

VILLAGE OF GLENCOE  
PLAN COMMISSION

Regular Meeting  
January 28, 2015

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 7:30 p.m. on the 28<sup>th</sup> day of January 2015.

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 Huvard, Public-at-Large Representative  
Marya Morris, Public-at-Large Representative  
Seth Palatnik, Glencoe Park District Representative  
Gary Ruben, School District #35 Representative  
Tom Scheckelhoff, Historic Preservation Commission Representative

The following were absent:

Harriet Resnick, Public-at-Large 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  
Bridget Lane, Market Research & Business Development Consultant

3. CONSIDER THE JANUARY 21, 2015 PLAN COMMISSION MEETING MINUTES

The minutes from the January 21, 2015 Plan Commission meeting were approved as amended.

4. PUBLIC COMMENT TIME

None

5. CONTINUE DISCUSSION OF DOWNTOWN TUNEUP

Village Planner Lee Brown and Consultant Bridget Lane jointly presented a white paper they co-wrote as part of the downtown planning process, titled *An Economic Sustainability Element in the Downtown TuneUp*. The intent was to examine the downtown business district, specifically its viability and strengths, strategies for

economic sustainability, outside business influences, and how to respond to them. “Economic Sustainability”, as defined in the white paper, is a perennial state of Downtown as place where business and civic activities thrive, sustain themselves, or are replaced by new uses that better serve the community. The presentation made clear that Downtown is not broken and there is no call for sweeping change. Quite the opposite, as it was recognized that the existing conditions – character, scale, and charm – are what draw people to Downtown Glencoe and will sustain it into the future as a unique destination among competing districts. Mr. Brown and Ms. Lane presented 11 Glencoe-specific strategies that build on these existing conditions, and that should be considered and promoted moving forward. In addition, ten action items were identified that are needed in order to implement the recommended strategies following completion of the planning process.

In terms of the list of action items, Commissioners suggested the following additions:

- Special events, including the consideration of partnerships with the Park District for public spaces within and near downtown – Wyman Green, Kalk Park, and Glencoe Beach.
- Targeted promotion/marketing of downtown through a separate, customized website that could define “The Glencoe Experience”, include support for locating a business here, and provide listings of available commercial space.
- Gateway signage, in addition to the way-finding system noted in item 4.

Commissioner Huvard raised a question about Hubbard Woods and whether it should be considered as part of the report. It was agreed that staff would evaluate this point further.

Following a straw poll, members of the Plan Commission were unanimous in their support of the strategies and action items presented.

Commissioner Ruben asked if it was possible for action items 1 thru 3 to be initiated now versus waiting for the completion of the downtown planning process. Chairman Thomas explained the rationale for waiting to reexamine the design guidelines and sign ordinance, however she asked staff to consider an expedited review of the Zoning Code’s structure in terms of permitted uses.

## 6. STANDING COMMITTEE REPORTS

Commissioner Goodale distributed a brochure highlighting the Glencoe Historical Society’s *Wright in Glencoe* programming and the new website [wrightinglencoe.org](http://wrightinglencoe.org). Upcoming events at the Glencoe Library and Takiff Center in February and March were shared.

Commissioner Goldman noted that the Library Board has given preliminary consideration to adding a workshop/studio space in the library for special programming opportunities.

## 7. SCHEDULE NEXT MEETING OF THE PLAN COMMISSION

The next meeting of the Plan Commission was scheduled for 6:30 p.m. on Wednesday, February 11, 2015.

8. ADJOURNMENT

The meeting was adjourned at 8:47 p.m.

Respectfully submitted,

Nathan Parch  
Planning & Development Administrator