

VILLAGE OF GLENCOE
PLAN COMMISSION

Regular Meeting
September 9, 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 7:36 p.m. on the 9th day of September 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
Marya Morris, Public-at-Large Representative
Dudley Onderdonk, Glencoe Park District Representative
Harriet Resnick, Public-at-Large Representative
Gary Ruben, School District #35 Representative
Tom Scheckelhoff, Historic Preservation Commission Representative

The following were absent:

Bruce Huvad, Public-at-Large Representative

The following were also present:

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 AUGUST 26, 2015 PLAN COMMISSION MEETING MINUTES

The minutes from the August 26, 2015 Plan Commission meeting were approved.

4. PUBLIC COMMENT TIME

New resident Mark Davids, of 261 South Avenue, shared his ideas for improvements to the phone booth located on Park Avenue near the train station.

5. CONTINUE DISCUSSION OF DOWNTOWN TUNEUP

Chairman Thomas explained that one of the roles of the Plan Commission was to engage in long range planning for the Village, which includes the downtown area. Ms. Thomas stated that the Village has an obligation to plan for the future of the property it owns/controls should those properties be considered for redevelopment at a future point in time. Should that occur, the intent of the plan for downtown will be to

ensure as policy that the Village's principles for scale, height, walkability, design, and architecture be reflected in any new development. Ms. Thomas stressed that Village Planner Lee Brown's forthcoming presentation included concepts only - not actual proposals for redevelopment.

Village Planner Lee Brown presented a slideshow of "what-if" prototypes for the potential reuse or redevelopment of public property, specifically the Public Works Garage, Temple Court parking lot, and portions of two Village streets/rights-of-way - Village Court and Temple Court. Mr. Brown noted the evaluation was deliberately limited to only those public properties and did not consider redevelopment of privately controlled properties. Mr. Brown offered the disclaimer that it wasn't to be presumed public property must or should be redeveloped.

Two approaches were explained: one would leave the street pattern as it currently exists and the second would connect Temple Court with Hazel Avenue via an extension of Village Court southward. This extension, Mr. Brown explained, would run adjacent to the eastern edge of the post office building, cutting through the Public Works Garage site and bisecting the Temple Court parking lot, thereby creating three separate sites for consideration: (1) Public Works Garage; (2) eastern half of Temple Court parking lot; and (3) western half of Temple Court parking lot.

Mr. Brown proceeded to review seven "what-if" prototypes ranging from no change in existing conditions to a range of alternatives in terms of land use mix, site orientation, circulation, parking, and framing of public "outdoor rooms". Each prototype was intended to work independently or to be merged with others. Potential land uses included a mix of: (1) surface and garage parking; (2) rental apartment buildings; (3) condominium buildings; (4) retail/restaurant; and (5) an inn. Mr. Brown clarified that the inn concept was intended to be small scale - 3 stories, 36 rooms, and roughly 500 square feet per room. There was no discussion of expanding the boundaries of downtown or for allowing buildings taller than what the current zoning limits permit, except possibly adjacent to Green Bay Road, which would require further evaluation.

Ms. Lane commented that there is an emerging trend in boutique hotels, serving business executives during the week and wedding/special event guests on the weekend.

Commissioner Onderdonk stated his support for the prototypes presented, specifically:

- 1) The extension of the street grid;
- 2) The flexibility in terms of market; and
- 3) The concept of mixed uses on a site versus a mixed use building.

Commissioner Goldman noted his skepticism about the inn. Mr. Brown responded that the inn was a new concept and would require further testing, although initial analysis was positive.

Commissioner Goodale suggested that a south end terminus should be considered opposite the BMO Harris Bank building at the north end.

Commissioner Scheckelhoff suggested developing a concept to enhance the intersection of Village Court and Hazel Avenue should Village Court not be extended

south. Commissioner Scheckelhoff also suggested eliminating prototype seven because the proposed access strayed from the existing street grid.

Commissioner Morris noted the importance of considering the building design on all sides especially should one site be developed in advance of others.

Building owner Kevin Campbell stated that he liked the concept of the inn. He also encouraged that the Commission be cognizant of scale.

It was agreed that discussion would continue at the next meeting.

6. STANDING COMMITTEE REPORTS

Commissioner Resnick noted that in August 76,000 attendees visited the Chicago Botanic Garden to see “Spike”, the rare titan arum. She also shared the news that the American Craft Exposition would be held at the Garden in September.

Commissioner Goodale reminded everyone of the Glencoe Historical Society’s ‘Wright in Glencoe’ housewalk on September 20th.

7. SCHEDULE NEXT MEETING OF THE PLAN COMMISSION

The next meeting of the Plan Commission was scheduled for 7:30 p.m. on Wednesday, September 30, 2015.

8. ADJOURNMENT

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

Respectfully submitted,

Nathan Parch
Planning & Development Administrator