

# VILLAGE OF GLENCOE 1996 COMPREHENSIVE PLAN



*DEDICATED TO THE MEMORY OF  
DAVID R. RUBIN*

Prepared by the

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December 6, 1996

TO THE RESIDENTS OF THE VILLAGE OF GLENCOE, ILLINOIS:

Adoption. The COMPREHENSIVE PLAN FOR GLENCOE was adopted by ordinance by the Glencoe Village Board on October 10, 1996. This action represents the culmination of two years of research, study and public discussion.

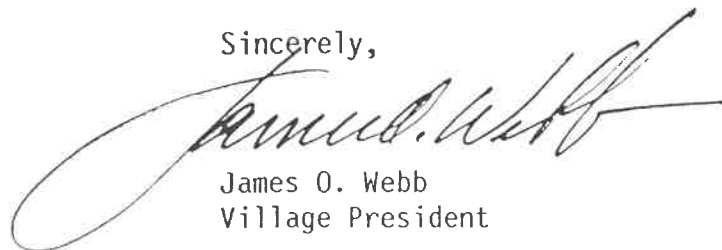
Much of this effort was undertaken by the dedicated members of the Village Plan Commission who maintained continuing interest in the development of the PLAN. Professional assistance in this work was provided by the staffs of the Glencoe Public Library, Park District, School District, the Village of Glencoe, and by the planning consulting firm Camiros of Chicago, Illinois.

Appreciation. We wish to thank the several hundred Glencoe residents who took the time to attend our numerous planning meetings to give us their comments, observations, and suggestions. Many ideas from individuals and organization representatives have been incorporated into this twenty-year COMPREHENSIVE PLAN FOR GLENCOE.

Special thanks should go to Kenneth Nelson, Plan Commission Chairman and the various members of the Plan Commission for all their time, hard work and dedication to completing this very important document.

Future Guide. We believe that this plan will provide important guidelines for those concerned with the well being of the Village over the next 20 years. Our planning goal has been to maintain and improve the Village as a desirable residential community.

Sincerely,



James O. Webb  
Village President

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ORDINANCE NO: 96-24-2020

A N O R D I N A N C E

ADOPTING AN OFFICIAL COMPREHENSIVE PLAN

WHEREAS, the Plan Commission of the Village of Glencoe after careful study and public hearings has recommended to the President and Board of Trustees a Comprehensive Plan for Glencoe titled "The Village of Glencoe 1996 Comprehensive Plan" and dated October 10, 1996 (the "Comprehensive Plan"); and

WHEREAS, pursuant to notice duly published, the President and Board of Trustees conducted a further public hearing on the Comprehensive Plan on October 10, 1996; and

WHEREAS, the President and Board of Trustees have carefully considered the public comments, the recommendations of the Plan Commission and said Comprehensive Plan and have found that said plan constitutes a suitable, logical and timely plan for the development of the Village of Glencoe over the ensuing 20 years,

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GLENCOE, ILLINOIS, AS FOLLOWS:

SECTION 1: Short Title. This ordinance shall be known and may be cited as the "Comprehensive Plan Ordinance."

SECTION 2: Purpose. It is the purpose of this ordinance to adopt a Comprehensive Plan for the development of the Village of Glencoe. Such plan shall be advisory and in and of itself shall not be construed to regulate or control the use of private property in any way, except as to such part thereof as is hereinafter implemented by ordinances duly enacted by the President and Board of Trustees. Such plan does not commit the Village or any other governmental agency to the expenditure of public funds.

SECTION 3: Identification of Material Adopted by Reference. Previously printed maps, drawings and other descriptive material contained in the aforesaid Comprehensive Plan for Glencoe are incorporated herein by reference and hereby made a part of this ordinance and they shall be identified by the following statement marked or stamped thereon.

"Adopted by reference as part of the Comprehensive Plan Ordinance passed on October 10, 1996 by the President and Board of Trustees of the Village of Glencoe, Illinois, approved by James O. Webb, Village President, attest Ruby Herron, Village Clerk."

SECTION 4: Comprehensive Plan Adopted by Reference. The maps, drawings and other descriptive material contained in the Village of Glencoe 1996 Comprehensive Plan, and as heretofore modified, are hereby incorporated by reference and adopted as a part of this ordinance and shall be known as the Comprehensive Plan for Glencoe.

SECTION 5: Availability of Copies of Ordinance. The Village Clerk shall keep in his office for inspection by interested persons at least three copies of this ordinance including such maps and other printed material the ordinance adopts by reference and any amendments thereof. The Village Clerk shall also make available copies of the ordinance at a price of \$15.00 either for duplication in advance of contemplated demand or upon order as required. The foregoing copies of the ordinance shall be in addition to the original copy which the statutes require the Village Clerk to keep as part of the official record of enacted ordinances.

SECTION 6: Severability. Any provision of this ordinance held invalid shall not affect the validity of the remaining provisions.

SECTION 7: Filing with Recorder. The Village Clerk is hereby directed to file a copy of this Ordinance as notice of adoption of the Comprehensive Plan with the Cook County Recorder of Deeds.

SECTION 8: Effective date. This ordinance including such maps and other printed material adopted by reference shall be in full force and effect 10 days after its passage, approval, posting, filing and publication as provided by Article XI, Division 12, of the Illinois Municipal Code and other applicable statutes.

PASSED THIS 10TH DAY OF OCTOBER, 1996.

AYES: Alessi, Bisgeier, Paley, Pritikin, Ruzicka (5)  
NAYS: Dalkin (1)

APPROVED THIS 10TH DAY OF OCTOBER, 1996.

/s/ James O. Webb  
VILLAGE PRESIDENT

ATTEST:

/s/ Ruby Herron  
VILLAGE CLERK

POSTED THIS 11TH DAY OF OCTOBER, 1996.

/s/ Ruby Herron  
VILLAGE CLERK

PUBLISHED THIS 11TH DAY OF OCTOBER, 1996.

/s/ Ruby Herron  
VILLAGE CLERK

APPROVED AS TO FORM.

/s/ Victor Filippini  
VILLAGE ATTORNEY

# VILLAGE OF GLENCOE COMPREHENSIVE PLAN

## A STRATEGIC PLAN FOR A MATURE COMMUNITY

### EXECUTIVE SUMMARY

#### Planning Framework

A comprehensive plan is a source of useful background information and a picture of what a community might be like in the future. In addition, it is a guide for moving the Village from today to tomorrow. The Village of Glencoe 1996 Comprehensive Plan has been subtitled "A Strategic Plan for a Mature Community." This plan is not a wholesale update of the Village's 1974 plan; rather it focuses on a series of strategic issues, which reflect Glencoe's position as a mature community. Glencoe has an established pattern of land uses, stable residential population, and an atmosphere that speaks of tradition, history, and small-town values. Glencoe, over time, has developed a good working understanding of these priorities and this plan reflects them. The planning area for this plan is shown in Figure A.

There are three underlying themes that help organize the background research, policy making, and recommendations of this plan. The first is maintenance of the basic components of the Village, its character and its small-town atmosphere. Maintenance items focus on preserving the existing land use pattern of the Village to protect its pedestrian atmosphere, convenience, mature landscape, greenbelt, architectural character, and small-town symbols.

The second planning theme is enhancement of systems or policies that strengthen the Village as it enters the next century. Enhancement planning includes issues of urban design, ecology, open space, economic development, and the downtown as a critical subarea.

The final theme of the plan is to prepare the Village for external changes that may arise and pose a threat to the Village's long-term character and stability. The plan seeks to provide Village leaders with additional tools for developing policies or actions that address externally generated changes.

The policy directions of this plan are summarized in its mission statement:

#### The Mission Statement

*The purpose of Glencoe's 1996 twenty year comprehensive plan is to continue a commitment to preserving and enhancing this desirable and attractive residential community. This plan is intended to emphasize the small-town character of Glencoe as a safe, uncrowded, and pleasant village that is part of the Chicago metropolitan area. These characteristics are and should continue to be reflected in the Village's neighborhoods, its downtown, and its location amid Lake Michigan, the Skokie Lagoons and Cook County Forest Preserves. Essential elements of Glencoe worthy of preservation are its outstanding educational, recreational, transportation, and community services,*

*which should continue to be provided and improved in an efficient manner. It is important to continue to encourage the religious, racial, and ethnic diversity of the Village. The planning for Glencoe must enable its residents to take advantage of technological and other relevant changes while always preserving the essential character of the Village.*

## **Plan Recommendations**

Some of the major recommendations of the comprehensive plan are:

### ***Housing for Seniors***

Many older residents of Glencoe who wish to sell their large homes are unable to find suitable replacement housing within the Village and are forced to move elsewhere. Glencoe wants to provide a choice that allows its "empty nester" population to remain in the Village. The downtown area has been identified as a suitable location for this type of development.

### ***Public Works Service Building***

Community sentiment in Glencoe is that efforts should be made to relocate the Public Works Service Building out of downtown, if an appropriate alternate location can be found. This has been an ongoing issue for the Village for many years. The overall quality and character of the downtown and its tax base could be enhanced by removing the public works function from downtown, and opening up the site for redevelopment.

### ***Downtown's Physical Setting***

Downtown Glencoe clearly is a focal point of the community. It embodies the character of the Village. Reflective of this, the plan includes a group of recommendations that focus on enhancing the viability of downtown as a social center, a revenue generator, and as a small-town symbol. These recommendations include: streetscape improvements in the public spaces of downtown; increased leadership in business attraction and retention; and new gateways to downtown.

### ***Land Use Policy Development Process***

Village leaders will continue to apply public policy solutions and actions to external changes that affect the community. In support of that responsibility, the plan outlines a process that focuses on finding solutions in a participatory setting to build understanding and support while seeking information and suggestions on issues. The process is designed around the Plan Commission as a fact-finding body that will bring information to the Board of Trustees. The Board will then be able to set Village policy with the understanding that all parties, particularly residents, have had an opportunity to present evidence or information on the potential impact of new or changing land uses.

### *The Village's Scenic Character*

The character of the Village is not just based on qualitative descriptions. Character can be quantified, measured, and protected through the Village's zoning powers. Therefore, the plan suggests that the Village consider a scenic corridors program and a views and vistas program to coordinate the preservation of areas such as Sheridan Road, ravines, bridges, views of Lake Michigan, mature vegetation, and important architectural landmarks.

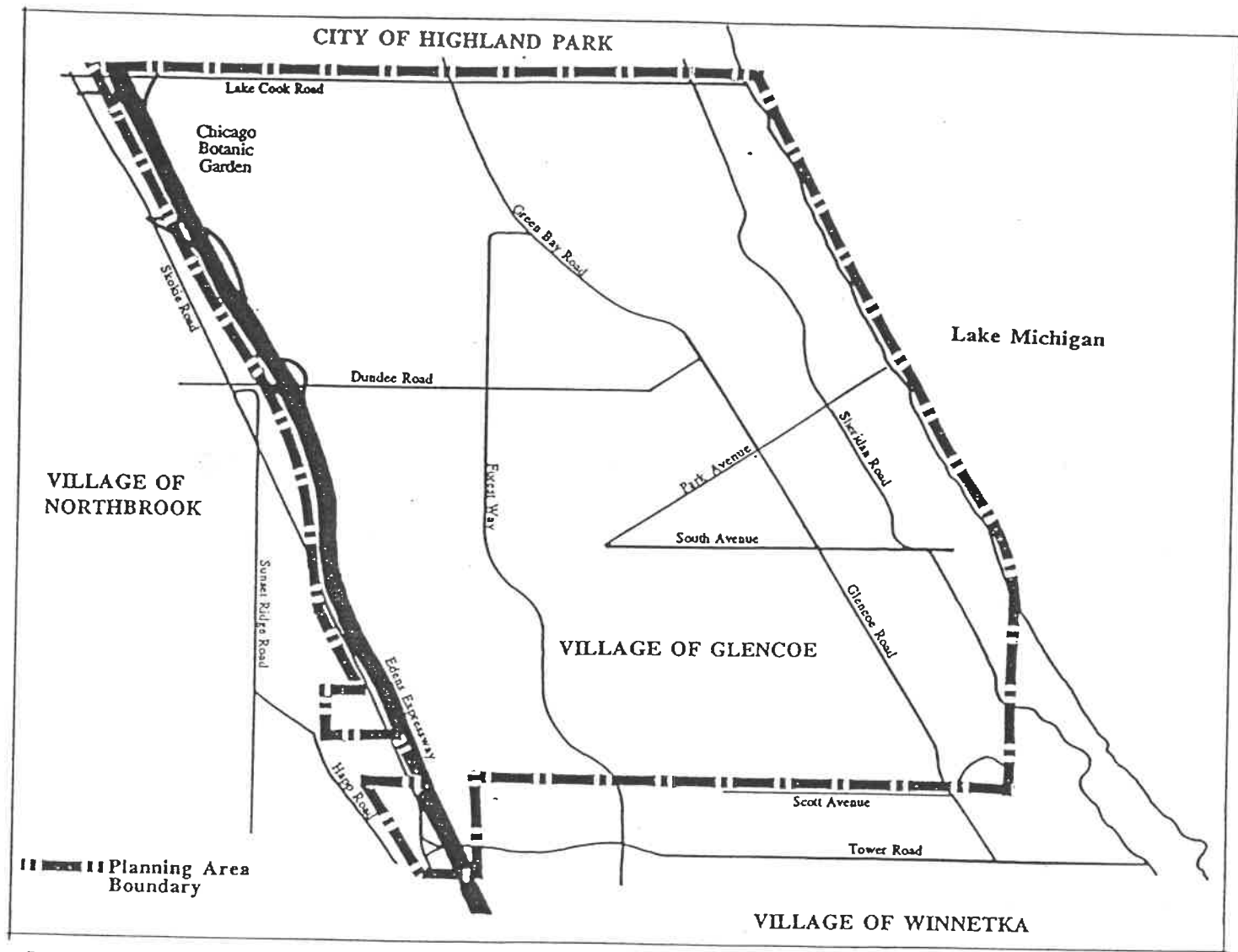
### *Vegetation and Landscape*

Subject to budgetary considerations, the Village should implement the recommendations of its 1996 Urban Forestry Management Plan, including an effort to reach 100 percent "stocking" (tree coverage) in public rights-of-way. It also should expand its cost-sharing program for tree planting and tree buying. The Village should work on preserving its ecology and environment.

### **Plan Implementation**

The recommendations of the plan must be implementable if the plan is to be a useful policy tool. By itself, the comprehensive plan is not an implementing tool. The Village Board and others must use their authority, fiscal responsibility, and efforts to carry out its policies and recommendations. The Village Board alone cannot maintain the current quality of life that Glencoe residents enjoy. It must be a joint effort of all those with a stake in the future.





GLENCOE COMPREHENSIVE PLAN:  
PLANNING AREA BOUNDARY

Figure A

# **VILLAGE OF GLENCOE COMPREHENSIVE PLAN A STRATEGIC PLAN FOR A MATURE COMMUNITY**

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# **VILLAGE OF GLENCOE COMPREHENSIVE PLAN A STRATEGIC PLAN FOR A MATURE COMMUNITY**

## **PART I. FRAMEWORK FOR PLANNING**

### **CHAPTER 1: INTRODUCTION**

What makes Glencoe special? As the Village of Glencoe prepared to update its 1974 Comprehensive Plan, this was its foremost question. There always has been the sense that Glencoe is a special community, unique in many ways from even its neighbors on Chicago's North Shore. The purpose of this plan is to define those characteristics, the essence of Glencoe, and describe how they can be preserved and enhanced.

The key to this comprehensive plan is describing the physical and non-physical elements that create the special qualities of Glencoe, then articulating goals and objectives that will allow the Village to retain its character. In doing this, the Village considered the critical questions that would ensure that the quality of life of Glencoe is preserved for future generations. For example, What do we want to preserve? How do we want the neighborhoods to feel? What do we want or need that we do not have now? What is the role of downtown?

These questions address the characteristics that create the unique and special character of Glencoe. The Village, with a population of 8,500 at the 1990 census, is relatively small compared to the communities on the North Shore. The Village was originally platted around a small downtown that still is centrally located. Glencoe's small size, tree-lined neighborhood streets, and minimal traffic make it a "comfortable" community. There are many opportunities for residents to meet and interact in casual friendly settings. This allows residents to become acquainted, whether through the school system, the parks and beaches, or the downtown.

The Village's downtown still functions in the old-fashioned sense. There is a public library, a Village Hall on a village green, and services such as the post office, bank, and food store. And, there are shops that serve as surrogate community centers such as a local grocer, deli, and specialty coffee bar. These "small-town symbols" help to create a self-sufficient and vibrant community.

East across Glencoe/Green Bay Road from downtown is Kalk Park, which includes a small bandshell. This also is the location of one of Glencoe's most prominent community churches,

Glencoe Union Church, and the Village's commuter train station. Kalk Park connects Glencoe to the Green Bay Trail, a bike and recreation path that travels south to Wilmette and north to Lake Bluff.

The houses in Glencoe are an eclectic mixture of styles dating from the 1860s to the present. Many were designed by prominent architects of their period such as Frank Lloyd Wright, Howard Van Doren Shaw, and David Adler. The variety of architectural styles forms the character of Glencoe's neighborhoods. In addition, much of Glencoe is characterized by mature landscaping, which gives the Village a comfortable and established feeling.

Glencoe is unique in that it is surrounded on three sides by a wide greenbelt and Lake Michigan. Turnbull Woods, part of the Forest Preserve District of Cook County, sits at its north end separating Glencoe from Highland Park and busy Lake-Cook Road. To the west and northwest are the Skokie Lagoons and the Chicago Botanic Garden, two unique and impressive facilities on Chicago's North Shore. Three major golf courses also provide significant amounts of open space. And on its eastern edge lie the beaches and bluffs of Lake Michigan, some of the most scenic landscape in the Chicago region.

Glencoe's location on the North Shore offers good access to the region. The Edens Expressway connects it to the region's interstate highways. Dundee, Lake-Cook, Glencoe/Green Bay, and Sheridan Roads connect Glencoe to major shopping and employment centers and nearby villages and cities. Commuter train service into the City of Chicago is a convenient, and a well-used alternative to automobile travel. The commuter train station also is a well-known Village landmark.

### History of Glencoe

The history of Glencoe helps explain how the Village came to have these special characteristics and why they are so valued in the community. Glencoe was first incorporated in 1869, but was settled as early as 1839. The area was called Taylorsport after Anson Taylor, the first landowner. Early settlers followed Taylor to establish logging and charcoal businesses.

In 1855, the rail line from Chicago to Waukegan made its first trip through what is now Glencoe, bringing a new type of resident to Glencoe, the well-to-do business man commuting into Chicago. In 1867 real estate speculation began in earnest; a total of 26 houses existed in the Village when Glencoe incorporated in 1869. From the 1880s through the 1920s public improvements began as the Village started to take shape. Roads were graveled, then paved with macadam; a business district was formed and paved in brick and concrete; by 1919, storm sewers were installed and organized snow plowing began. The

Village Hall was opened in 1893, and a pumping station in 1928. The Village was the first in the State to adopt the council-manager governing system in 1914.

Glencoe's population grew steadily during the first half of this century. In the 1950s, following World War II and with the baby boom well underway, the Village's population increased significantly from approximately 7,000 persons to over 10,000 persons. The Strawberry Hill neighborhood developed during this housing boom.

Glencoe originally was developed as, and continues to be, a primarily residential community. Consequently there is limited commercial development within its boundaries, except for its downtown and a small shopping center at its southern boundary. A comfortable residential lifestyle apart from centers of employment has always been the focus of residents. Among the first actions of the Glencoe Park District, organized in 1912, was obtaining frontage on both sides of the railroad to prevent unwanted industrial development. Thus, from its earliest days Village officials had resolved that Glencoe should remain a residential community of the highest quality.

