GLENCOE TUDOR COURT PLACEMAKING
AGENDA

1. The Plan for Downtown Glencoe | Recap
2. Tudor Court Placemaking | Scope & Process
3. Placemaking Elements & Models
4. Q&A
5. Open House Activities
Downtown Tune Up: Public Visioning Process that advances the work of the Plan Commission and Village Board, 09/25/13 – 12/15/16

Purpose: Not to radically change downtown, but to enhance it.

Components:
1. Economic Sustainability
2. A Strong Sense of Place
3. Publicly Owned Property
4. Public Infrastructure Supporting Downtown
5. The Village’s Role in Downtown

Village adoption: December 15, 2016
THE PLAN FOR DOWNTOWN GLENCOE

public place recommendations

The Village should set high standards of quality, and maintain, enhance and reinvest in public improvements that:

1. Support private property enhancement;
2. Lend to the district’s attractiveness and unique character/image/identity;
3. Enhance wayfinding/orientation, safety, comfort and walkability and;
4. Consider special environment streetscape treatments to enhance the primary retail core area and the special nature of the ‘arts core’ emerging on Tudor Court.
TUDOR COURT PLACEMAKING
scope & process

Tudor Court Roadway: needs repair

Placemaking: Make room for people places
Strengthens a sense of community by bringing people together.

Focus Group: Village staff, Park District, Chamber of Commerce, Woman’s Library Club, Writers Theater, property owners, businesses

Tudor Court Timeline:
July – Programming & Analysis (07/18)
Aug – Conceptual Models (08/30)
Sept – Village Board COW (09/19)
Oct/Nov – Visioning; Public Mtg (11/13)

Next Steps:
Concept Development, Focus Group / VB Review
The Tudor Court placemaking project is focused on Tudor Court between Vernon Ave and Green Bay Road. Special focus is placed on connections between Tudor Court and Downtown Glencoe’s surrounding areas.
Special considerations are made for day to day functions of the street, including support for adjacent businesses, Writers Theater and Park District properties.
Existing Tudor Court section - view looking east from Vernon Ave.
Existing Tudor Court section - view looking east from mid block, near the bank drive thru and Writers Theater entrance
Existing Tudor Court section - view looking west from Green Bay Road
FOCUS GROUP DIRECTION

approach to the work

FOCUS #1:
PROGRAM, NOT DESIGN

FOCUS #2:
INTERCHANGEABLE DESIGN ELEMENTS
FOCUS GROUP OBJECTIVES:

1. The environment should consider pedestrians first, but also accommodate cars and deliveries;

2. Access and entrances to Tudor Court from its surroundings are important (such as the Green Bay Road mid block crossing, Park Avenue and Vernon Avenue);

3. Locate people places adjacent to active land uses (such as Writers Theater, active businesses, Women’s Library Club Park);

4. Provide screening to the backs of buildings as appropriate;

5. Make it attractive and celebratory of the arts and culture.
The environment should consider pedestrians first, but also accommodate cars and deliveries.

Photo examples of streetscape treatments from other communities.
Access and entrances to Tudor Court from its surroundings are important.

Photo examples of streetscape treatments from other communities.
Locate people places adjacent to active land uses.

Photo examples of streetscape treatments from other communities.
Provide screening to the backs of buildings as appropriate.

Photo examples of streetscape treatments from other communities.
Make it attractive and celebratory of the arts and culture.

Photo examples of streetscape treatments from other communities.
Glencoe Drive remains open with one-way southbound traffic to Tudor Ct. (Same configuration as today).

Pedestrians continue to use sidewalk along Green Bay Rd. to access Tudor Ct. from the Green Bay Rd. mid-block crossing.

Park improvements may include maintenance of plantings and retaining wall.

Glencoe Drive reconfiguration may be terminated south of Writer's Theatre driveway and accommodate two-way traffic.

Park improvements may include new pedestrian paths between the NW Metra parking lot, Writers Theatre, and Tudor Ct. Improvements may include landscape maintenance, passive seating areas, and patio space adjacent to Writers Theatre.
Alternative models for the Vernon Ave gateway entry to Tudor Court consider varying degrees of streetscape enhancements, including minimum (at left), intermediate (at center) and maximum (at right) treatments.

- Enhanced corner treatments may include modest seating, planters, art installations, and lighting
- Enhanced corner treatments may include seating, planters, vertical art feature, and lighting
- Intersection improvements may include enhanced paving
- Intersection improvements may include enhanced paving, bollards, and overhead art feature
Tudor Court existing parking layout

**Existing Parking Layout**

- **Diagonal Parking** (D-P)
- **Parallel Parking** (P-P)
- **No Parking** (Red Circle)

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**Note:** HC = accessible spaces
Tudor Court parking layout study 'A' depicts the existing parking layout including diagonal parking at north and parallel parking at south. Considerations are made for a widened drop off and crosswalk at the mid-block area.

Parking Layout A

- Existing curb layout to remain
- Diagonal parking on north side
- Parallel parking on south side

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HC = accessible spaces

Tudor Court Placemaking - Parking Study -A

Glencoe, IL

11.13.2017
Tudor Court parking layout study 'B' depicts a configuration that alternates the diagonal and parallel pattern, creating a shift in the Tudor Ct. travel lane and parallel parking along Vernon Ave.

**Parking Layout B**

- **D-P** Diagonal Parking
- **P-P** Parallel Parking
- **No Parking**

- Modified curb layout
- Diagonal and parallel parking on north and south sides

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HC = accessible spaces
Tudor Court parking layout study 'C' depicts parallel parking along Tudor Ct and diagonal parking along Vernon Ave. This scenario maximizes Tudor Ct sidewalk widths.

**Parking Layout C**

- **Diagonal Parking**
- **Parallel Parking**

- Modified curb layout
- Parallel parking on Tudor Ct.
- Diagonal parking on Vernon Ave.

**Parking**

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Alternative models for the Bank Drive-Thru connection to Park Ave include varying widths of walkway treatments, including minimum (at left), intermediate (at center) and maximum (at right) treatments. Village partnership with private property owner is required.

• 3 lanes of drive-thru to remain
• Existing pedestrian area enhancements may include bollard lighting, facade treatments, and modest seating

• 2 lanes of drive-thru to remain
• Expanded pedestrian area may include bollard lighting, facade treatments, plantings and seating enhancements

• 1 lane of drive-thru to remain
• Expanded pedestrian area may include bollard lighting, facade treatments, overhead structure/lighting, art, plantings and seating enhancements
Programmatic Exercise #1 demonstrates how a set of minimum interventions may be applied to Tudor Court.
Programmatic Exercise #2 demonstrates how a set of intermediate interventions may be applied to Tudor Court.
Programmatic Exercise #3 demonstrates how a set of maximum interventions may be applied to Tudor Court.
Roadway & Sidewalk Treatment

Lighting Treatment

Tudor Court Placemaking - Character Study
Glencoe, IL
11.13.2017
Photo examples of streetscape treatments from other communities

Furnishing Treatment

Art Treatment

Tudor Court Placemaking - Character Study
Glencoe, IL
11.13.2017
NEXT STEPS

Q&A

Open House Activities