

VILLAGE OF GLENCOE
PLAN COMMISSION

Regular Meeting
September 25, 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 7:35 p.m. on the 25th day of September 2013.

2. ROLL CALL

The following were present:

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

The following were absent:

Tom Scheckelhoff, Historic Preservation Commission Representative

The following were also present:

Will Jones, Assistant Village Manager
David Mau, Director of Public Works
Nathan Parch, Planning & Development Administrator
William Peregrine, Plan Commission Fellow

3. CONSIDER THE AUGUST 28, 2013 PLAN COMMISSION MEETING MINUTES

The minutes from the August 28, 2013 Plan Commission meeting were approved as amended.

4. PUBLIC COMMENT TIME

Betsy Leibson, of the Glencoe Friends of the Green Bay Trail, announced plans for the organization's second annual Buckthorn Barbecue on October 16th. Ms. Leibson thanked Mr. Mau and Mr. Parch for their assistance with the organization.

Cindy Cummins, of 991 Bluff Road, voiced concerns about the adjacent construction activity at the Bluff Eastwood Subdivision (985 Bluff Road).

5. CONSIDER AN APPLICATION FOR A BLADE SIGN FOR DEWEY'S LOCATED AT 667 VERNON AVENUE

Members of the Plan Commission considered an application for a blade sign proposed to be mounted to the exterior of new business – Dewey's – located at 667 Vernon Avenue, the site of the former Vernon's restaurant. Mr. Parch explained that the Village Board amended the signage regulations in 2007 to allow blade signs in the B-1 central business district. Mr. Parch noted that this matter was before the Plan Commission for exterior appearance review, specifically because an existing awning sign would be removed and replaced with a blade sign mounted to the south gable end above the business. Mr. Parch confirmed that the proposed sign met all zoning requirements.

Derek Noonan, business partner of Dewey's, was in attendance. In response to a concern raised about possible glare caused by the gooseneck lighting, Mr. Noonan agreed to change the painted finish of the sign from glossy to matte.

It was moved and seconded to approve the application for one blade sign for Dewey's at 667 Vernon Avenue with the added condition of matte finish. The motion was approved by the following vote:

AYES: Goldman, Goodale, Huvard, Lerman, Miller, Morris, Ruben, and Thomas
NAYS: None
ABSENT: Scheckelhoff

6. CONTINUE PRELIMINARY DISCUSSION OF COMPREHENSIVE PLAN

Chairman Thomas introduced the topic, outlining that a standard comprehensive plan has a twenty-year horizon. Ms. Thomas noted that the twenty-year anniversary of the last plan is 2016, and per Village Code the Commission is charged with preparing and maintaining a comprehensive plan.

Chairman Thomas continued, noting that a downtown subarea plan and open space plan would become components of an updated comprehensive plan. Chairman Thomas reviewed the possibility that an open space plan could be completed in collaboration with the Glencoe Park District, creating a coordinated plan adopted by both organizations.

Commissioner Lerman spoke in favor of the potential for a coordinated plan, and stated that a consultant could help guide both bodies through the process. Commissioner Lerman observed that a collaborative vision between the two organizations had never before been completed.

Village Planner Lee Brown presented a PowerPoint on the purpose of creating a comprehensive plan, as well as the plan's core elements and structure. Mr. Brown stressed the importance of including the public in the process of creating the proposed plan. After the presentation, Mr. Brown fielded several questions from Commissioners.

Chairman Thomas concluded the discussion, delving into the importance of discovering Glencoe's identity through historical research, and emphasizing that the proposed plan is not aimed at fixing things that are not broken.

Commissioner Huvad commented that a comprehensive plan is a policy document and is intended to be aspirational. There is not a mandate to implement the plan

Commissioner Goldman added that the plan's creativity should not be inhibited by cost. Cost should be de-linked from possibilities, thereby keeping all options open.

7. ANNOUNCEMENTS & UPDATES

Commissioner Morris spoke about the potential development of a Wal-Mart in Northbrook on Frontage Road south of Dundee Road. Commissioners Morris and Goldman both expressed concern over the potential for negative traffic impacts in Glencoe.

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 30, 2013.

9. ADJOURNMENT

The meeting was adjourned at 9:34 p.m.

Respectfully submitted,

Nathan J. Parch,
Planning & Development Administrator