### Plan Organization

Part I of this plan describes Glencoe's essential character, and what the community considers most important about Glencoe. Chapter 2 outlines three strategic approaches to comprehensive planning. Chapter 3 describes the context for planning in terms of the planning process, existing conditions, resources, demographics, and community input. The vision for Glencoe, as well as the principles and policies to carry out that vision, are presented in Chapter 4.

Part II presents the comprehensive plan for Glencoe. Each of the chapters, with the exception of Chapter 11: Implementation, is organized to first present issues and opportunities, and second to present recommendations for addressing these issues. The topic areas include land use planning, urban design, community facilities, ecology and environment, economic development, and downtown Glencoe. The final chapter on implementation summarizes the plan recommendations.

## CHAPTER 2: REASONS FOR A PLAN

This latest planning effort for the Village of Glencoe is a strategic plan. Because of the Village's mature state of development, many of the planning and development considerations of the 1974 plan, as amended, remain valid. Accordingly, while this plan endorses many of the concepts of the 1974 plan, as amended, it presents a more detailed and focused analysis on the key planning issues likely to face the Village during the next 20 years. In this respect, this plan serves not only as a comprehensive plan in the traditional sense, but as a strategic planning document as well. Comprehensive plans consider the community as a whole. They provide guidelines for future decisions that are aimed at balancing land uses and natural resources with the need for adequate and cost-effective public services. Strategic plans approach the community from a different perspective. Rather than address the whole community, they focus on the specific issues that must be resolved to bring about a desired result. Even more so than a comprehensive plan, and because any plan is only as good as the action it creates, the strategic planning process emphasizes the input of a community's residents, staff, and local officials to create a clear vision of the community and a more detailed implementation process.

In keeping with its strategic approach, this plan focuses on three issues: maintaining Glencoe's unique and special elements; actions to improve certain aspects of Village character; and external changes that are beyond the Village's influence, but which the Village may face. These three planning areas are described below.

### Maintenance Items

Certain aspects of the Village are unique; without their maintenance the community character and small-town feeling of the Village would be damaged. The various chapters of this plan consider how to preserve these aspects:

- Beaches and bluffs of Lake Michigan;
- Forest Preserves;
- Chicago Botanic Garden;
- Kalk Park, Watts Park, Glencoe/Green Bay Road parkway, and the neighborhood parks of Glencoe;
- Facilities such as the Village Hall, library, and post office;
- Glencoe train station and train service to Chicago and Kenosha;
- Village schools system and school buildings;
- Residential architectural and mature landscape of residential neighborhoods;
- Downtown as the commercial and social focus of the Village; and
- Scenic corridors along Sheridan Road, Glencoe/Green Bay Road, Park Avenue and Forest Way.



The Village will continue to share responsibilities for these elements with other organizations and governments in the region, and will need to continually build upon those relationships. In this context, it is apparent that the responsibility for maintaining Glencoe is shared by many.

### Enhancement Actions

The planning process identified areas or elements of the Village that can be enhanced as part of long-range planning efforts. These include:

#### *Using urban design as a tool for improving specific locations within the Village*

Enhancement through coordinated urban design programs would be useful in re-assessing Village gateways, improving the appearance and utility of local shopping areas, creating and augmenting the Village's scenic corridors, and increasing interest in housing character and architectural design.

#### *Protecting Glencoe's sensitive and scenic ecology*

Key ecological assets of the Village should be identified and evaluated on a regular basis. Specific steps can be taken to enhance or preserve assets such as trees and other vegetation, large open space areas that support hydrological systems, and important views and vistas.

#### *Using economic development to increase the stability of the Village*

The Village government has many responsibilities to the residents of Glencoe. Meeting those responsibilities is a constant challenge, particularly given ever-increasing costs. Economic development efforts that focus on increasing revenues from sales tax can help offset the tax burden on residential property owners and provide additional revenues for public services.

#### *Treating downtown as a subarea with special needs and opportunities*

Downtown must continue in its role as a social center, revenue generator, and focus of public services for the Village. The balance of downtown land uses, appearance, and development opportunities should not be a matter of chance.

### External Changes

Because Glencoe is well established and has a special character, even minor changes in its land use fabric are significant. The impact of change ripples through the community in unexpected ways, from the loss of a particular tree to the removal of parking meters in the downtown. The attachment that residents have to the community makes some of these changes take on meaning beyond their economic benefit or increased convenience.

The more significant and far-reaching land use changes that may face Glencoe may well originate outside the Village. These may be caused by state and federal regulations or agencies, private property owners, or demographic and economic transitions in the region. External changes that may affect the Village include residential housing trends that influence the size and bulk of residential dwellings, relocation of important organizations out of the downtown; or a large-scale development or redevelopment proposal.

Though the Village already has considered some of these issues in the past, they are likely to arise again. A formal process for assessing how the Village can address or preempt land use changes can help assure the entire Village that change need not affect the stability of Glencoe. By identifying a process that comes into play prior to any potential action, the Village can be confident that various options and alternative actions have been reviewed and considered.

## CHAPTER 3: THE CONTEXT FOR PLANNING

### The Planning Process

The comprehensive planning process can be thought of as having three stages: analysis of existing conditions/land use and systems planning; vision and goals; and draft comprehensive plan preparation. This approach was applied to the Glencoe plan.

The existing conditions phase involved collecting and analyzing key components of the community's base information. This task focused on compiling information for use in later phases of the plan, and in identifying issues and trends that impact plan making. Land use data, demographics, traffic and circulation patterns, and service data also were collected.

A major task of the first phase was a series of public input sessions, beginning with a series of key-person interviews conducted with Village staff and officials, representatives of other governmental bodies, local business persons, and residents. Following these interviews a community-wide opinion survey was prepared and distributed, the results of which are described later in "Community Input Summary" in this plan. With the survey results in hand, a series of focus groups was conducted with Village residents of differing age groups and lengths of residency.

The results of all of these information gathering tools were presented at a State of the Community meeting on September 27, 1995. The significant findings were presented to an audience of Village residents, who also were given the opportunity to comment. A significant effort was made to make the planning process as open and inclusive as possible. Each participation event was designed to inform residents and build upon the previous input stage. That is, key-person interview results were used to help prepare relevant survey questions. The results of the survey were then tested in focus group sessions. The community-wide meeting then allowed a larger group to consider overall findings.

In the second stage (vision and goals) of the process, the Plan Commission worked with its consultant to draft a mission statement for the comprehensive plan. This statement is based on the needs and desires of the community, as articulated in Phase I and Glencoe's history of planning. More detailed principles and policies were then prepared that address issues particular to the Village and the comprehensive plan, such as community character, housing, and Village governance and responsibility. The Board of Trustees reviewed the mission statement and the principles and policies prior to the plan's drafting.

This planning document is the result of the third stage in the planning process, preparation of the draft comprehensive plan. The focus of that stage is presentation of the plan to, and its review by, Village officials and residents.

## Existing Conditions

Given that Glencoe has long been mostly built up, there are few surprises to be expected in an analysis of existing conditions. Unlike rapidly growing communities, Glencoe does not need to constantly reassess its land use and zoning classifications to meet the needs of its population. Glencoe is not faced with balancing the impacts of large new developments with bringing additional revenues to the Village. However, this does not mean that Glencoe has no planning and development issues. To understand these issues it is important to review existing physical and demographic conditions.

Three maps document existing conditions within the Village (Figure 1 - Existing Land Use pg. 11, Figure 2 - Environmental Features pg. 12, and Figure 3 - Road Network pg. 13) and contribute to the overall understanding of Glencoe in its present setting.

### *Existing Land Uses*

The majority of the Village is characterized by single-family dwellings on a variety of lot sizes. The smallest lots tend to be in the southern portions of the Village, while the largest are to be found to the north and along the lake shore. There are a limited number of multiple-family housing units in Glencoe. Most are found along Glencoe/Green Bay Road south of Park Avenue, and around and in the downtown.

There are two commercial areas within the Village. At the southern end of the Village is the Hubbard Woods Shopping Center, that includes typical convenience shopping center businesses. In the middle of Glencoe is its downtown. The downtown is approximately four blocks in size extending west from Glencoe/Green Bay Road to Greenwood Avenue, and from Temple Court on the south to Tudor Court on the north. The downtown is dominated by small-scale retail and service uses. An early real estate advertisement referred to the downtown as an "English Village," which describes both its appearance and its layout.

The majority of the Village's public and institutional buildings are located within or near the downtown and include: the public library, Village Hall, train station, post office, public works service building, Central School, and several religious institutions. Other institutions, such as schools and religious buildings, are scattered throughout the Village.

The existing land use map (Figure 1) clearly shows that parks and open spaces are a major land use in Glencoe. All along Glencoe/Green Bay Road, the lake shore, and the entire north and west sides of the Village land is devoted to these uses representing a significant and unique community feature for Glencoe.

### *Environmental Conditions*

The amount of park and open space present within and around Glencoe is explored further in the Environmental Features map (Figure 2). The map identifies ravines, public open space, and private and public recreation. The results show that Glencoe is virtually surrounded by either green space or lakefront.

Much of the open space is controlled by the Glencoe Park District and the Forest Preserve District of Cook County. This includes the Glencoe Golf Course, which is operated by the Village of Glencoe, half of which is on land owned by the Forest Preserve District. The public recreation facilities at the Skokie Lagoons and the Chicago Botanic Garden, although mainly outside the Village limits, contribute greatly to the Village's open feeling. These two facilities also attract many national and international visitors with minimal negative impact on Glencoe.

Of the three golf courses in Glencoe, two are privately owned country clubs. The Skokie Country Club in the southwest part of the Village and the Lake Shore Country Club on the northeast have a long history in Glencoe and are expected to continue operating for many years to come.

The open spaces along Glencoe/Green Bay Road are another significant element of Glencoe's character. Together they create a uniquely open and pleasant drive along this regional arterial road.

### *Existing Road Network*

The Village road network serves the needs of Glencoe residents and the needs of the region. It allows Glencoe residents to travel quickly and easily from one end of the Village to another in less than ten minutes, and allows residents to quickly exit Glencoe and gain access to other parts of the Chicago region. The local road network can be broken into four classifications, as seen on the existing road network map (Figure 3): local streets, community arterial, regional arterial, and highway. The figure highlights the following:

- The majority of Glencoe's road system consists of local streets servicing neighborhoods and their residents.
- Community arterial roads provide access from one part of the community to another and are mainly used by local residents. Vernon, Park, and South Avenues are classified as community arterial roads.
- Regional arterial roads, in addition to serving local residents, also allow residents of the greater region to travel through the Village and beyond. Sheridan Road, Glencoe/Green Bay Road, Forest Way, Hohlfelder Road, and Dundee Road are all classified as regional arterials.

- The fourth road classification, highways, applies to Interstate 94 (the Edens Expressway), which travels along Glencoe's far western boundary.



Figure 2: Environmental Features

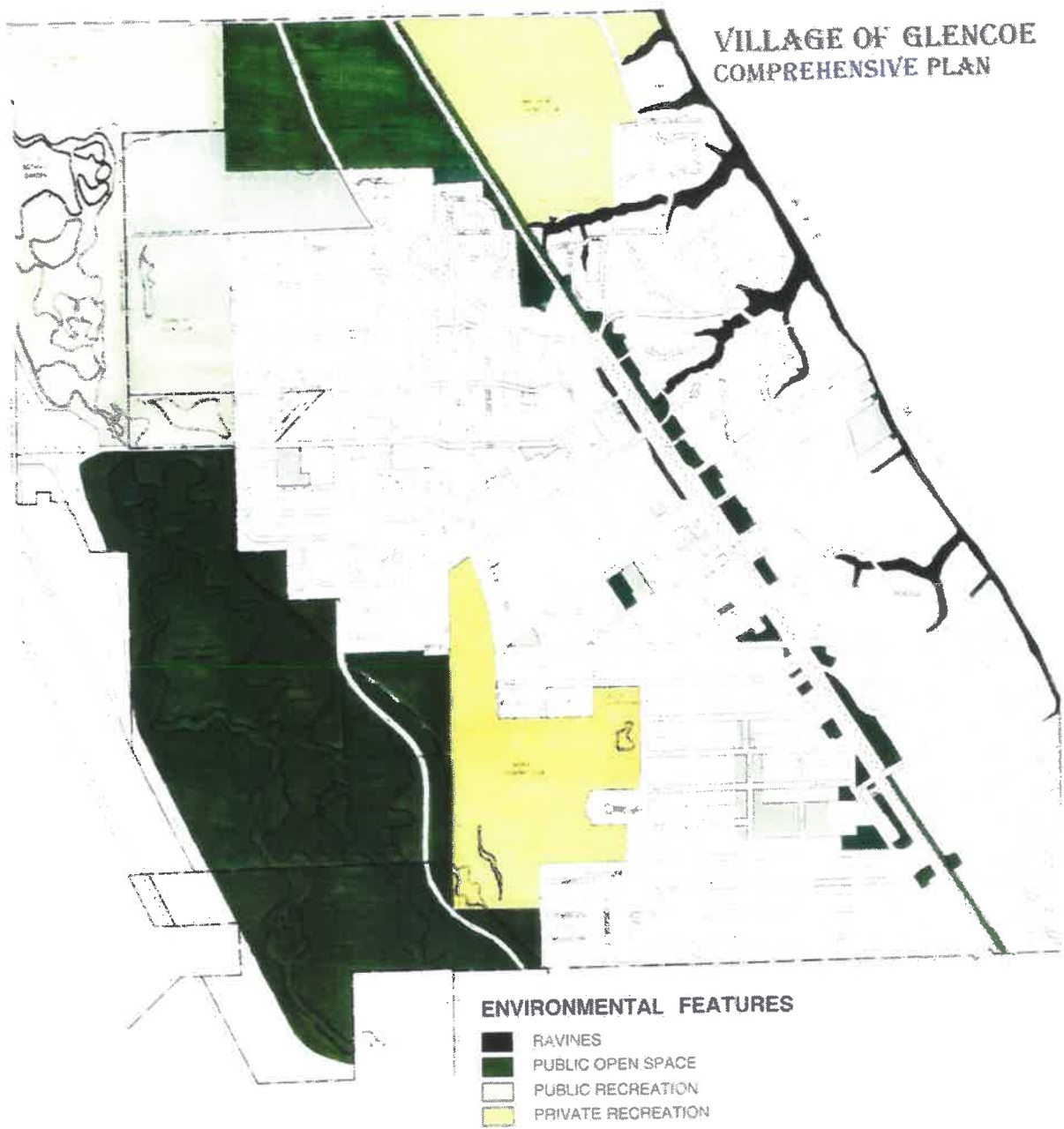
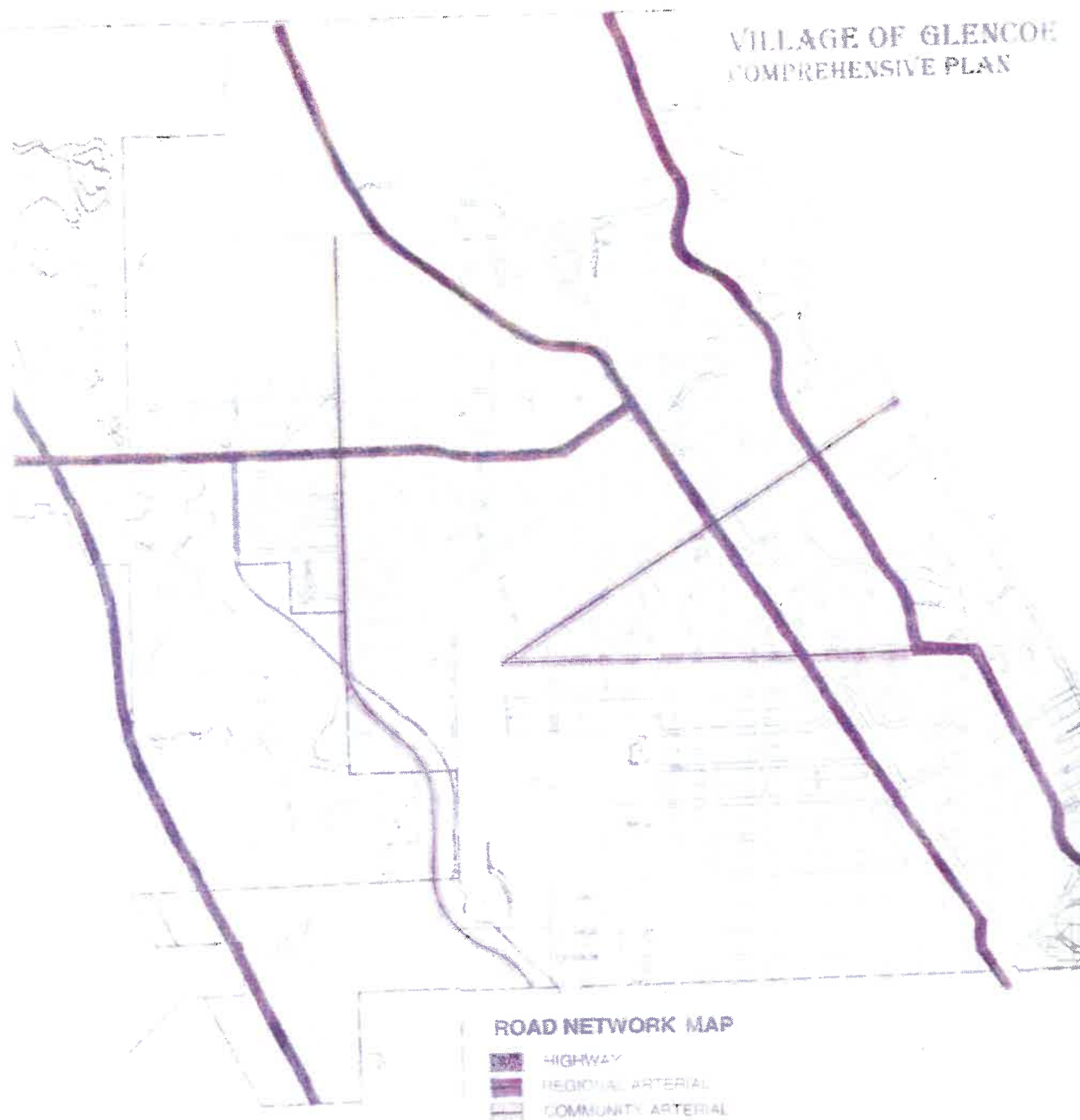




Figure 3: Road Network



### Architectural, Cultural, and Historic Resources

Interested Glencoe citizens have spent considerable time and effort educating residents and promoting the Village's architectural, cultural and historic resources. The most important resource for the Village is its diverse and significant collection of residential buildings.

There are numerous buildings within the Village that date from the period of Glencoe's incorporation and represent the type of home constructed for the Village's earliest residents. These homes, dating from the 1860s and 1870s, illustrate a "country home" style that is still desirable to new residents. Several buildings of this period can be found on the 200 block of Scott Avenue and the 800 block of Greenleaf Avenue. This period also includes the home of one of Glencoe's early important families, the Newhalls, who owned property east of the railroad from Park Avenue almost to County Line Road. Walter S. Gurnee, whose home (c. 1850-60) stands at 750 Glencoe Drive, was twice mayor of Chicago and also president of the Chicago and Milwaukee Railroad. While living on Glencoe Drive, Gurnee arranged for the commuter train to stop at a location convenient to his own home.

