

VILLAGE OF GLENCOE
PLAN COMMISSION

Regular Meeting
August 27, 2014

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 6:35 p.m. on the 27th day of August 2014.

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
Bruce Huvard, Public-at-Large Representative
Seth Palatnik, Glencoe Park District Representative
Gary Ruben, School District #35 Representative

The following were absent:

Deborah Cogan, Public-at-Large Representative
Ed Goodale, Zoning Board of Appeals Representative
Marya Morris, Public-at-Large Representative
Tom Scheckelhoff, Historic Preservation Commission Representative

The following were also present:

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

3. CONSIDER THE JULY 23, 2014 PLAN COMMISSION MEETING MINUTES

The minutes from the July 23, 2014 Plan Commission meeting were approved.

4. PUBLIC COMMENT TIME

None

5. CONTINUE DISCUSSION OF DOWNTOWN TUNE UP

The Plan Commission hosted two panel discussions as part of the Downtown Tune Up planning process featuring downtown building owners and downtown business owners. Panelists included:

Panel One: *Downtown Building Owners*

- Kevin Campbell, Camreco, Ltd, Owner of 341 Hazel Ave (Grand Food Center) and 651-693 Vernon Ave
- Debbie Dresner, Midnight Corp, Owner of 378 Park Ave (Glen Gables)
- David Fleming, BMO Harris Bank, Facility Manager for 333 Park Avenue (BMO Harris Bank)
- Bob Lopatin, Friedman Properties, Ltd, Chief Operating Officer – Director of Development for 680-688 Vernon Ave (Wienecke Court)
- Mike Nobbe, Business Owner, Shell Gas Station – 635 Vernon Ave

Panel Two: *Downtown Business Owners/Managers*

- Chris Barber, Owner, Grand Food Center – 341 Hazel Ave
- Dr. Amy Taub & Jeff Taub, Owners, Advanced Dermatology – 716 Vernon Ave
- Anne Loucks, Owner, Anne Loucks Gallery – 309 Park Ave
- Gerry Muldoon, General Manager, Guildhall – 694 Vernon Ave

Panelists discussed the features of downtown Glencoe that afford a successful business climate, as well as those conditions that make it difficult to achieve success. The role the Village can (or should) take to maintain and/or improve the business climate was addressed. Redevelopment of the Public Works Garage was discussed theoretically in terms of how such action would contribute to downtown’s vitality.

The scale, character, and tidiness of the downtown area, along with the community’s dedicated support of local businesses were identified as strengths.

The new Writers Theatre facility was recognized as an opportunity that would likely attract a new restaurant and/or a new destination retail tenant to locate downtown. This raised concerns about the need for additional parking and greater regulation.

The possibility of updating the zoning code to address current and emerging trends in retail and service businesses was discussed. This would allow for more flexibility in the use of existing spaces/buildings that may otherwise be difficult to lease to traditional tenants. Encouraging Glencoe to become an incubator for startups was discussed.

The changing nature of retail was discussed in light of the increasing popularity of online shopping. This included the topic of sales tax for online purchases.

The need for additional signs directing visitors to downtown was identified as necessary, as well as signage highlighting available parking areas and parking restrictions. A review of the business sign regulations was also noted as something that should be forthcoming.

Attracting visitors to downtown through both yearly and weekly special events and branding/marketing were discussed. Examples cited included Thursday Nights in Holland, MI (street performers) and the promotion of Hubbard Woods as a design district. The suggestion was made that Tudor Court could possibly be promoted as an arts district.

6. STANDING COMMITTEE REPORTS

None

7. SCHEDULE NEXT MEETING OF THE PLAN COMMISSION

The next meeting of the Plan Commission was scheduled for 7:30 p.m. on Tuesday, September 23, 2014.

8. ADJOURNMENT

The meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Nathan Parch
Planning & Development Administrator