendance to share plans for their proposed new building:

- Peg Malloy, President, Woman's Library Club of Glencoe;
- Elaine Tinberg, President, Writers' Theatre Board of Trustees;
- Michael Halberstam, Founder & Artistic Director, Writers' Theatre; and
- Kate Lipuma, Executive Director, Writers' Theatre.

Peg Malloy provided a brief history of the Woman's Library Club and the development of the Club's building at 325 Tudor Court in 1938. Original plans envisioned a much larger building on the property, including a full theatre, but were scaled back due to the Depression. On behalf of its members, she noted the Club's enthusiasm for a new building in partnership with Writers' Theatre; one that would provide space for the Club's continued programming and that would relieve members of the financial burdens of the existing building.

Michael Halberstam reviewed the history of Writers' Theatre in Glencoe, as well as the Theatre's ongoing relationship and partnership with the Woman's Library Club. Mr. Halberstam remarked that a new building will allow for the Theatre to strengthen its partnerships with the community, including the school district, park district, and library.

Project architect Jeanne Gang, Founder & Principal of Studio Gang Architects, was introduced. Ms. Gang provided a thorough presentation of the proposed project. She presented local (Glencoe) and historical (England's Tudor Era, 1500s) contexts that jointly influenced the building's design. Ms. Gang reviewed the site plan for the property, building floor plans, division of spaces, exterior and interior elevations and renderings, and proposed building materials.

Chairman Thomas noted that the Village's sensitivity to building height, which was voiced during the early planning stages of the project, impacted the lower-profile building design. Ms. Thomas also noted that the new building would be LEED Silver thereby conforming to high standards and practices of environmental responsibility.

At 8:30 p.m. an informal recess was called by Chairman Thomas in order to allow those in attendance to view the building model and display boards.

At 9:00 p.m. members of the Plan Commission returned to their seats at the dais. Chairman Thomas briefly explained the special use approval process required for the proposed development. It was noted that the Zoning Commission will hold a public hearing to consider a special use permit on July 1, 2013.

Commissioners Lerman, Goldman, Eckenhoff, Goodale, Morris, and Scheckelhoff all commented favorably about the proposed building.

Commissioner Goodale noted that the Zoning Commission likely will have questions about the perceived building massing and blank wall areas.

Commissioner Morris noted that the issue of parking will need to be addressed as part of the special use process.

Kate Lipuma commented that fundraising for the building will continue with an anticipated groundbreaking in late fall 2014. It was noted that the construction process would take 12 to 16 months to complete.

Trustee Levin noted that the Village Board in 2002 approved an ordinance establishing the property as the Village's Cultural Center. Trustee Levin clarified that no public funding will be contributed to the new building; the project will be entirely privately funded.

Following some questions from the audience, Chairman Thomas concluded the discussion by thanking all in attendance for their interest and participation.

6. SELF REFLECTION

Chairman Thomas recognized Village President Scott Feldman for his leadership serving the Village for two terms and Village Trustee Larry Levin for his contributions while serving on the Plan Commission.

Commission members shared reflections on the past and future. Updating the Comprehensive Plan was identified as a priority.

7. STANDING COMMITTEE REPORTS

None

8. SCHEDULE NEXT MEETING OF THE PLAN COMMISSION

The next meeting of the Plan Commission was scheduled for 7:30 p.m. on Wednesday, June 26, 2013.

9. ADJOURNMENT

The meeting was adjourned at 9:32 p.m.

Respectfully submitted,

Nathan J. Parch,
Planning & Development Administrator

VILLAGE OF GLENCOE
PLAN COMMISSION

Regular Meeting
June 26, 2013

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 7:37 p.m. on the 26th day of June 2013.

2. ROLL CALL

The following were present:

Caren Thomas, Chairman, Public-at-Large Representative
Walt Eckenhoff, Public-at-Large Representative
Ed Goodale, Zoning Board of Appeals Representative
Bruce Huvad, Public-at-Large Representative
Tom Scheckelhoff, Historic Preservation Commission Representative

The following were absent:

Barbara Miller, Vice-Chairman, Village Board Representative
Louis Goldman, Glencoe Public Library Representative
Andre Lerman, Glencoe Park District Representative
Marya Morris, Public-at-Large Representative
Gary Ruben, School District #35 Representative

The following were also present:

Larry Levin, Village President
Nathan Parch, Planning & Development Administrator
Lee Brown, Village Planner

3. PUBLIC COMMENT TIME

There were no public comments.

4. PRELIMINARY DISCUSSION OF POSSIBLE UPCOMING PLANNING-RELATED ISSUES

Due to absence of a quorum, no business was transacted by the Plan Commission and no formal action was taken. Plan Commission members informally discussed possible planning issues related to an update of the Village's 1996 Comprehensive Plan.

5. STANDING COMMITTEE REPORTS

None

6. SCHEDULE NEXT MEETING OF THE PLAN COMMISSION

The next meeting of the Plan Commission was scheduled for 7:30 p.m. on Wednesday, July 24, 2013.

7. ADJOURNMENT

The meeting concluded at 8:55 p.m.

Respectfully submitted,

Nathan J. Parch,
Planning & Development Administrator