Another great period of building in Glencoe came in the early twentieth century and includes the work of significant Chicago architects such as George W. Maher, Howard Van Doren Shaw, Frank Lloyd Wright, and the team of Talmadge and Watson. Glencoe has the third largest concentration of Wright homes in the nation. This period also illustrates two divergent views of architectural style, the English period work of Shaw and his followers, as against the more uniquely American prairie style of Wright and Maher.

That diversity and acceptance of a variety of architectural styles continues in Glencoe. In more recent years, some unique structures were built in the Village, such as the two buildings owned by the North Shore Congregation Israel Synagogue: the sanctuary, by Minoru Yamasaki and the addition, by Hammond Beeby and Babka.

The Village has taken legal steps to preserve its architectural heritage. In December 1990, the Village Board of Trustees passed an Historic Preservation Ordinance. The objective of the ordinance is to preserve the community's historic, architectural, and cultural character. The ordinance creates a process for designating and certifying historic landmarks in the Village. Certification is dependent on owner support, and established the right of the Village to review alteration, addition, or demolition requests of certified homes.

## Demographics

In 1990, based on U.S. Census statistics, the total population of Glencoe was 8,499 persons living in 3,061 housing units. The key demographic characteristics of that population are described below:

- Ninety-four percent of the population of Glencoe is white, three percent African-American, and three percent other.
- Most Glencoe residents live in a family household (85 percent), and 37 percent of households include children under the age of 18.
- Twenty-six percent of all households include school-aged children (ages 5 to 18).
- The median home value in 1990 was \$426,700.
- Glencoe's demographics are comparable to those of the North Shore in terms of persons under 18, persons 5 and under, and the number of families with children. Glencoe does differ in two respects. The percentage of residents that are age 65 and older is 5 percentage points higher than the average for the North Shore. Glencoe also has a higher rate of home ownership, at 91 percent, compared to an average of 82 percent on the North Shore. This reflects the limited multiple-family housing in Glencoe.

| Population Characteristics  | Glencoe | North Shore* |
|---|---------|--------------|
| Population  | 8,499   | 80,340       |
| Occupied Housing Units  | 3,061   | 28,877       |
| % Persons age 65 and older  | 14%     | 9%           |
| % Persons under age 18  | 26%     | 25%          |
| % Persons age 5 and under   | 9%      | 9%           |
| % Families with children under 18   | 37%     | 37%          |
| % Homeowners  | 91%     | 82%          |
| * includes Wilmette, Kenilworth, Winnetka, Highland Park and Glencoe - Source: 1990 U.S. Census |         |              |

- At the time of the 1990 U.S. Census, the Glencoe school system had an enrollment of 946 students in grades K-8. Five years later in 1994-95 that number had increased to 1,115, an average yearly increase of 3.35 percent. Historically, prior to 1987-88, school enrollment had been declining, in some years by as much as 10 percent, bringing the number of actual students from 1,567 in 1973-74 to a low of 859 students in 1986-87. This trend reversed itself in 1987-88 when the enrollment in Glencoe Schools began its current growth trend. Even with this growth, current enrollment at approximately 1,200 students is well below the opening enrollment of 1973-74 with 1,567 students. In any event, the trends indicate that the number of school age children in the Village is growing.
- Residents of Glencoe have achieved a high level of educational attainment. Of persons over 25 years of age, 35 percent hold a bachelor's degree, and an even greater number, 37 percent, have a graduate or professional degree. This means that 72 percent of the population over 25 has a bachelor's degree or higher.
- A significant portion of the housing stock of Glencoe was built prior to 1939, and accounts for the architectural variety of single-family homes throughout the Village.
- Over a third of the workforce spends forty-five or more minutes in travel time to work. Another 25 percent spends twenty-five to forty-five minutes in travel time.

### Community Input Summary

Public input to the Glencoe Comprehensive Plan was solicited in four formats: key-person interviews, a community survey, focus groups, and a community-wide public meeting. This input, together with the guidance of the Plan Commission, gave an overall picture of public sentiment on a variety of issues. The information gathered during this phase was used to formulate appropriate goals and objectives for the comprehensive plan.

#### *Key-Person Interviews*

Key-person interviews were conducted early in the planning process to introduce the Village's consultant to the range of issues and perspectives in Glencoe. The persons selected for these interviews were residents and officials who could provide broad and informed background on planning issues in Glencoe.

This information was considered "raw" data that could not and should not stand on its own as the basis for establishing public policy or plan recommendations. Instead it was a starting place on which to build the public input process. The opinions expressed would be explored in greater detail, to define the general directions and feelings that Glencoe residents hold about their community.

A number of general themes emerged from these discussions:

- Glencoe essentially is a small town, and is considered a special place by its residents.
- Glencoe's existing housing stock does not meet the needs of senior citizens.
- Diversity in Glencoe means a mix of race, religions, and incomes.
- Glencoe is more costly to live in than other North Shore communities, but also provides a higher value than elsewhere.
- People move to Glencoe for its character and quality of life.
- Some homes built recently in Glencoe are considered by some to be inappropriate for Glencoe because of their size and/or architectural style.
- Downtown Glencoe is more than just a place to shop, it is the heart of the community.
- The important issues in the downtown include parking, convenience, quality of services, and attractiveness.
- Architecture and appearance of the community are important to residents.
- Glencoe is not a first-home community, nor is it a transitory community; people come to Glencoe to stay.

#### *Community Survey*

In July of 1995, 3,500 surveys were mailed to Glencoe households and businesses as part of the *Glencoe Memo*, the Village's monthly newsletter. The survey solicited residents' opinions on a variety of issues.

Seven hundred and thirty four survey responses were tabulated, representing a response rate of 21 percent. We can be 95 percent certain that the percentages provided in the survey

accurately reflect the answers that would be given by all Village residents, plus or minus four percent. This margin of error, and the fact that the respondents generally reflect the Villages' population, provides confidence in the statistical significance of the survey results.

The results of the survey were tabulated in terms of both actual numbers of responses and the percentage of responses. Where appropriate, the mean and median values also were calculated. In addition, a series of cross-tabulations also were performed, which allowed the results to be viewed in terms of certain sectors of the population. The cross-tabulations included:

- Answers of respondents based on their length of residency in Glencoe.
- Answers of respondents in households with children and those without children.
- Answers of respondents based on the location of their residence within Glencoe.

The purpose of these cross-tabulations was to understand any unique needs or opinions of certain groups. In general, the responses of the subgroups did not differ greatly from the survey group as a whole, or each other.

The community survey produced several interesting findings that stood out among the general results:

- Appearance of structures is very important to respondents, though there is some difference of opinion as to what contributes to appropriate appearance for the Village.
- The downtown is very important to Glencoe, and the grocery store is a key factor in the quality of life of the community and the downtown. With residents visiting the downtown an average of fifteen times per month, the downtown receives a tremendous amount of local traffic and serves as a major public meeting place.
- Only one quarter of respondents would like to see downtown remain the way it is, whereas three quarters of all respondents would like to see some changes in downtown Glencoe, mostly a desire for new or greater variety of shops.
- The survey results indicated that newer residents to Glencoe are likely to be involved in Village organizations. They get involved primarily through the

school system, and many of those who are not already, are interested in becoming involved.

- Respondents have much praise for the public services offered in the Village.
- Despite a quarter of respondents selecting "better parking" as a needed improvement for downtown, the survey also indicates that parking is not a deterrent for visiting downtown.

A complete discussion of the survey results and the tabulated data can be found in Appendix A.

#### *Focus Groups*

The key-person interviews and survey results provided excellent insights into issues and opportunities in Glencoe. They also left some questions that needed more detailed consideration. Those became the topic of the third input technique, the focus groups. The focus group format allows for detailed exploration of issues by talking to a small group about a limited number of topics. Three points were explored with the groups:

- Defining quality life in Glencoe.
- Analyzing why downtown Glencoe is important.
- Considering the appropriate character for Glencoe.

Six focus groups were conducted with Glencoe residents. The groups were:

- Residents with school-aged children
- High school students
- Long-time residents
- Merchants
- New residents
- Community leaders

The key findings of the focus groups are described below:

- The importance of Glencoe as a "small town" was paramount. It found its way into almost every discussion. This term was used to describe how the Village looks, its physical size, the frequency with which one meets neighbors and friends, the Village and Chamber of Commerce events in town, downtown and its stores, a sense of safety, and convenience of access within and beyond the Village.

- Each focus group identified almost identical locations as those that best depict Glencoe: the beach, Botanic Garden, several of the schools and parks, downtown, and Sheridan Road. The focus group of high school students differed in that they also chose some places geared toward their age group, such as the skating rink, specific parks, and Little House.
- The key element to Glencoe's character seems to be less the individual buildings than the context of a building in its environment. The setting of the house; its yard and landscaping; a friendly facade to the street; a well maintained sidewalk; and long green views were considered most important. Similarly, the criteria for homes presenting a desirable character was in no way simply based on big versus small or new versus old. The relationship of building size to its lot, the building location on the lot; garage location; building materials; and landscaping were all factors in determining the desirability of any given property.
- As to why participants moved to Glencoe in the first place, the majority of residents pointed to the Village's:
  - ✓ "small-town feel"
  - ✓ variety of architecture
  - ✓ convenience and transportation choices
  - ✓ good schools
  - ✓ sidewalks and a pedestrian-friendly environment
  - ✓ downtown
  - ✓ green space surrounding and throughout the Village
  - ✓ traditional town design rather than a network of independent subdivisions
  - ✓ openness to diverse ideas and persons
  - ✓ lakeshore and beach
  - ✓ safety
- The students noted that there are not enough places where teenagers are comfortable "hanging out" (long-time residents echoed these feelings). The students remarked that they must go to other towns, particularly in the evening, to find the places where they like to spend time. The library and other locations are seen as more appropriate for small children and junior high students.
- The focus groups differed in their reaction as to whether Glencoe is a diverse community. Parents with school-aged children sensed a lack of diversity in



Glencoe. The long-time resident and the new resident groups did not reach consensus on this issue. The high school students defined diversity as an attitude rather than as a demographic factor.

- Focus group participants agreed that there is not an adequate amount of housing in Glencoe for older residents who want to stay in the community but are currently "overhoused". The focus group participants felt that providing some place for older Glencoe residents was important for the community.
- There was concern over the number of homes that are torn down. So-called developer-built houses tended to elicit a strong negative reaction from the focus groups. While participants felt that tear downs are a natural event in the housing market, houses built on speculation by development companies were not considered appropriate for Glencoe. However, participants were mixed in their feelings as to whether or not new home construction should be strictly regulated.

Downtown Glencoe was another major discussion point. Most of the focus group participants had dual feelings about the downtown. They highlighted its importance to the community and its role in creating a small-town feeling in Glencoe. However, they also were clear in defining some of its problems.

- The community survey noted that many residents of Glencoe shop almost every working day in downtown Glencoe. The focus group participants confirmed this. They also confirmed that all this daily activity makes downtown an important meeting place for residents. The places where people meet one another include the library, the grocery store, and the specialty coffee bar; but none of these is large enough or appropriate in nature to fill the current need. In contrast to the other groups, the high school students noted that downtown does not serve as a meeting place for them. Its businesses are not geared toward youth, and possible options close too early.
- The most positive elements of downtown included its public facilities such as the post office, library, local parks, elementary school, and train station. Not only are these convenient, but they are strong symbols of the community. Their location within a four block area reinforces that image.
- Parking has been, and continues to be, an issue for downtown Glencoe. The problem does not seem to be a lack of parking, but the perception that parking is limited because the best parking spots are always in use. The focus groups also concluded that the central parking lot needs to be landscaped to improve the perception of parking in downtown.

- There was uncertainty about the future of downtown because of store closings in 1995 and the fate of the public works service building. The common refrain was that the public works building should not be located downtown, particularly in its present condition.
- The loss of Wienecke's Hardware Store in 1994 was felt to be a major blow to the downtown. This was not only a full-service hardware store, but a primary meeting place for the community. In this regard, its closing represents the loss of a significant symbol of the community
- For residents and merchants alike, there were a number of missing pieces downtown. Merchants would like to see additional and varied retailing, while residents would like to see additional parking and some specific stores downtown: a men's barber shop, a full-service hardware store, an expanded grocery store, and some shops oriented toward children. Participants want to see more evening and nighttime places for a casual dinner or to have a drink. Restaurants, taverns, and cafes were offered as suggestions.
- The focus group participants were in agreement that the Hubbard Woods Shopping Center does not reflect the character of Glencoe because it is built in a strip style, and is too disconnected from the rest of the Village. However, it was described as providing important convenience shopping opportunities.

#### *State of the Community Meeting*

A State of the Community meeting was held by the Plan Commission on September 27, 1995 to present the comprehensive planning process and the results of the key-person interviews, community survey, and focus groups to Village residents. More importantly, the meeting was another forum where public input could be gathered for the comprehensive plan.

Approximately fifty residents attended the meeting and participated in an open discussion of Village issues. The discussion complemented many of the issues that were identified in the community survey, key-person interviews, and focus groups.

## CHAPTER 4: A VISION OF GLENCOE

The existing conditions information and the public input results were used by the Village in establishing the policy directions that serve as the foundation of this comprehensive plan. They are reflected below in the plan's Mission Statement and guiding principles and policies.

### THE MISSION STATEMENT

*The purpose of Glencoe's 1996 twenty-year comprehensive plan is to continue a commitment to preserving and enhancing this desirable and attractive residential community. This plan is intended to emphasize the small-town character of Glencoe as a safe, uncrowded, and pleasant village that is part of the Chicago metropolitan area. These characteristics are and should continue to be reflected in the Village's neighborhoods, its downtown, and its location amid Lake Michigan, the Skokie Lagoons and Cook County Forest Preserves. Essential elements of Glencoe worthy of preservation are its outstanding educational, recreational, transportation, and community services, which should continue to be provided and improved in an efficient manner. It is important to continue to encourage the religious, racial, and ethnic diversity of the Village. The planning for Glencoe must enable its residents to take advantage of technological and other relevant changes while always preserving the essential character of the Village.*

### GUIDING PRINCIPLES AND POLICIES

#### Community Character

##### *Principle*

Glencoe will endeavor to maintain its "small-town" character as represented by its respect for history and heritage, the neighborliness of its residents, the function of its downtown, and its physical appearance and design.

##### *Policies*

- Provide for pedestrian safety and convenience between and around Village destinations such as the schools, parks, and downtown.
- Consider the requirements of resident groups such as the elderly and children that may have special needs in providing Village services, programs, and events.

- Identify and pursue opportunities to preserve and enhance the character of Glencoe's ecology and "built" environment.
- Develop and implement a tree management program and continue to encourage planting of new trees through cost-sharing programs and other incentives.
- Encourage private maintenance of residential and commercial properties to enhance the appearance of the Village.
- Maintain the essentially residential nature of the Village by considering controls on various sources of noise pollution.

### **Downtown**

#### *Principle*

Downtown Glencoe must be recognized as an important source of goods and services available to residents and of revenues to the Village. It is a distinctive element of the Village's character and should be thought of as a neighborhood center for all Glencoe residents.

#### *Policies*

- Help to retain and attract needed services and retail establishments, particularly a grocery, store, post office and service station.
- Maintain the human scale of the downtown.
- Maintain appearance review guidelines for downtown and encourage adherence to those standards for new construction and rehabilitation of existing improvements.
- Establish a unified streetscape program for the downtown.
- Enhance the appearance of downtown parking lots.
- Enhance opportunities for Glencoe residents to meet and greet each other in the downtown.
- Create opportunities for teenagers to enjoy the downtown.
- Continue consideration of long-term relocation of the Public Works Service Building and plan for alternative uses for that site.

### **Village Governance and Civic Responsibility**

#### *Principle*

As in the past, Glencoe should foster voluntary participation by residents in the Village's political and recreational events and institutions and remain open to new ways to meet the needs of its residents and enhance the Village's quality of life.

*Policies*

- Promote cooperation among public and private agencies and organizations to ensure quality community services and a positive environment for all Glencoe residents.
- Minimize the adverse impact of local development decisions and public services on the ecology and the environment.
- Encourage use of technological advances to provide access to public services and government.
- Continue to support social service agencies in the Village.

**Public Services and Infrastructure**

*Principle*

The planning for and providing of high quality public services should consider both the character of the community as a whole and specific areas in which physical facilities are located.

*Policies*

- Consider long-term plans for establishing the Public Works function out of the downtown, if a suitable location can be found.
- Locate and/or relocate public utilities underground where feasible.
- Screen other utilities from public sight as much as possible.
- Continue the ongoing local street rehabilitation program to provide a safe and efficient road system.
- Pursue additional opportunities for recycling.
- Encourage the use of technological advances for public services.

**Housing**

*Principle*

Residences in Glencoe should continue to present a variety of architectural styles, sizes, and value ranges.

*Policies*

- Encourage development of housing in the Village for empty nesters.
- Encourage historic preservation of Glencoe's architectural heritage through programs including designation of historic homes and districts.

## Open Space and Recreation

### *Principle*

Glencoe should continue to provide a variety of public and private open spaces and areas for active and passive recreation.

### *Policies*

- Identify opportunities to create scenic corridors in the Village and maintain and enhance the open spaces along Glencoe/Green Bay Road.
- Identify and acquire conservation easements, where appropriate, to preserve open space and/or scenic views.
- Monitor and maintain publicly owned property to enhance community appearance.
- Preserve significant environmental assets, particularly Lake Michigan and Glencoe's access to it, and assist in the preservation of the Botanic Garden, the Forest Preserves, Skokie Lagoons, ravines, and private golf courses.

## Village Revenues

### *Principle*

The Village should endeavor to maintain and enhance its tax base.

### *Policies*

- Maintain and improve a strong retail environment in the downtown and Hubbard Woods commercial areas.
- Support the development of a marketing program to encourage merchants to locate in Glencoe.
- Identify opportunities to increase Village revenues through future real estate developments in the Village.
- Identify alternative methods for generating Village revenue such as selling water to neighboring communities.
- Keep property taxes as low as practical, consistent with the expected level of services.

## PART II. THE PLAN FOR GLENCOE

### CHAPTER 5. LAND USE PLAN

Part I (Findings of the Comprehensive Plan) clearly shows the importance of Glencoe's community character and those characteristics that should be maintained in the future. Much of that character is created by the Village's land use pattern, and a change in land use, whether large or small, could impact on Glencoe's character. Therefore, it is important that the general existing pattern of land use continue into the future, and that changes that do occur are sensitive to possible ramifications, both explicit and subtle.

#### Issues and Opportunities

##### *Residential Scale and Appearance*

Maintaining the appearance and character of the community might seem simple for such an attractive community, yet it raises difficult issues for Glencoe. Residential redevelopment has been occurring with the tearing down of existing dwellings and their replacement with larger single-family homes or redevelopment of a few estate properties. This change in the scale of land use can affect a resident's sense of place in the community. The issue is not specifically a land use change, but a change in the character of the street or neighborhood. Changes can be ameliorated by landscaping, particularly to break the view of large facades. Since landscaping is an important element of the residential character of the Village, the Village Board should consider a method for encouraging landscaping, where appropriate.

The redevelopment that is taking place in Glencoe is proceeding at a slow pace compared to some other communities in the Chicago region. The average number of "tear down" reconstructions has been about a dozen per year, though there was a substantially higher number in 1994-95. The impact of these changes will become more apparent as their numbers increase. The Village already has implemented floor area ratio limitations and a "setback plane" regulation. The Village should continue to monitor the effectiveness of these zoning changes and, if necessary, create other provisions that would help maintain the scale of the Village before a negative impact is felt from continued residential redevelopment.

##### *Community Size and Location of Land Uses*

Glencoe is a very convenient community in terms of travel and access. Its small size and the location of land uses mean that no location in Glencoe is very far from any other, and many parts of town can be easily and safely reached on foot. This is especially true of the downtown, which is centrally located in the Village. Convenience and access contribute to the small-town character. This ease of access and pedestrian-friendly environment should be maintained.

The issue of Glencoe as a small town is an essential consideration in the plan. What should be maintained are the Village's "small-town symbols." These symbols, scattered throughout town, help create a bond of common interests and history. A large number of small-town symbols are concentrated in and around the downtown. These include the Village Hall, Public Library, Wyman Green, Friends Park, Kalk Park and its gazebo, the train station, and Central School. The importance of these symbols should not be overlooked.

#### *Open Space, Parks and Recreation*

Open space is not a blank area on a land use map. It serves many purposes, including passive and active recreation, visual relief from the built environment, a natural screening between land uses, habitat for wildlife and vegetation, and as a collector of excess water. Preservation of the open space areas depicted in Figure 2 Environmental Features (page 12), is central to maintaining the Village's character and appearance.

The Glencoe Park District's Open Space Master Plan (June 1996) was developed at the same time as this plan. Results indicate a need for additional park space within the residential areas of the community. Also, the open-space greenbelt around Glencoe suggests the opportunity for additional recreation facilities, for example, a connection between the Green Bay Trail and the North Branch Trail.

#### *Future Land Use Needs*

Requests for changes in the type, or intensity, of a land use may arise out of technological changes and other external influences. The Village should anticipate an increase in the frequency of home occupations. Because of advances in technology and a growing interest in telecommuting, greater numbers of individuals will be working at home. Some may choose to establish home businesses that will have an impact on the surrounding neighborhood. The Village should periodically examine its zoning ordinance and its relevance to trends and changes in land use.

Future housing needs also will impact land use patterns. Glencoe's main housing stock is and will continue to be "move-up housing." This plan specifically encourages development of housing for residents who would like to continue living in Glencoe, but no longer need a large house or a large lot. Future land use planning should consider appropriate sites for multi-family development that would be suitable in terms of convenience, access and compatibility with surrounding uses.



## Recommendations

### *Existing Land Use Pattern*

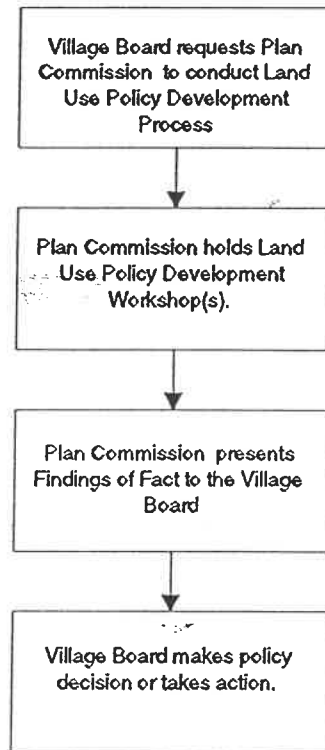
The existing land use pattern of the Village should be maintained, as recommended in the Future Land Use Map (Figure 5, pg. 33). This pattern reflects not just the type of land uses, but their intensity. For example, a large suburban-style commercial development in the downtown would greatly diminish its basic character. By supporting existing land uses, the following elements of community character will be maintained:

- The pedestrian atmosphere created by pleasant and walkable streets
- Convenient access to downtown, schools and recreation
- The mature landscape and ecology of the community
- Current infrastructure systems
- The architectural character of the community
- The Village's greenbelt system
- Access to local and regional transportation routes
- Village confidence that the small-town character of the community will continue

### *Future Land Use Policy*

Despite an effort to generally maintain the existing pattern of land uses and character, from time to time the Village will be faced with difficult land-use policy decisions. A forum is needed where potential small-scale changes (like the loss of a landmark structure), or large-scale changes (like the redevelopment of Temple Court), can be discussed and the issues resolved. In these cases, the Village should use its authority to review and guide the development and redevelopment process. A four-step planning process, outlined below, is suggested to provide a forum, where necessary, for collecting and presenting information to the public and Village officials. This would be in addition to what is currently required.

Figure 4: Land Use Policy Development Process



The purpose of this process is to establish a format for collecting and assessing information in a participatory setting. The process stresses a structured public debate that will allow Village residents an opportunity to hear and be heard on land use issues considered critical to the Village's future.

Under this process, the Village Board would set a review in motion with a request for the Plan Commission, in its advisory capacity, to hold a "Land Use Policy Development Workshop". The Plan Commission would research the proposal's impact on the community, and assess the Village's options. The Plan Commission could invite Village officials and staff, policy makers and residents to the public discussions. The workshop could be used as a forum to make comments, present evidence and ask questions about the impact of the proposed change. The process presents a chance to educate the Commission and the public about available options and their impacts, and to receive input from the public about how the Village should proceed.

Following the workshop, the Plan Commission would present a "Findings of Fact Report", with or without recommendations, to the Village Board. This would provide a summary of the issues learned in the workshops. The Village Board would then have additional information with which to take action.

This type of process could take place in a short time frame, perhaps as quickly as four to six weeks, depending on the magnitude of the issue. The Plan Commission is an appropriate forum for the process because it is responsible for advising the Village Board on implementation of the comprehensive plan, and because of its own organization: with members from the Library Board, School Board, Park District, Village Board, Board of Zoning Appeals, Historic Preservation Commission and public-at-large, it brings a broad perspective to the analysis of significant issues.

#### *Open Space, Parks and Recreation*

The Glencoe Park District has prepared a master plan simultaneous to the preparation of this comprehensive plan. The Village of Glencoe supports that planning effort, and should work with the Park District to implement the elements of that plan that reflect the Village's objective of enhancing quality of life for its residents.

Important findings of the Park District's Master Plan are: the need for mini-parks in the four quadrants of the Village, significant expansion of the bike path system and the strengthening of the greenbelt along Glencoe/Green Bay Road.

Recreation is important in Glencoe and the comprehensive plan supports working with the Park District to maintain and enhance recreation in the Village. The Village is committed to working with the Park District in the future to maintain assets that both jurisdictions share, and to finding workable solutions to shared problems.

#### *Housing*

A large majority of housing in Glencoe is single-family detached homes. Just under nine percent of all housing units are multi-family dwelling units, compared to 14 percent in Wilmette, 12 percent in Winnetka and almost 20 percent in Highland Park. While Glencoe always has been a community of primarily single-family homes, there also is a desire to maintain Glencoe's diverse atmosphere and address unmet housing needs. Maintaining a stock of multi-family units would help to fulfill this policy. This will also provide housing for seniors who wish to stay in Glencoe but no longer want to maintain a single-family home. Therefore, the Village should consider the value of multi-family land uses in the community.

#### *Downtown*

The current boundary of the downtown should be maintained. Its concentration in a small area keeps it walkable and manageable for all age groups. It also helps define downtown as the central business area and the heart of the community. Limiting expansion also will

further control impact of the downtown on adjacent residential areas (particularly for parking). No commercial use of existing residential dwellings in residentially zoned district on the outskirts of downtown should be permitted without a compelling reason that supports the policies of the comprehensive plan.

Within the downtown there may be opportunities for redevelopment of underutilized buildings. However, that redevelopment should not damage the character of downtown. The upscale multiple-family units that are part of the Wienecke Plaza redevelopment are good examples and may be appropriate in other locations. Downtown land use recommendations are described further in Chapter 10.

#### *Future Land Use and Zoning*

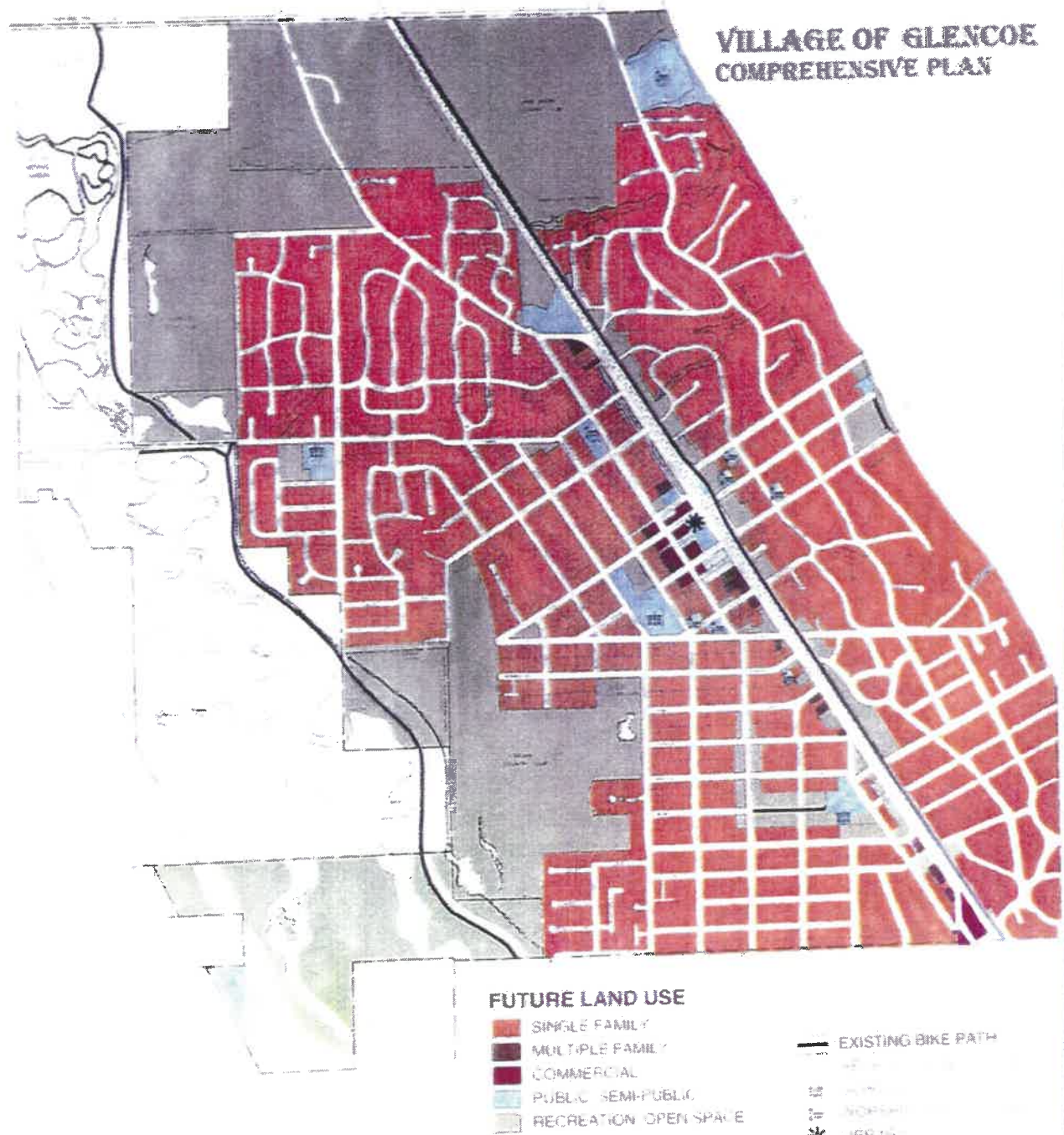
As shown in Figure 5, Future Land Use (page 33), there are no recommended land use or zoning changes. However, this map identifies potential redevelopment sites. These include one site in the downtown area, possibly to include multi-family/senior housing, a large site north of Dundee Road and west of Hohlfelder Road and three sites west of the Edens Expressway. The location of the downtown site, on the fringe of the shopping area and adjacent to a residential area, makes it more appropriate for multi-family residential development.

While Glencoe is mostly built out, there are still land use and zoning issues to address. The Village should consider annexation of the Chicago Botanic Garden to preserve the Garden's present use and increase Glencoe's visibility in the region. The eastern border of the Garden is contiguous to the Village. The Village already provides limited police and fire services to the Botanic Garden. The Village enjoys an excellent working relationship with the Chicago Botanic Garden. Annexation would be studied for the benefit of both parties and must be approved by the Chicago Botanic Garden.

In considering future land uses, the Village should include the study of the Incinerator/Water Tower property and Forest Preserve District parcels #10 and #11 located west of the Edens Expressway, but within the corporate boundaries of the Village.

The Village Zoning Ordinance should be evaluated from time to time. Regulations for bed and breakfasts, signs, parking that meets Americans with Disabilities Act requirements and landscaping often require updating based on societal or statutory changes. Among the most important of these provisions for Glencoe are those related to home occupations. The Village should revisit criteria that regulate the type and intensity of home businesses.

Figure 5: Future Land Use





## CHAPTER 6: URBAN DESIGN

Much of Glencoe's appeal comes from its attractive surroundings. Because of the time in which it was planned and built, Glencoe's architecture, streets, and landscape recall a period of small-town development not duplicated today. Many of its streets contribute to the rich visual environment because of their tree canopy and narrow width. This visual texture has taken years to develop and is the envy of many suburbs. Urban design in this context begins with an awareness of the surroundings and how they are affected by private and public actions.

### Issues and Opportunities

#### *Entrance Gateways*

Entrance gateways into the Village are important to the image of Glencoe. They announce to visitors and residents not just a physical entrance, but an indication of the nature of our community. Glencoe's gateways should be as distinctive as the Village, and representative of the image it would like to project. There are seven main gateways into the Village: the south entrances at Sheridan and Glencoe/Green Bay Roads; the west entrances at Dundee, and Lake-Cook Road and the north entrances at Sheridan and Glencoe/Green Bay Road. The seventh gateway is the entrance from Glencoe/Green Bay Road into the downtown area at Park Avenue. This gateway marks the center of the community and its retail core. It should be noted that Glencoe/Green Bay Road is called Glencoe Road on the south and Green Bay Road on the north.

#### *Scenic Attributes*

There are several scenic corridors within Glencoe located along Sheridan Road, Glencoe/Green Bay Road, Park Avenue, and Forest Way created by a combination of land uses and the natural surroundings. Glencoe/Green Bay Road, for instance, is defined by a series of passive open spaces along the roadway and the Union Pacific rail line, and is part of a larger, open-space system that surrounds Glencoe.

Similar to scenic corridors, there are important scenic focal points that help define the Village and add to the overall positive appearance of Glencoe, such as the connection of Park Avenue to the lakeshore. These corridors and focal points contribute greatly to the Village's character and image.

#### *Residential Buildings*

Given the important role residential buildings play in Glencoe's quality of life, Village officials should continually seek strategies that will help stimulate the type of structures that make Glencoe special. The Village already has enacted regulations to limit allowable floor area ratios (with bonus and design incentives), limit the number and width of garage doors facing the street and reduce the height of two story walls near side lot lines through a

"setback plane" provision. It is expected that the Village's concern for this matter and its responsibility for protecting the character of the community will be reflected in its ongoing refinement of these regulations.

## Recommendations

### *Gateways*

The Village's character should be reflected in a uniform approach to improving its gateways. Figure 6, page 38, illustrates one possible strategy for these improvements. The sign design shown in the figure takes its inspiration from architecture and design elements of the Village. This design also presents an opportunity to create a connection to the downtown through the materials, color and style of the sign.

#### *Gateway Sign Suggestions:*

- The materials, color and style of the sign should reflect that which exists in downtown Glencoe.
- Style elements (i.e. porticoes, columns, and cupolas) should incorporate those that are prevalent in downtown public buildings.
- White wood and red brick should be used in the design of the sign to unify materials commonly found in downtown public buildings.
- Evergreen trees should be planted behind the sign to simplify the background.
- A strong color of green all year long, and a high level of visibility should be provided.
- The gateway should have a prominent appearance and colorful surroundings throughout the year by using a well-devised landscape plan of evergreens, shade trees, ornamental shrubs, flowers, and ground covers.
- A few ground-level lights should be installed to accentuate the sign and surrounding vegetation, and to light the sign in the evening.

### *Million Flower Mile*

To enhance Glencoe/Green Bay Road, one of the Village's scenic corridors, the Village should re-institute the "Million Flower Mile" along the length of the road. This is a project to provide a unifying theme for the greenbelt along the roadway. For many years there have been independent efforts to landscape portions of the road. The results have been mixed and not always compatible. A unifying theme could be established throughout the Village; the Glencoe Park District is developing a master plan that addresses the entire corridor. Input to the master plan should come from, among others, the Village Arborist, the Park District horticulturist and local gardening groups.

This project also can serve to instill more civic pride in the community. While the Village and Park District should coordinate the Million Flower Mile project, they also should ask for participation from the school and library districts. Such projects could help instill a sense

of community in both young and old, and provide a unique landmark for the Village. The concept of the Million Flower Mile along Glencoe/Green Bay Road also is supported in the Park District's Open Space Master Plan (June 1996).

### *Scenic Corridor Program*

To increase awareness of the other scenic corridors in the Village, Glencoe should consider developing a scenic corridor preservation program. An element of this program might be a scenic corridor overlay. The goals of the corridor program would be to preserve the unique landscape, views and vistas, historic significance and land uses that characterize the scenic corridors. The intent of an overlay district would be to prevent public improvements that would damage the character of the corridor, prevent blocking existing views to Lake Michigan, protect ravine areas, protect historic landmarks and encourage appropriate land uses.

The first step in creating a scenic corridors program would be to determine the boundaries of the corridors. Delineating boundaries for a scenic corridor would involve many of the same considerations that are used when delineating historic district boundaries. Good candidates for corridor designation are all or portions of Glencoe/Green Bay Road, Sheridan Road and Forest Way. Detailed reconnaissance would identify natural features that contribute to the scenic quality of the corridors, including topography, vegetation, or water courses; buildings or sites of historical, cultural or archeological value; major items of townscape including panoramic views, and street and sidewalk paving. Research into historic road patterns and remaining traces of features along the road should be identified and documented as well. Delineation of the scenic corridors boundaries might be based upon historic factors, visual factors, physical factors and established property lines, streets and setbacks.

Once the corridors are identified and mapped, objectives that the Village could establish for a scenic corridor program can be applied. The purposes of the corridor suggest that implementation of this program might involve various Village bodies to address the planning, zoning and historic preservation issues implicated by the corridor program (also see related "views and vistas" proposal, Chapter 8, pg. 46).

### *Residential Development Controls*

The Village has made efforts to control excessive residential building bulk through recent changes to the Zoning Ordinance. Issues of residential bulk usually occur in mature, built-out communities that have become attractive locations but have little undeveloped land available for housing. Market pressures and lot characteristics cause builders and homeowners to build houses and additions which, because of their size, are out of character with the surrounding neighborhood and which over-build the lots. Bulk regulations differ from architectural review in that they are quantifiable measurements of building conditions, not qualitative judgments on whether a home is attractive.



Continuing efforts to prevent incompatible residential redevelopment, the Village should continue to consider innovations in zoning regulations. An example of such innovations might be overlay districts that complement Glencoe's existing ordinances. When sensitively applied, these controls can greatly benefit established communities. The techniques are designed to provide a measurable and easily regulated means of protecting community character, particularly in older established residential areas where tear-downs and their replacement homes are becoming a familiar sight.

#### *Historic Districts*

In December 1990 the Village Board passed an Historic Preservation Ordinance. The objective of the ordinance is to preserve the community's historic, architectural and cultural character. The ordinance creates a process for recognizing historic landmarks and historic districts. There are two levels of recognition. "Certification" is the more stringent, and allows the Village to require approval of alteration, addition or demolition requests, and is dependent on voluntary participation by property owners. "Designation" of an historic landmark is an honorary title with no binding regulatory consequences.

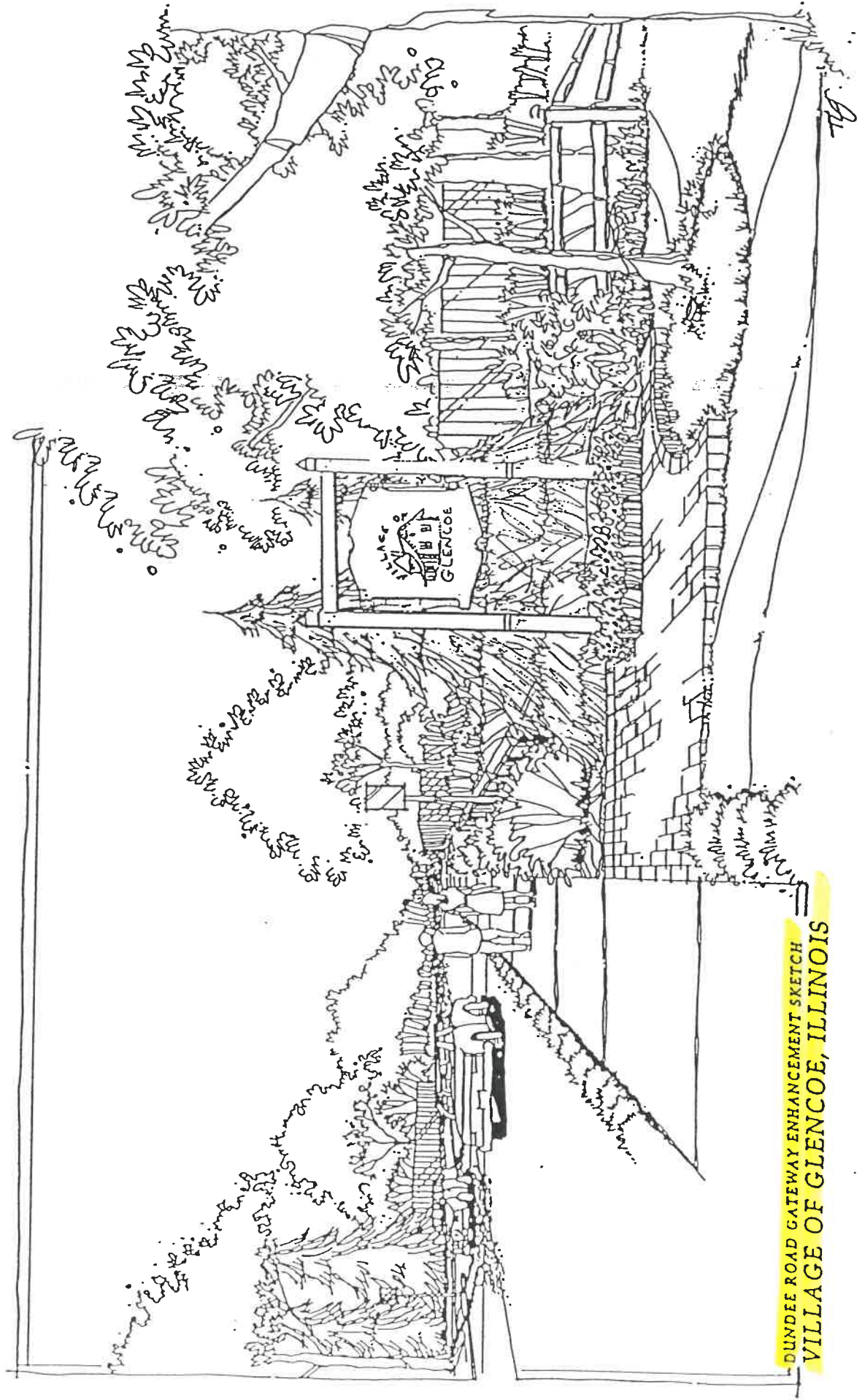
While Glencoe's Historic Preservation Commission has been active in identifying individual structures, as yet no historic district has been established by the Village. Historic districts provide an opportunity for protecting important groups of buildings and the settings in which they are found. This would be particularly useful in Glencoe where the natural landscape and the arrangement of houses in a neighborhood is an important contributor to community history and character.

#### *Incentives for Historic Preservation*

Glencoe currently participates in the State of Illinois Property Tax Assessment Freeze Program that provides tax incentives to owner-occupants of certified or designated historic residences who rehabilitate their homes. The purpose of the program is to encourage landmark protection, increase the value of rehabilitated property and provide a benefit to neighborhoods and communities. Several property owners already have taken advantage of this program.

Should current regulations prove inadequate to address the loss of historic landmarks, then the Village should consider giving the Historic Preservation Commission additional tools for protecting designated landmarks. Incentives for preservation by property owners can include low interest rehabilitation loans and tax abatement over a specific time. The Historic Preservation Commission should consider alternative incentives that can be presented to the Village Board for adoption.

FIGURE 6: PROTOTYPICAL VILLAGE GATEWAY



DUNDEE ROAD GATEWAY ENHANCEMENT SKETCH  
VILLAGE OF GLENCOE, ILLINOIS

## CHAPTER 7: COMMUNITY FACILITIES

Community facilities include all manner of services, programs and projects that are provided by the public sector. This chapter deals with how community facilities can be provided to benefit both private and public interests. The high quality of services in Glencoe is a given. The objective of the comprehensive plan is to maintain that excellence into the future.

### Issues and Opportunities

#### *Organizational Responsibilities*

Glencoe's community facilities are the responsibility of Village departments and local jurisdictions. Both have the responsibility to provide high quality and cost-effective services to their constituents. This requires that the School District, for example, keep abreast of population forecasts and predicted numbers of school age children. The Park District must provide facilities and programs that respond to changing community needs. Changes in technology and information retrieval place new expectations on the Library District. The Village's departments must care for the physical infrastructure of Glencoe while maintaining a pleasant living environment for its residents. Each jurisdiction has its own responsibilities that require planning for the future.

The Village of Glencoe and the other public jurisdictions are already committed to anticipate and prepare for the future. While each of these jurisdictions has separate responsibilities, the constituency they serve provides a common thread. A process that helps these organizations share information will facilitate more effective and efficient planning in the future.

#### *Transportation Improvements*

The Village is nearing completion of Phase II of a proposed three-phase road improvements program. In 1987, the Village passed a bond issue that provided funds for initial street and drainage improvements. In 1993, a second bond issue was passed for Phase II of the project. Seventy-six percent of the Village's streets will be improved by the end of 1997 under this program. Phase III, if approved, will require another four to five years to update the remaining roadways in need of rehabilitation. A program of routine and preventive maintenance of this substantial investment should be a priority.

Road work has primarily consisted of new curbs and gutters where necessary and grinding and resurfacing of streets. The Public Works Department is aware of the role a street plays in neighborhood character, and has avoided widening streets wherever possible. The street program has focused only on residential areas, and has not included any work on downtown streets, which would be considered in Phase III of the program.

Glencoe/Green Bay Road is an unmarked State route that the Village has been maintaining primarily at its own expense. It is currently undergoing a multi-million-dollar State-funded improvement. Once the improvements are completed, the State will turn over the jurisdiction of Glencoe/Green Bay Road to the Village.

No major improvements are expected in the near future for Dundee Road, which is an unmarked State road. Widening of Dundee Road would be inconsistent with its residential character.

#### *Water and Sewer Improvements*

The Village has spent considerable time repairing and updating its sanitary, storm and water systems. Many of these systems have been in place for decades. Some of the sanitary sewers in the Village date from the early 1900s, and were originally built as part of the Chicago Metropolitan Sanitary District.

A 1989 Stormwater Drainage Study by Donohue Engineers and Architects analyzed seven different study areas within the Village for drainage problems that range from street flooding to first floor and basement flooding in residential buildings. Plans were developed for each watershed, and included: evaluating flooding problems, developing alternative solutions and their estimated cost, and recommending storm sewer system improvements. One important conclusion of the study was that the runoff from a "two-year storm event" would exceed the capacity of much of the existing storm sewer system.

The existing storm water drainage system in use by the Village requires significant overland storm drainage. Although this is an appropriate means of channeling storm waters, there may be significant advantages to enlarging the Village's underground storm sewer capacity. Such enlargement would require a long-term commitment and substantial capital investment in the Village's storm sewer infrastructure. Thus, any planning for the next 20 years should evaluate the construction, environmental and financial implications of such a program. The Village may also want to consider the possibility of creating a storm water retention site, perhaps on one of the existing golf courses.

The Village should continue to consider reconstructing the East Diversion Ditch that runs from Dundee Road to Willow Road east of the Skokie Lagoons. There are twelve outfalls from the Village storm sewer system into the ditch, representing approximately half the drainage of the Village. The ditch was built in the 1940s on Cook County Forest Preserve land, but may require refurbishing in order to convey storm waters as effectively as possible and thereby reduce the risks of drainage problems in the Village. The Village should continue to consider restoring the ditch to its original cross sections even though it is not located within Village limits.

The Village recently completed construction of a new water distribution garage and chlorine room addition to the water plant on the shore of Lake Michigan. The water plant has the capacity to produce up to eight million gallons of water per day, far beyond the Village's current demand of one to two million gallons per day. Though there is currently no market for excess capacity, there may be an opportunity in the future to sell water to another community in the region.

#### *Maintaining a Mature Community*

The current focus of capital improvements in Glencoe is to maintain existing systems. Therefore, Glencoe has adopted a policy of ongoing (rather than deferred) maintenance. Deferred maintenance can often lead to deteriorating systems and major rehabilitation costs. It is expected that Glencoe will continue to follow this prudent approach to managing its infrastructure through its capital improvements program. Glencoe's current five year capital improvement program describes capital expenditures for each department between Fiscal Year (FY) 1996-97 and FY 2000-2001. Also, it describes one-time expenditures by department and the expected source of funding.

Other expenses are paid for through dedicated funds or by issuing bonds. The Water Fund, Garbage Fund, Motor Fuel Tax Fund and the Infrastructure Bond Issue Fund are all designated for specific purposes, either by statute or Village policy. Rehabilitation of the East Diversion ditch, proposed in 1996-97 at a cost of \$900,000, will be paid for through the 1994 E Bond Construction Fund. Future street program (1998-2002) repairs, estimated at \$6.8 million, would likely need to be funded through a bond issue.

#### *Technological Improvements*

In recent years there have been significant changes in technology that many communities are exploring in order to improve public services. In its constant effort to provide high quality services at a reasonable cost, Glencoe should keep abreast of these advancements and, where appropriate, implement changes in how services are provided.

In particular, the Village Board should keep abreast of changes in the use of the Internet, including the World Wide Web, using technology for economic development and marketing and participation in state-wide information services. Cable television is another quickly changing area of technology the Village Board could use for providing public information.

#### *Glencoe Public Library*

The Glencoe Public Library opened in its present facility in 1941, and was renovated in 1993-94. The library is a member of the North Suburban Library System and participates in statewide networks to provide even greater resources, materials and collections. The Glencoe Public Library Long Range Plan, 1995-2000, states that two of the foundations of the library are cooperation and automation. The primary roles of the library, as identified in the plan, are as a Popular Materials Library and an Independent Learning Center.

The Library District's Long Range Plan addresses technology and services, efficient operations, and facilities maintenance. The library is committed to staying in its present location in downtown, as evidenced by its recent renovation.

*Glencoe Park District*

An Open Space Master Plan, which defines the future of Park District facilities and services, was completed in the summer of 1996. The following Mission Statement evolved out of the planning process:

The Glencoe Park District strives to serve the community faithfully by developing and maintaining quality facilities; open spaces; and recreation, educational and cultural opportunities. To that end, the District shall at all times provide responsive and courteous service; exercise fiscal prudence; and manifest environmental awareness. When possible, the Park District shall cooperate with community organizations and agencies to enrich further the lives of Glencoe residents.

The Park District manages 100 acres of parkland and recreational facilities, including the Glencoe Beach and Watts Ice Center, at twenty-two sites throughout the community. The Glencoe Community Center (formerly North School) houses the administrative offices and a variety of age and interest-centered recreational programs and special events on a year-round basis.

*Glencoe School District 35*

The Glencoe School District operates three schools (West, South, and Central) and provides for the educational needs of approximately 1,100 students. Student enrollment projections show an increase in the student population, contrary to national trends. Enrollment has been increasing since the beginning of the decade and is expected to continue growing, according to the School District's analysis of local preschool attendance trends.

To address enrollment and other issues, the School District has a planning process that includes annual updates. This annual review allows the district to adjust its performance to meet changing conditions. The major issues considered in the School District's current planning are maintaining current budgets and dealing with growing enrollment. A \$12.6 million referendum was recently passed to expand each of the three schools.

**Recommendations**

*Organizational Responsibility*

As described above, services to Glencoe residents are provided by several independently operating entities. To strengthen intergovernmental coordination between these entities, periodic information sharing meetings should be considered among various bodies, such as:

- Village Board of Trustees
- Plan Commission
- Zoning Board of Appeals
- Glencoe School District #35 and New Trier Township High School District Boards
- Glencoe Park Board
- Glencoe Public Library Board
- Historic Preservation Commission
- Forest Preserve District of Cook County
- Glencoe Chamber of Commerce
- Chicago Botanic Garden
- other non-governmental organizations or bodies deemed appropriate

Such meetings could provide an opportunity to update the various bodies on recent activities, developments and decisions that have community-wide impact. Because each serves Glencoe residents and has overlapping concerns, it is vital that each is aware of the range of activities ongoing in the Village. The structure of the Plan Commission, with representatives from the various boards and governments operating in the Village, makes it an appropriate forum to discuss Village policies, and it could serve as host for these meetings.

#### *Relocation of Overhead Utility Lines*

Overhead utility lines detract from the overall quality of Glencoe's appearance. Many residents and officials who participated in this planning process spoke of the tangle of wires and forest of poles that are evident throughout the Village. Where cost-effective, relocation and burial of overhead utilities should be a high priority.



## CHAPTER 8: ECOLOGY AND ENVIRONMENT

Glencoe is characterized by significant amounts of open space, deep ravines and forested residential areas. The mature landscape adds greatly to the Village's distinctive atmosphere. Much of this open space is publicly owned by the Village of Glencoe, Glencoe Park District and the Forest Preserve District of Cook County, or held privately by residents and the Skokie and Lake Shore County Clubs. The open space is a valuable element of Glencoe's community character.

### Issues and Opportunities

#### *Vegetation*

In 1995, the Village of Glencoe received a grant from the Illinois Department of Natural Resources to conduct a comprehensive assessment of trees in the Village's right-of-way. The tree survey quantified an important characteristic of the community, allowing it to be measured, studied and maintained. It provides the Village with a solid basis and opportunity for setting goals and policies to protect and enhance this natural feature.

The tree survey, identified a total of 8,870 street trees and 111 species in the Village, as well as 1,500 potential tree planting sites. The assessment resulted in five management recommendations for improving the quality, size and diversity of Glencoe's urban forest. These are:

- Maintain the computerized inventory of Glencoe's street trees and add the park trees.
- Develop a policy to remove dead trees.
- Maintain a cyclic pruning program.
- Develop an aggressive planting program.
- Increase community education and outreach.

Planting program recommendations included increasing the Village's "percent stocking," defined as the "relation of the number of existing trees to the number of potential trees." Glencoe's current percent stocking is 82 percent. The tree assessment survey suggests that it would be possible to reach 100 percent stocking in sixteen years.

#### *Wildlife*

To some residents, the wildlife of Glencoe is a joyful sight that adds to the character of the Village. To others, wildlife is a nuisance and safety hazard. However, residents agree that there needs to be a balanced co-existence of people and wildlife. The Village participates in a deer management program to attempt to control the deer population in the Village. Evaluation of the need, desirability and methodology for such population controls should continue.



### *Storm Water Management*

The drainage system of the community depends on the healthy ecology of neighboring open space at the golf courses and forest preserve. New development in the community could be harmful to the system's overall capacity and water quality. All storm water in Glencoe east of Greenwood Avenue drains to Lake Michigan. All drainage west of Greenwood Avenue is to the Skokie Lagoons system. The East Diversion Ditch, discussed in the Community Facilities chapter, is an important component of the storm water system.

### *Sewer System*

Preservation of the Village's open space is important to sustaining its hydrological systems. If there were to be any development plans for the large private properties, the Village should encourage the owners to keep a large area undeveloped. If these properties are developed, the Village should require study of their impact on current storm water system.

### *Open Space*

The open space provided by the Forest Preserve District of Cook County, Skokie Country Club, Lake Shore Country Club and Glencoe Golf Club, is home to much of Glencoe's wildlife, both small mammals and birds. This open space also provides a visual and sound barrier between the Village and adjoining transportation routes such as the Edens Expressway and Lake-Cook Road. High quality views and vistas, particularly those that allow one to see Lake Michigan, are another important aspect of open spaces in Glencoe.

## **Recommendations**

### *Vegetation*

The Village's tree survey indicates that Glencoe has an extremely rich environment of trees in its public areas. The trees add greatly to the aesthetic and monetary value of property in the Village. Therefore, Glencoe should preserve and protect existing trees while carrying out the recommendations of the tree survey. This would include implementing a tree management plan that includes a planting and management strategy for reaching 100 percent stocking consistent with Village budgetary considerations.

Protecting and enhancing trees and other significant vegetation located on private property also should be encouraged. The Village already sponsors a 50/50 planting program that splits the cost of planting trees in the public parkway equally between residents and the Village. This program was started in the late 1970s and about 100 residents take advantage of the program each year. The focus has been on new trees and tree replacement. The Village also has a program that sells trees for private property at a reduced cost. Both of these programs should be continued and, where possible, expanded through the use of incentives such as an annual tree sale. Education about native and imported species and other important

planting considerations also could heighten awareness and increase the number of residents that take advantage of the program.

Glencoe should be at the forefront of education and awareness of the long-term effect of the use of pesticides and herbicides. In addition, alternatives to the extensive use of salt and other chemicals to achieve safe walking and driving conditions should be explored.

#### *Views and Vistas*

The views and vistas that exist throughout Glencoe's rolling terrain help define the Village's character. The loss of these views and vistas (of the lake, ravines or scenic corridors) would have a negative effect on the image and aesthetics of the community. For this reason, the Village should undertake a views and vistas study similar in scope to its recent tree survey. The views and vistas should be mapped and catalogued. Doing so will allow the Village to encourage protection of these views by private landowners through incentives and other means.

One incentive that the Village could pursue is providing tax relief to those property owners who donate an open space conservation easement, which would prevent development that blocks a view or vista. A property with significant conservation or historic preservation value can be protected by an easement. A conservation easement is a legal agreement to restrict the type and amount of development that may take place on a property in the future. The specific rights a property owner forgoes when granting a conservation easement are spelled out in each easement document. The restrictions placed on the property will depend upon the goals of the property owner and the condition ( i.e., scenic view, architecture, historic importance) that is to be protected.

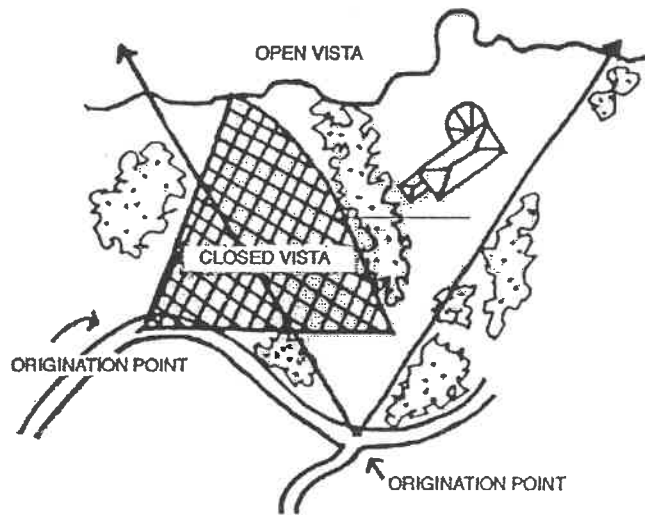
Prior to following this option, the Village, the Park District, the School Board and other affected agencies should weigh the implication of conservation easements on their property tax base against the gains. If a conservation easement reduces the development potential of the property, it may reduce the level of assessment and the amount of the owner's property taxes. There needs to be a reasonable balance between the protection of the Village's scenic landscape and the loss of property tax revenue. If that balance can be reached, the Village should create a process that encourages donation of conservation easements by residents to a public or not-for-profit agency.

The Village should work with Park District to identify public sites of mutual interest that can be put under public protection. Where incentives are not sufficient protection the Village can use its zoning powers to prevent the destruction of an important view or vista, perhaps by use of an overlay district.

Implementing a zoning overlay would require determining the exact boundaries of the area to be protected. Vistas can be thought of as either open (those that extend to the horizon)

or closed (those that end at a significant structure or environmental feature - see Figure 7.). Considerations for delineating an overlay would include: natural features that contribute to the scenic quality of the view or vista, including topography, vegetation or water courses; buildings or sites of historical, cultural or archeological value; major items of townscape including similarity of building form or material, or street and sidewalk paving. For example, an existing group of certified historic buildings may be part of an important view that should be protected.

Figure 7: Typical Mapping of a View or Vista



## CHAPTER 9: ECONOMIC DEVELOPMENT

Economic development in Glencoe means strengthening the local tax base to relieve the tax burden of residential property owners and increase Village revenues. Economic development in Glencoe differs from other communities in that it does not seek to increase employment opportunities in Glencoe, attract large industry or provide job readiness training. Its main purpose is to expand the use of downtown Glencoe and Hubbard Woods Shopping Center to businesses that would be appropriate for the Village.

In considering this issue, it is important to remember that Glencoe has two distinct business areas: downtown and the Hubbard Woods Shopping Center. Each has unique characteristics and generally attract different types of businesses with different needs. The larger traffic-intensive businesses of Hubbard Woods may not necessarily be desirable in downtown. Therefore, the needs and objectives for each shopping area should be considered separately.

### Issues and Opportunities

#### *Strengthen the Commercial Tax Base*

The Village's FY 1996 Comprehensive Annual Financial Report shows that sales tax revenue has increased from \$458,235 (7.1 percent of General Fund Revenues) in FY 1992 to \$557,099 (8.2 percent of General Fund Revenues) in FY 1996, a 5.0 percent average annual increase. Over the same period, property tax receipts have gone from \$6.06 million (57 percent of total revenues) to \$6.25 million (57 percent of total revenues), a .78 percent average annual increase. Recent tax cap legislation limits future increases in Village property tax rates, which directly restricts the Village's largest single revenue source.

To increase sales tax revenues the Village will have to ensure that there are sufficient sales-tax generating businesses in the downtown and Hubbard Wood Shopping Center. A balance of uses is necessary for a healthy economy; yet in Glencoe the trend has been toward an increase in service businesses that do not generate sales tax.

One way to increase the number of retail sales businesses is to increase the demand for downtown businesses as a destination for specialty shopping. Glencoe already draws a regional market to its specialty shops. Additional specialty shops could help create a positive synergy for these businesses, attracting consumers to visit a group of shops rather than a single boutique.

Finally, existing businesses that make a positive contribution to the downtown should be supported. These businesses should be encouraged to expand or remodel, both physically and in the services they provide, in order to remain competitive with similar businesses in other communities.

### *Hubbard Woods*

Hubbard Woods Shopping Center is located at the south entrance to the Village in a suburban-style shopping center. Many in Glencoe feel that Hubbard Woods is disconnected both physically and visually from the rest of the Glencoe. However, its tenants provide needed convenience shopping to the Village.

The economic potential of Hubbard Woods Shopping Center might be enhanced if the appearance of the building itself and traffic safety (for vehicles and pedestrians) were improved. Recent improvements have been made to the public space along Glencoe/Green Bay Road with landscaping, lighting and new turn lanes from Glencoe/Green Bay Road. The Village should continue working to address improvements to the building and safety issues. As both the parking lot and the building are privately owned, the Village is somewhat limited in effecting these changes. However, it can work with the property owner and tenants to find common solutions that would satisfy common needs.

### *Other Revenues*

A potential source of additional revenues for the Village is to sell excess water capacity to communities west of Glencoe. With a capacity of eight million gallons per day but a usage of just one to two million gallons per day, the Village has the potential to sell as much as six million gallons of water daily. Many of the western suburbs are continually contracting for water supply. The Village should continue to look beyond its immediate neighbors to find interested buyers.

### *Recommendations*

#### *Downtown Marketing Strategy*

The Village and Chamber of Commerce share an interest in downtown Glencoe. To further that common concern, the Village should support the marketing of downtown. This could include the development of a formal marketing strategy, perhaps in concert with the Chamber of Commerce. The strategy could target residents, new businesses and markets beyond the Village boundary, and it should consider the principles and policies of this comprehensive plan. A new marketing strategy also should consider using existing tools, such as the Glencoe Memo, to raise awareness about downtown through profiles of local businesses.

From the Village's perspective, the value of enhancing the economic viability of downtown may warrant creation of a new full- or part-time staff position of Economic Development Coordinator, whose primary responsibility and concern would be identifying policies and practices for the economic health and welfare of downtown Glencoe.

A model structure may be found in the Main Street Program. This model takes the approach of managing downtown through a single person or organization, as in a retail mall.

The program should function as a partnership among the municipality, property owners and merchants and should respect the rights of owners and merchants. However, it also should operate from the basis that all involved can benefit from unified management of items like public area maintenance, common business hours, and joint marketing efforts. Development of the economic base should be a high priority for the Village Board, Plan Commission, Chamber of Commerce, merchants and land owners.

*Glencoe/Green Bay Road and Downtown Gateway*

From a marketing perspective, downtown should be easier to find. When improvements to Glencoe/Green Bay Road are completed, the Village should consider changing the name of Glencoe Road to Green Bay Road. Changing the road's name would improve downtown's visibility and marketability. However, the Village also should ensure that residents understand a change of name before any action is taken. What some may view as an important economic development action may be viewed by others as harming the character and small-town atmosphere of Glencoe.

The downtown also needs a more notable entranceway to enhance its appeal as an inviting place to stop and shop. The 1992 Business District Plan noted that the intersection at Glencoe Road and Park Avenue lacks identity as the primary entrance for downtown. That plan suggested that new entry signs are needed to distinguish this intersection as the major entry into downtown. Banners, signs and landscaping could be used to create a more prominent entry. Increasing pedestrian traffic at this intersection could be accomplished with a better connection to the parking lots east of the railroad tracks, installation of bike racks, and seating areas with benches and plantings. These types of gateway improvements, as well as other downtown enhancements described in the next chapter, can enhance downtown's role in Village economic development.

## CHAPTER 10: DOWNTOWN SUBAREA PLAN

Downtown represents many things to Glencoe. To residents it is a meeting place and a convenient shopping area. For Village government, downtown is the center of public services. For downtown merchants, the downtown is a retail and service center with a large and affluent potential market. And for the community as a whole, downtown generates sales tax receipts that help support the Village's annual budget. It is in everyone's interest to work together to keep downtown functioning in all these roles. This chapter presents recommendations for the continued planning of downtown Glencoe. It addresses physical and urban design needs, downtown's role as the Village's economic development engine, and its place as the heart of Glencoe.

### *Stewardship of Downtown*

Making physical improvement; promoting businesses; maintaining properties and public ways; building and rehabilitating properties; selling goods and services; and providing public services all contribute to the character and function of downtown. Those who conduct these activities are responsible for the long-term stewardship of the downtown. As this list of tasks makes clear, this stewardship responsibility is shared by many people and organizations: the Village, the Chamber of Commerce, property owners, and merchants. Since each group has a financial stake in the appearance, convenience, usefulness, and layout of downtown, each should play an active role in caring for downtown.

The Village's role downtown is to provide a safe and attractive environment. This role includes keeping the public spaces such as streets and sidewalks clean and in good repair. Property owners share the responsibility for keeping downtown clean and well presented. Likewise, downtown merchants play a role in the business district's appearance and overall success.

The Chamber of Commerce currently represents 90 of 120 Glencoe merchants. While the Village and its staff should continue to provide technical and regulatory support and maintenance of public spaces, the role of the Chamber of Commerce is to advocate downtown to Village residents and to potential outside markets. The Chamber already has an agenda and some very specific concerns about downtown. Many of its concerns overlap those of the Village and residents.

As the leading advocate for downtown, the Chamber is a force behind:

- Increasing the visibility of downtown to its potential market and its members.
- Attracting business appropriate to Glencoe's needs.
- Representing merchant views on Village issues that affect the business community.

Each of these objectives is supported in this comprehensive plan. The overall mix of downtown businesses and activities should provide residents with:

- Convenient and competitively priced selection of goods and services
- Enhancements to the downtown and small-town activities in the community
- Revenues to the Village
- Social interaction for Village residents

#### *Appearance of Downtown*

The eclectic collection of architectural styles in downtown is well liked in the community and gives the downtown its unassuming charm. The downtown is not intimidating, nor does it speak of wealth and social status. The downtown has a very welcoming feeling that has been created by the Village, merchants and property owners who have taken time to participate in the community. There have been many efforts over the years to install pavers, add landscaping at street intersections and provide street furniture. These efforts have been confined to small areas, resulting in a wide variety of benches, lighting and planters, dating from the 1970s to the 1990s.

Signs in the downtown have an effect on the area's appearance and should be considered as part of the Village's planning. Merchants have expressed concern that the Village's sign ordinance is overly restrictive and out-of-date. The Village and merchants should conduct a joint review of the existing ordinance to examine and up-date its provisions.

A unified streetscape program is recommended to provide a more cohesive and attractive appearance to the public spaces in downtown. It is outlined in the points below and shown in Figure 8, pg. 54. This program is meant to complement and augment, not replace, the Village's current design guidelines for downtown. The goals of the streetscape program are to prevent a cluttered appearance, provide uniform and clear signage, and present the downtown as a convenient and attractive place to shop and do business. The streetscape improvements at Park and Vernon Avenues are considered as a model for the rest of downtown. There is no intention here to recommend a unified design theme for buildings (such as a Tudor facade treatment) that would undo the eclectic visual character of downtown. Among the streetscape improvements to consider are:

#### *1. Parking Lot Improvements*

- Creating a landscape buffer with a small berm, an evergreen hedge, and ornamental trees where parking lots exist adjacent to sidewalks
- Instituting landscaped knuckles to scale down a row of parking into shorter segments
- Converting the concrete median separating two rows of angled parking to a carriage walk with small planting islands for street trees and hardy ground covers



2. *Entry Corridor Character*

- With its natural topography and stately, mature vegetation, Glencoe displays a well-established, park-like flavor. Downtown Glencoe should maintain that character by preserving existing public open and green spaces and by designing a pedestrian-oriented streetscape.

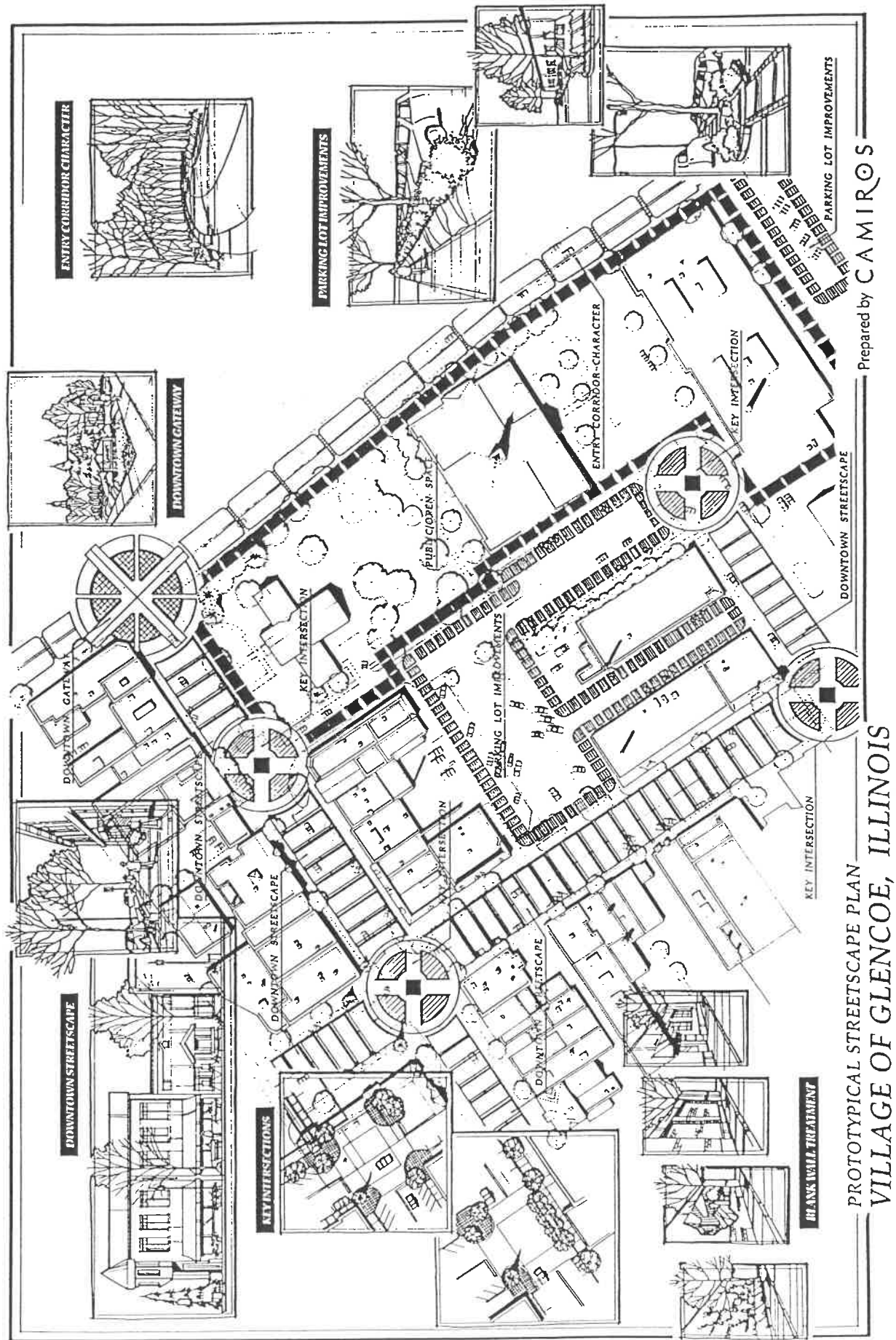
3. *Downtown Gateway*

- Encouraging sign style, materials and colors to present a connection to other gateway signs and to downtown Glencoe
- Installing flowering and evergreen plantings to accent the setting and highlight the sign
- Making the Downtown Gateway visible at night with the location of ground-level lighting
- Locating the signs in places that will incorporate a captivating background with views, for example, of the public library and the cupola of the Village Hall
- Placing business district signs at key locations along Sheridan, Dundee, and Lake-Cook Roads

4. *Downtown Streetscape*

- Unifying the street furniture and amenities to create a cohesive downtown streetscape, (replacing the eclectic collection of street furniture and paving materials)
- Locating street trees at regular intervals to produce visual repetition and a shaded pedestrian environment
- Encouraging awnings and covered entrances that project over the sidewalk to create a more intimate feel and give facades a stronger visual texture; any awnings must be regularly maintained
- Placing benches near street trees to take advantage of the shade; locating trash receptacles in accessible locations, such as street corners, but away from benches to keep flies and bees a safe distance from seating areas
- Consolidating compatible street furniture to create nodes along the sidewalk. Group together trash receptacles, light standards and planters, or group benches, light standards and street trees
- Incorporate planters and small sidewalk displays for visual interest underneath windows and along the base of buildings: an example of a small sidewalk display could be an easel with a restaurant menu to attract pedestrians
- Including street trees, light standards and small planters near the edge of the sidewalk to provide a small buffer between the pedestrian zone and the vehicular zone
- Installing bike racks in appropriate locations

Figure 8: Prototypical Streetscape Plan



5. *Key Intersections*

- Highlighting intersections with a consistent paving material
- Constructing expanded knuckles at all key intersections to allow for prominent planting schemes
- Establishing landscaped intersection amenities; such as evergreen trees in circular, raised planters at intersections. By planting a circular, raised planter with an evergreen tree at each intersection, the intersection becomes a focal point for the streetscape. The evergreen is statuesque in summer and can be decorated with lights for the holidays
- Protecting street trees by appropriate means; circular tree grates could be employed that relate to the circular, raised, evergreen planters

6. *Wall Treatment*

- Planting wall climbing vines and maintaining foundation plantings
- Encouraging brick relief work to create shadows and a three-dimensional quality
- Encouraging windows and entrances to give facades life and interest

*Public Works Building Site*

The future of the Public Works Service Building is perhaps one of the most complex decisions the community faces. Figure 9, pg. 56, depicts the redevelopment site area. This issue has been the source of debate for several decades. Two task forces recently reviewed the condition of the Public Works Building, as well as alternative sites for this activity. It was concluded that the Public Works Building requires extensive renovation. In addition, an acceptable alternative site could not be identified. However, certain material storage could be accommodated on the Village-owned property west of the Edens Expressway and north of Tower Road.

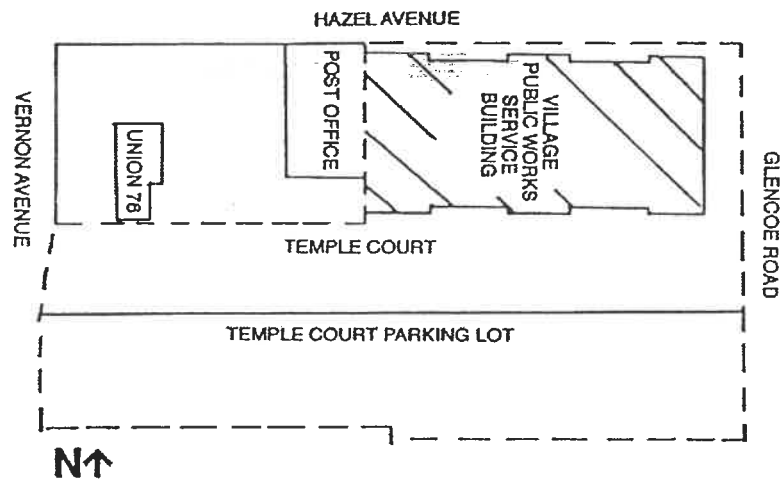
The Village Board is currently planning to renovate the garage facility. Following such renovation, if additional, substantial rehabilitation or new construction of the garage becomes necessary, the Village should again explore the possibility of relocating the garage to an acceptable alternate site in order to provide additional revenue and other benefits to the Village.

When and if the public works function is relocated, the Village will be presented with the opportunity and challenge of redeveloping the public works site in the downtown. In pursuing redevelopment, the Village will need to establish guidelines to direct the process. These guidelines should consider:

- Opportunities for senior housing
- Downtown as a source of social interaction, the heart of the community, and a convenient place to shop

- Village revenue
- Appropriate landscaping and screening
- No net loss of parking in the downtown
- Minimal adverse impact on residential uses to the south and west of the property
- The Post Office remaining in the downtown

Figure 9: Temple Court Redevelopment Area



These guidelines are a starting point for the Village's planning process. Other objectives may be added to this list as situations change over time. The Village may choose to use the Land Use Policy Development Process described in Chapter 5 to look at this issue more closely.

#### *Downtown Housing*

This plan already has described the need for senior housing in Glencoe. The most appropriate location for that housing is in downtown, where residents can take advantage of Village services, local shopping and regional transportation. Downtown housing also would provide more ready patrons for local merchants. This housing should be of a type that would appeal to the needs of senior citizens.

Several sites in the downtown are suitable for such housing. Any site must provide off-street parking to preserve parking for shoppers, and could include retail space on the first floor.

#### *Expansion and Retention of Local Grocery*

The existing grocery is vital to downtown. It serves as an anchor, similar to a major department store in a regional mall, attracting consumers who then take the opportunity to visit other shops and services. The grocery also serves as an important meeting place for

residents, and is symbolic of the Village's small-town and independent atmosphere. For these reasons, an opportunity to expand or relocate the grocery to a larger site in the downtown should be carefully considered and, if appropriate, encouraged.

#### *Potential Downtown Markets*

Without increased customer support from Glencoe residents and regional markets, downtown may not be able to compete with neighboring suburbs. Marketing techniques, such as the "Buy Glencoe" campaign through the Glencoe Memo, were discussed in Chapter 9: Economic Development. Other options also exist. Demographics show that Glencoe has a higher number of persons age 65 and older living in the community than other North Shore suburbs. Some retail activities could be directed toward this population. Also, when the Village implements the Million Flower Mile, this attraction, together with the nearby Chicago Botanic Garden, could be an opportunity to showcase Glencoe and attract visitors. Signs could be placed at the Chicago Botanic Garden directing visitors to downtown Glencoe, as well as along Sheridan, Dundee, and Lake-Cook Roads.

To identify options, it may be appropriate for the Village or the Chamber of Commerce to undertake a market study for downtown Glencoe. The results of the study could be used by the Village as part of an economic development effort, and by the Chamber as a tool for attracting and retaining business enterprises.

#### *Downtown Business Mix*

The opportunity to meet and greet neighbors in the downtown is essential to the community's character and quality of life. Since the close of Wienecke's Hardware, the community has been searching for a replacement meeting place. The local grocery and specialty coffee bar are serving this role to a degree, yet neither can be expected to fully meet the Village's needs. More restaurants, especially those that provide meals in the evening, are needed in the downtown district. Customers who have errands or supplies to purchase in the early evening need places to gather, converse and enjoy a meal and evening activities.

Another downtown business mix issue has been the location and number of service uses in the downtown. There are at least two options for addressing this concern. The first is to encourage the implementation of a business attraction strategy to bring more and replacement retail businesses to Glencoe. This could be a joint effort between the Village (perhaps led by an Economic Development Coordinator) and the Chamber of Commerce. Together, the Chamber and the Village could monitor the success of this program and evaluate if further steps are needed. The Chamber could conduct merchant interviews to reveal if there are impediments or incentives for new retail that are not immediately apparent. This approach would allow market forces to determine the appropriate business mix for Glencoe.

If evaluation of the business attraction strategy reveals that there is still an overuse of prime retail space by service uses, the Village may consider taking regulatory steps to improve the situation. This would represent an intervention into market forces to try to increase sales tax revenues for the Village. Some communities have instituted vertical zoning, in which non-retail uses are regulated through the zoning ordinance. In these cases, non-retail uses can be limited to second floor space. First floor space for non-retail tenants could then only be obtained through a special use permit. Alternatively, the Village could require that only a percentage of the overall gross leasable area in downtown could be devoted to non-retail uses. A dry cleaner, for example, only could be located in the downtown if the limited amount of designated non-retail space is not fully occupied.

The comprehensive plan favors the market-driven alternatives. A regulatory solution should only be considered if a market approach does not produce acceptable results.

#### *Parking and Parking Lots*

Two parking issues in the downtown need attention. The Downtown Development Task Force in its 1995 memo to the Village Board of Trustees indicated that downtown parking is close to adequate for shoppers. However, there is a perception that insufficient parking exists. Because the downtown is a small physical area, customers and other visitors expect that parking should be available immediately in front of their destination. The Task Force also noted that there is a deficiency in the number of parking spaces available for merchants and employees. The location and distribution of existing parking and its impact on economic performance needs to be monitored on an on-going basis.

The second issue is that existing parking areas are poorly configured and unfriendly to pedestrians, because of visual clutter and a lack of separation from moving traffic. The Village Court parking lot faces onto the rear entrances of surrounding businesses and forces pedestrians to share the road with entering and exiting vehicles. The Temple Court parking area is remote and barren. Shoppers must contend with public works and post office vehicles entering and exiting the same parking area. In addition the condition of the parking lot is deteriorated and needs to be resurfaced and landscaped.

The parking lot at Temple Court should be repaired as recommended in the 1992 Business District Plan. The plan was prepared to address the maintenance and enhancement of features in Glencoe's business district, and makes specific planning, zoning, and design recommendations. Issues addressed include the condition of both the Temple Court and Village Court parking lots. It is important that the Village act soon to improve the appearance of this parking area and the perception of parking availability and access in downtown.

As part of this improvement, property owners whose buildings back onto Village Court should be encouraged to screen or rehabilitate the rear of their buildings. Recommended

improvements that should be considered for the rear of buildings are listed below and shown in Figure 11, pg. 61.

- Create a sidewalk with curb that establishes a distinction between vehicular and pedestrian traffic
- Utilize small planters or a different paving texture at the edge of the sidewalk to help create an aesthetic buffer between vehicles and pedestrians. Figure 10, pg. 60, illustrates the use of parking diamonds that can add landscaping to existing parking lots without losing parking spaces
- Create pleasant secondary entrances to the rear of buildings facing Village Court to attract customers and strengthen the downtown atmosphere.
- Use awnings, window displays, wall-climbing vines and planters to make rear facades and secondary entrances more appealing.
- Separate properties aesthetically with a small brick wall or small evergreen hedge.
- When customer entrances are set back from the sidewalk, allow for a clear pedestrian walk for ease of access.
- Incorporate sign banners in strategic locations to add interest to blank walls.
- Create stairways with appealing ornamental railings to make them look attractive.
- Camouflage all waste receptacles where possible.
- Where appropriate, plant trees to provide screening, shade and privacy for second-story apartments.
- Encourage windows in buildings with blank upper-story facades that face east, west or south, which can make a building more attractive, open up views and reduce energy costs by utilizing the natural light.

Figure 10: Parking Lot Diamonds

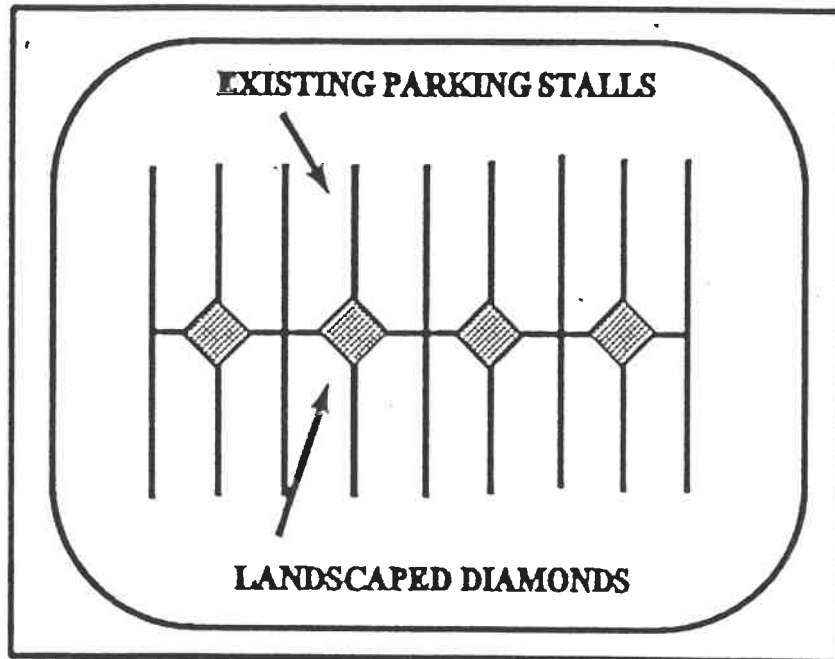
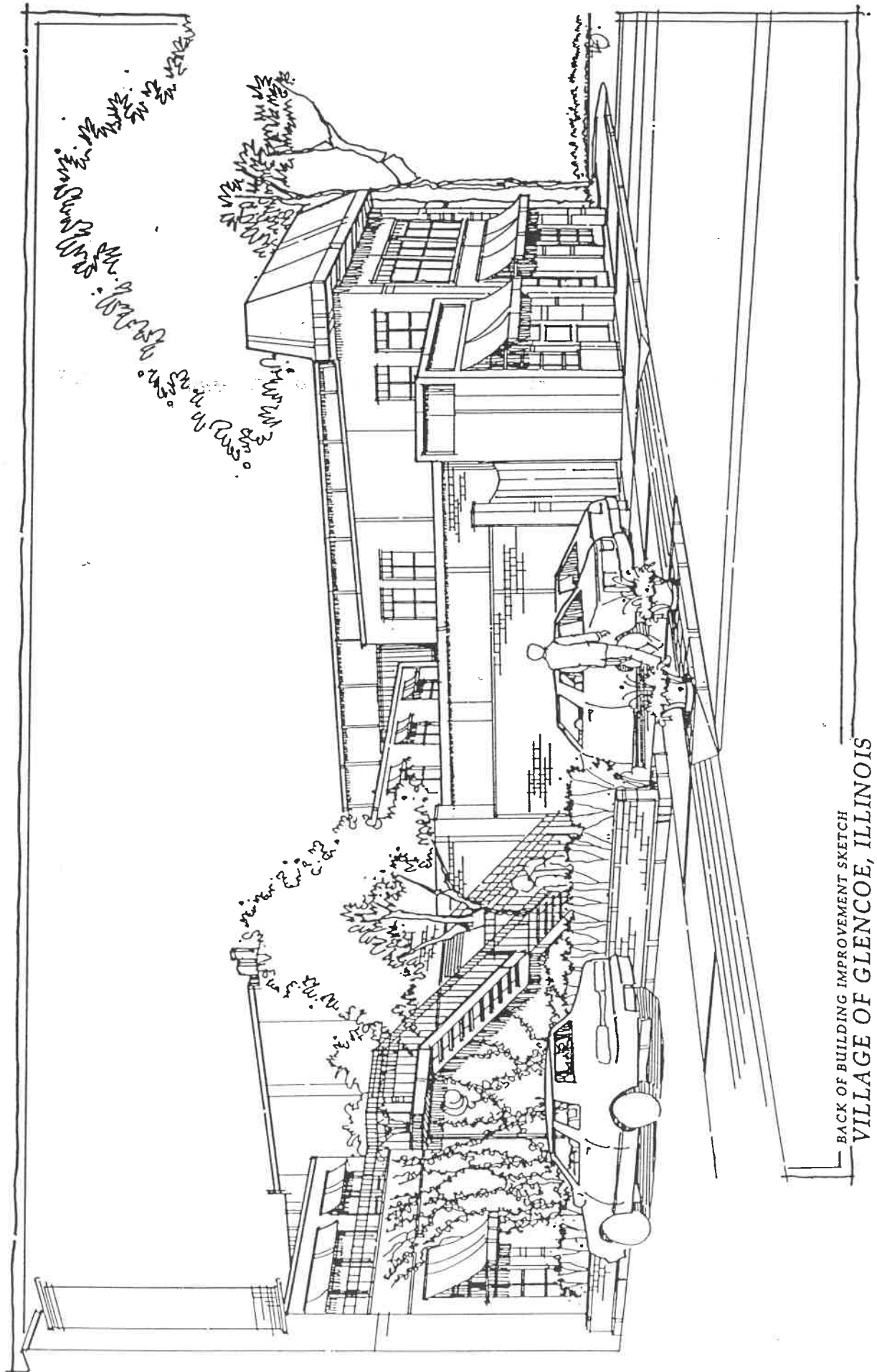




Figure 11: Back of Building Improvement Sketch



*Ongoing Planning*

The 1992 Business District Plan considered the downtown in terms of zoning, redevelopment, streetscape and building design, and design criteria. Many of those recommendations are in keeping with the principles and policies of this comprehensive plan and should be reevaluated. Issues that may be considered part of the Village's ongoing downtown planning include:

- Prohibiting new auto-oriented or drive-through facilities in the main streets in the downtown. Drive-through facilities disrupt a pedestrian environment and create traffic hazards and conflicts between pedestrians and motorists. Current drive-through facilities should be permitted as legal non-conforming uses but should not be allowed to expand without a special use permit.
- The plan also suggests that the Village amend the zoning ordinance to require landscape screening when a side or rear elevation of a commercial building is adjacent or across the street from a residential use. The screening should consist of some combination of shrubs, trees and masonry walls and should be reviewed under the downtown design guidelines.
- Minimizing curb cuts, driveways and paved areas. Relief from parking requirements could be used as an incentive for the preservation of existing buildings. Existing zoning requires a special use permit for buildings that provide fewer parking spaces than required by ordinance.

## CHAPTER 11. IMPLEMENTATION

As has been noted in this plan, preserving and enhancing what makes Glencoe special will be a shared responsibility. The recommendations in the comprehensive plan include detailed and specific actions, directives that need more consideration and research, and adjustments to existing activities. This means that some can be implemented immediately, while others require further scrutiny by public officials and residents. Some recommendations are focused around a one-time action, while others represent ongoing efforts.

The following list is a summary of the recommendations contained in this Comprehensive Plan.

### LAND USE

- Support existing land use pattern
- Adopt forum for setting future land use policy
- Consider adopting Park District Master Plan in the context of this Plan
- Improve multiple family housing opportunities
- Maintain character and boundaries of downtown
- Study annexation of the Chicago Botanic Garden property
- Consider landscape review for all residential and commercial development

### URBAN DESIGN

- Create signs for gateways
- Beautify gateway corridors
- Support Million Flower Mile
- Establish scenic corridor preservation program
- Encourage residential development controls
- Encourage residential historic districts
- Encourage historic preservation incentives

### COMMUNITY FACILITIES

- Maintain organizational communication
- Develop long term utility relocation strategy

### ECOLOGY

- Encourage landscape preservation and enhancement in public and private spaces
- Implement tree survey recommendations
- Develop and preserve views and vistas

- Develop consistent management of the public landscape
- Study impact of landscape chemical use in Village

#### ECONOMIC DEVELOPMENT

- Develop marketing strategy for downtown
- Make development of a strong downtown economic base a high priority
- Develop streetscape plan for downtown
- Rename Glencoe Road to Green Bay Road

#### DOWNTOWN

- Landscape and beautify parking lots
- Study practical relocation of public works facility

## APPENDIX A - CGMMUNITY SURVEY RESULTS

## Memorandum

**To:** Planning Commission, Village of Glencoe  
**From:** Camiros, Ltd.  
**Date:** August 23, 1995  
**Subject:** Comprehensive Plan Community Survey: Preliminary Findings

In July of 1995, 3,500 surveys were mailed to Glencoe households and businesses as part of the summer issue of the *Glencoe Memo*. The survey solicited residents' opinions on a variety of issues. The responses to the surveys, summarized in this memorandum, are part of the Phase I information gathering for the Village of Glencoe Comprehensive Plan. The survey results will be combined with other public input tasks to establish an understanding of public opinion, and used by the consultant and Village officials in preparing the comprehensive plan.

Seven hundred and thirty four survey responses were tabulated, representing a response rate of 21 percent. At a 95 percent confidence interval, given this sample size, the margin of error is plus or minus four percent. That is, we can be 95 percent certain that the percentages provided in the survey accurately reflect the answers that would be given by all village residents, plus or minus four percent. This margin of error and the fact that the respondents generally reflect the villages' population provides confidence in the statistical significance of the survey results.

Overall, the respondents of the survey correspond closely with the population of Glencoe in general. The following chart compares a set of characteristics true to the survey results and the 1990 US Census of the Village of Glencoe.

| Community Characteristics           | Survey | 1990 Census |
|-------------------------------------|--------|-------------|
| population                          | 734    | 8499        |
| number of households                | 734    | 3061        |
| number of persons per household     | 2.9    | 2.8         |
| households with school age children | 38%    | 23%         |
| retired                             | NA     | 25%         |

The results of the survey are tabulated in terms of both actual numbers of responses and the percentage of responses. Where appropriate the mean and median values are also calculated. In addition, a series of cross tabulations were also performed, which allows the results to be viewed in terms of certain sectors of the population. The cross tabulations included:

- Answers of respondents based on their length of residency in Glencoe.
- Answers of respondents in households with children and those without children.
- Answers of "homemaker/retired" respondents compared to all other respondents.
- Answers of respondents based on the location of their residence within Glencoe.

The purpose of these tabulations is to understand the unique needs or opinions of certain groups. In addition, it is used as a check for answers of groups that may be represented in the survey group in higher proportion than the population as a whole. Only households with children were found to be represented in a higher proportion. Overall, no significant biases were found to be affecting the survey results from this or other groups. In addition, the responses of these

groups generally did not differ greatly from the survey group as a whole. Where notable differences were found in this survey, these are discussed in the appropriate section.

### Summary

The community survey has several interesting results that should be emphasized. The following suggest areas that may warrant further research as the Comprehensive Plan process progresses.

- Appearance is very important to respondents, though there is some difference of opinion as to what contributes to an appropriate appearance for the village; historic architecture and old homes, or new construction.
- The downtown is very important to Glencoe, and the grocery store is a key factor in the quality of life of the community and the downtown. With an average of fifteen trips per month, the downtown receives a tremendous amount of local traffic, and serves as a major public meeting place.
- Only one quarter of respondents would like to see downtown remain the way it is, whereas three quarters of all respondents would like to see some changes in downtown Glencoe, mostly that means new or greater variety of shops.
- Contrary to conventional thought, newer residents to Glencoe are more likely to be involved in village organizations than long-time residents. Newer residents take time to get involved primarily through the school system. They are also more likely to be interested in getting involved, if they're not already.
- Respondents have much praise for the public services offered in the village.
- Despite a quarter of respondents selecting "better parking" as an improvement for downtown, the survey also indicates that parking is not a deterrent for visiting downtown.

### Section I: General Information

The survey was divided into three sections, each with a different focus and a unique set of questions. Part I sought general information about the respondents. The results are highlighted below:

- Out of all respondents, over 62 percent have been residents of Glencoe for eleven years or more, including many who have lived in Glencoe for thirty years or more. The mean length of residency is nineteen years.
- Households with children have lived in Glencoe an average of eight years, while those without children, or whose children have left home, have lived in Glencoe an average of twenty five years.
- The percentage of responses from individuals who are "homemaker/retired" is comparable than that found in Glencoe in general. According to the 1990 census, 25.1 percent of Glencoe residents are "retired", while 27 percent of survey responses came from "homemaker/retired" residents.
- Twenty percent indicated that a previous generation of their family have lived in Glencoe but the majority of respondents have no previous family connection to Glencoe.
- The mean number of persons living in a respondent household is 2.9, with the majority living in a household with either two or four persons. This is very close to the actual persons per housing unit of 2.8, as documented in the 1990 U.S. Census

- The survey indicates that 39 percent of all households include children between the ages of five and eighteen, while 20 percent include children under age five. Overall, 48 percent of all respondent households that provided information on their family make-up include children. This is higher than that documented in the 1990 U.S. Census, in which 37 percent of all Glencoe households include children under eighteen years of age, and 26 percent of households include school aged children.
- Thirty five percent of all respondents belong a civic or public organization related to Glencoe, most of whom became involved either through a child's school, or because they simple feel it is important. Very few respondents became active because of a specific village issue, suggesting that the people who become involved in the village are not one-time or one-issue participants. Fully half of the households that have children are involved in a civic group, and are more likely than other groups to want to become involved in the future. The same is true of newer residents, who belong to civic groups more frequently than long time residents, and are more interested in getting involved. Overall, of the 65 percent of respondents who are not involved in a public organization, 67 percent do not anticipate joining a group in the future, while 33 percent would be interested in joining a Glencoe related civic organization. Of the "homemaker/retired" respondents, 75 percent do not anticipate getting involved.

| What is your profession?            | Survey | 1990 Census |
|-------------------------------------|--------|-------------|
| Respondents in Work Force           | 505    | 4381        |
| Executives                          | 31.0   | 26.8        |
| Professional Speciality             | 36.0   | 36.0        |
| Technical, Sales, Admin. Support    | 23.0   | 30.0        |
| Service                             | 4.0    | 4.1         |
| Precision Production, Craft, Repair | 1.0    | 0.4         |
| Operators, Fabricators, Laborers    | 0.1    | 2.5         |
| Self Employed                       | 4.0    | 16.0        |
| Homemaker/Retired                   | 27.0   | NA          |

- Out of all the respondents, 84 percent have one or more persons working outside the home, with the majority of respondents (44 percent) coming from households with one person working. Of respondents in the labor force, ninety percent work as executives, administrators, or managers; in a professional specialty such as engineering, science, health care or teaching, or in technical, sales, or administrative support positions. In the population as a whole, 93 percent of the work force is occupied in these professions. Five percent of respondents work in the service, productions, or fabrication professions, and 4 percent are self-employed. In households with more than one working professional, the same emphasis on executive, specialty, and technical and administrative support professions applied, with 87 percent of respondents selecting those fields. Slightly higher numbers, 8 percent, work in the service, production, or other industries.
- Each respondent was asked to indicate the location of their residence. A third of all respondents live in the northwest quadrant of Glencoe (Area 1), a third live in the southwest quadrant of Glencoe (Area 3), and another third live in the northeast and southeast quadrants (Areas 2 and 4). The map at right indicates the location of those quadrants. The response rate from each quadrant reflects the relative number of households present in that area. Quadrants were defined by geographical landmarks, not population or other demographic characteristics. The survey results indicate that more one to ten year residents live in Quadrant 3 than other quadrants, and fewer long-time residents live in the same area, indicating that Quadrant 3 may have served as a receiving area for residents moving into Glencoe and indicates a topic that warrants further study.



- Respondents were asked to indicate the main reason for moving to Glencoe, and were allowed to indicate two reasons for moving, so responses exceed 100 percent. Fifty-six percent selected "Community Character/Quality of Life", while another 51 percent live in Glencoe because of the quality of the schools. Another important criteria was simply finding a desirable home, selected by 38 percent of respondents. Other choices received minimal attention; "Family Ties" 11 percent; "Diversity of Population" 7 percent; and "Access to Transportation" 10 percent. The table below indicates the results.



| What was your main reason for moving to Glencoe? | Percentage |
|--|------------|
| Community Character/Quality of Life              | 56         |
| Good Schools                                     | 51         |
| I found a nice house                             | 38         |
| Family Ties                                      | 11         |
| Good access to transportation                    | 10         |
| Diversity of the population                      | 7          |
| Good community services                          | 4          |
| Other  | 6          |

- The cross tabulation indicates that newer residents based their decision to move to Glencoe more on "Quality of Life" (64 percent), and balanced such factors as housing choices (43 percent), and "Quality of Schools" (47 percent), but were hardly concerned about "Family Ties" (6 percent). Whereas, long-time residents listed schools as the most important consideration (58 percent).
- "Family Ties" were given heavy emphasis by respondents who have been residents for thirty years or more (26 percent). This is in sharp contrast to all other respondents who selected "Family Ties" less than 8 percent of the time. Here is an example of where one segment of the population influenced the results of the survey, by increasing the overall importance of "Family Ties" in the final results to 11 percent.
- Asked where they receive information about events in Glencoe, most selected The Glencoe News (52 percent). More respondents receive information by word of mouth (26 percent) than through the Glencoe Memo (20 percent). Long-time and "homemaker/retired" residents are more likely to read the Glencoe Memo than any other respondent group.

## Section II - Thoughts About Glencoe

The next section of the survey asked respondents questions that aimed at helping to define the special qualities of Glencoe. When asked to list three words that best describe Glencoe, the top five answers, given by 25 to 33 percent of respondents, included in order:

- Attractive
- Friendly
- Safe
- Quiet/Peaceful
- Small

All segments of the population that were cross tabulated in the survey results had the same list of top five responses. No group differed from the overall results by more than a few percentage points.

The next most frequent group of responses (10 to 15 percent) said that Glencoe is:

- Quaint/Charming
- Affluent
- Services, well managed
- Green

Affluent is a word used more frequently by newer residents, and well managed services was given greater emphasis the longer a respondent had been a resident of Glencoe.

Those responses that were given by less than 10 percent of respondents were:

- Convenient
- Community/neighbors
- Expensive/High Taxes
- Stable
- Diverse
- Comfortable

While 55 percent of respondents said they moved to Glencoe because of the "Quality of Life", there was no definition of that term. This next question attempts to give meaning to the phrase. A series of components that could comprise "Quality of Life" were rated by respondents as "very important", "important", "unimportant", or "very unimportant". The responses are converted into an overall rating that describes the relative importance of each of these components. The rating is on a scale from -2 to +2. A rating of +2 would indicate that all respondents find the component "very important" whereas a rating of -2 would indicate that all respondents find the component "very unimportant". A rating of zero indicates that an equal number of respondents find the component "very important" and "very unimportant", resulting in a neutral rating. In reality public opinion falls somewhere in between, and the following table indicates the overall importance of the component.

- The cross tabulations revealed that respondents with children rate schools as higher in importance to the quality of life (1.9), than respondents without children (1.4). This result, which is consistent with the expected higher status the schools system would hold with respondents with children, was the only significant difference among the cross tabulated groups.

| Rate the importance of each of the following to Glencoe's Quality of Life | Overall Rating |
|---|----------------|
| Security/Safety   | 1.9            |
| Schools   | 1.6            |
| Small Town Feel   | 1.5            |
| Appearance of the Village   | 1.5            |
| Recreation/Open Space   | 1.2            |
| Residential Architecture  | 1.2            |
| Friendly Neighbors  | 1.1            |

|                         |    |
|-------------------------|----|
| Commercial Architecture | .8 |
| Diversity of Population | .7 |
| Heritage/History        | .2 |

- Every service that respondents were asked to rate overwhelmingly received excellent or good marks. Only sidewalk maintenance was rated as excellent or good by less than 80 percent of respondents, resulting in a rating of .6 on a scale of -2 to +2. Among "homemaker/retired" respondents, there is slightly less satisfaction with recreation services in Glencoe. A cross tabulation by location of residence showed that the rating of public services did not change by location. That is, no single area of the village expressed dissatisfaction over street maintenance or any other public service.

| Community Service    | Rating<br>2 = Excellent |
|----------------------|-------------------------|
| Ambulance            | 1.8                     |
| Police               | 1.8                     |
| Fire                 | 1.7                     |
| Water                | 1.5                     |
| Schools              | 1.5                     |
| Recycling            | 1.4                     |
| Garbage Collection   | 1.4                     |
| Beach                | 1.2                     |
| Library              | 1.2                     |
| Tree Maintenance     | 1.1                     |
| Recreation Programs  | 1.1                     |
| Street Maintenance   | .9                      |
| Parks                | .7                      |
| Sidewalk Maintenance | .6                      |

The next set of questions asked respondents to react to a series of statements by indicating how strongly they "agree" or "disagree." Similar to the rating system used earlier, a rating of +2 would indicate that all the respondents "strongly agree" with the statement, while a rating of -2 would indicate that all respondents "strongly disagree". The purpose of the questions is to gain information on a range of topics that provide insight into the types of goals and values found in the community. The tables below indicate the overall ratings given to the statements.

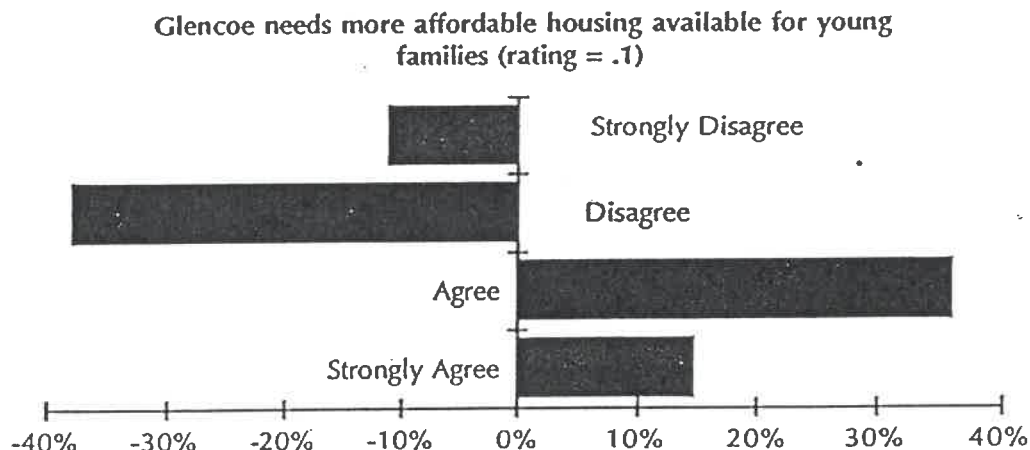
| Statements that received strongest agreement                                | Rating |
|---|--------|
| The most important thing Glencoe can do is maintain its small town feel     | 1.0    |
| The historic architecture of Glencoe is important                           | 1.0    |
| New homes should reflect the character of Glencoe                           | 0.8    |
| Some new houses have been built that don't fit in with the town's character | 0.8    |

| Statements that received moderate agreement                                    | Rating |
|--|--------|
| Glencoe's diverse population is important to me                                | 0.7    |
| Commercial development that will help keep taxes down should be encouraged     | 0.6    |
| It is worth paying the current property taxes to live in Glencoe               | 0.4    |
| The village should concentrate solely on providing traditional public services | 0.4    |

|   |     |
|---|-----|
| Glencoe needs housing for older residents that is affordable and more appropriate for their needs | 0.4 |
| It's okay for old homes to be torn down and replaced with new ones in Glencoe                     | 0.4 |
| I talk to my friends and neighbors regularly about village issues                                 | 0.4 |

| Statements upon which there was least agreement                                | Rating |
|--|--------|
| Glencoe has a diverse population   | 0.3    |
| The village should work actively to bring about desirable development projects | 0.2    |
| Glencoe needs more affordable housing available for young families             | 0.1    |

- In those statements where there was least agreement (that is the rating approaches zero), *the rating demonstrates two opposing sides of an issue, not an overall neutral position*. For example, almost equal numbers of respondents "disagree" and "agree" that Glencoe needs more affordable housing for younger families. The bar chart below explains how the presence of two opposing schools results in a rating of +.1.



- Overall survey respondents disagree with one another over the level of diversity found in Glencoe. However, between population groups there is also a difference of opinion. The cross tabulation indicates that respondents without children and long-time respondents are more likely to agree that Glencoe is a diverse community (+.6 and +.7 respectively) than respondents with children or who are newer to the community (both rated the statement -.1). The results show a rating of .3 on this statement indicating some differences within the community regarding this statement.
- None of the statements that were offered in the survey were met with a negative overall response, meaning that the larger proportion of respondents "agreed" with virtually all the statements.
- The statements with the largest number of respondents that "strongly agree" were directed at the character of housing in Glencoe and its small town feel. This is interesting in light of the low importance "Heritage/History" received earlier as a component of Glencoe's quality of life. Respondents do not associate architecture and character with history and heritage.

| Statement  | Strongly Agree |
|--|----------------|
| Some new houses have been built in Glencoe that don't fit in with the town's character | 37.5%          |
| The most important thing Glencoe can do is maintain its small town feel                | 34.8%          |
| The historic architecture of Glencoe is important                                      | 30.5%          |
| New homes should reflect the character of Glencoe                                      | 31.4%          |

- There is no statements with which more than 10 percent respondents "strongly disagree". However, there were several that stand out because of the number of respondents that "disagree" with the statement. This includes:

| Statement   | Disagree |
|---|----------|
| Glencoe needs more affordable housing for young families  | 37.8%    |
| The village should concentrate solely on providing traditional public services                    | 35.6%    |
| I talk to my friends and neighbors about village issues   | 29.6%    |
| Glencoe has a diverse population  | 29.4%    |
| Glencoe needs housing for older residents that is affordable and more appropriate for their needs | 29.0%    |
| The village should work actively to bring about desirable development projects.                   | 27.4%    |

- The only other significant finding from the cross tabulations is that respondents with children are far more likely to discuss village issues with friends and neighbors (.7) than respondents without children (.2), and that long-time residents and respondents without children are more likely to agree that Glencoe needs affordable housing for older residents

### Section III: Businesses in Glencoe

In the third section of the survey respondents were asked about downtown Glencoe and Hubbard Woods.

- The average number of visits per month by respondents to downtown Glencoe is fifteen.
- Almost a quarter of respondents visit downtown Glencoe more than twenty five times per month; close to once per day.
- Seventy-two percent of respondents are shopping and 36 percent are banking.
- The reasons for visiting downtown are as follows:

| Reason to visit downtown | Percentage |
|--------------------------|------------|
| Shopping                 | 72         |
| Banking                  | 36         |
| Library                  | 33         |
| Other Services           | 17         |
| Restaurant               | 10         |
| Just for a walk          | 9          |
| Friend's Park            | 8          |
| Business at village hall | 7          |

There are only a few slight differences between population sectors in the numbers of visits made to the downtown. They are:

- Respondents with children use downtown more frequently than respondents without children.
- As length of residency increases, so does the frequency of visits.
- Newer residents and respondents with children indicated that they visit downtown because of Friend's Park (19 and 18 percent) more often than long-time residents or those without children (2.5 and .6 percent). Long-time residents and "homemaker/retired" respondents do more of their banking in downtown Glencoe than other population groups.
- When asked what they like best about downtown, the majority of respondents like its convenience (64 percent) and small size (46 percent). Twenty nine percent think Glencoe has good shops and business. Reflecting Glencoe's small town atmosphere, 19 percent listed meeting people they know as a reason visit downtown.
- As to what might be done to enhance downtown, 59 percent of respondents think that the downtown needs a great variety of stores and 19 percent think it needs a greater number of stores. This corresponds to the above findings that while respondents generally like and use the downtown, less than one in three think it has good shop and businesses. Twenty-seven percent of respondents think that better parking would enhance the downtown. Retired" and long-time respondents are more likely to agree that additional parking is necessary. Despite the suggestions for change, 25 percent, would like to see downtown remain the way it is.
- The survey results indicate that grocery/food purchases are by far the more common in downtown Glencoe. Ninety-four percent of respondents buy groceries or food when they shop in downtown Glencoe. The next most common purchases in order are gasoline (21 percent), books (17 percent), and clothes/shoes (12 percent). The full list is in the table below.

| Most Frequent Purchases | Percentage |
|-------------------------|------------|
| Groceries/Food          | 94         |
| Gasoline                | 22         |
| Books                   | 17         |
| Clothes/Shoes           | 13         |
| Hardware                | 9          |
| Jewelry                 | 1          |
| Other                   | 17         |

- The services that respondents use most commonly downtown include the local bank, dry cleaners, and restaurants. An earlier questions about downtown also indicated that about 33 percent of residents visit downtown to use the local public library. Specific responses are listed in the table below.

| Businesses Commonly Used | Percentage |
|--------------------------|------------|
| Bank                     | 55         |
| Cleaners                 | 43         |
| Restaurants              | 37         |
| Auto services            | 17         |
| Medial Services          | 10         |
| Realtor                  | 1          |
| Other                    | 13         |

Respondents were asked to react to a series of statements about downtown Glencoe.

| Statement  | Rating |
|--|--------|
| I've been to downtown events sponsored by the village, chamber of commerce, or others                  | 0.8    |
| I'm glad the Wienecke building will be preserved   | 0.7    |
| I'd go to downtown Glencoe more if there were more events  | -0.4   |
| There are times I don't even bother going to downtown Glencoe because of the lack of available parking | -0.8   |

- Even though earlier questions revealed that some respondents find downtown parking to be a problem, it does not appear that parking dissuades residents from visiting downtown and making use of the shops.
- Chamber and village events are attended by 82 percent by all the respondents and 35 percent noted that they would go to downtown Glencoe more if additional events were held.

In responding to a set of questions regarding the Hubbard Woods shopping area, respondents gave the following answers:

- Respondents frequent the Glencoe shops located in Hubbard Woods much less often than downtown Glencoe; the average is six times per month, and the majority of respondents (44 percent) only visit these shops one to five times per month.
- As would be expected respondents living in Quadrants 3 and 4, on the south side of Glencoe visit Hubbard Woods with slightly more frequency (eight times per month), no doubt due to its convenient location.
- The most commonly patronized stores in Hubbard Woods are Walgreens (85 percent); Blockbuster Video (51 percent); 7-11 (21 percent) and Boston Market (19 percent).
- Seventy-six percent of respondents say that the Hubbard Woods Shopping Plaza does not feel like a part of the Glencoe community.
- Thirty percent of respondents commute from the Metra station in downtown Glencoe, and of those commuters, 45 percent will visit a Glencoe business as part of that trip.

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| QUESTION 23.<br>2 = STRONGLY AGREE<br>-2 = STRONGLY DISAGREE   | TOTAL         |
|--|---------------|
| A. THERE ARE TIMES I DON'T EVEN BOTHER<br>GOING TO DOWNTOWN GLENCOE BECAUSE OF THE<br>LACK OF AVAILABLE PARKING..... | 726<br>100.0% |
| STRONGLY AGREE.....  | 39<br>5.4%    |
| AGREE.....   | 133<br>18.3%  |
| DISAGREE.....  | 332<br>45.7%  |
| STRONGLY DISAGREE.....   | 222<br>30.6%  |
| RATING.....  | .8            |
| B. I'M GLAD THE WIENECKE BUILDING WILL<br>BE PRESERVED.....  | 694<br>100.0% |
| STRONGLY AGREE.....  | 188<br>27.1%  |
| AGREE.....   | 338<br>48.7%  |
| DISAGREE.....  | 122<br>17.6%  |
| STRONGLY DISAGREE.....   | 46<br>6.6%    |
| RATING.....  | .7            |
| C. I'VE BEEN TO DOWNTOWN EVENTS<br>SPONSORED BY THE VILLAGE, CHAMBER OF<br>COMMERCE, OR OTHERS.....                  | 719<br>100.0% |
| STRONGLY AGREE.....  | 147<br>20.4%  |
| AGREE.....   | 443<br>61.6%  |
| DISAGREE.....  | 99<br>13.8%   |
| STRONGLY DISAGREE.....   | 30<br>4.2%    |
| RATING.....  | .8            |



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|   | TOTAL         |
|---|---------------|
| D. I'D GO DOWNTOWN GLENCOE MORE IF THERE<br>WERE MORE EVENTS..... | 707<br>100.0% |
| STRONGLY AGREE.....   | 37<br>5.2%    |
| AGREE.....  | 209<br>29.6%  |
| DISAGREE.....   | 387<br>54.7%  |
| STRONGLY DISAGREE.....  | 74<br>10.5%   |
| RATING.....   | -.4'          |

**VILLAGE OF GLENCOE COMPREHENSIVE PLAN  
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|  | TOTAL  |
|--|--------|
| <b>QUESTION 1.</b>   |        |
| <b>HOW LONG HAVE YOU LIVED IN GLENCOE?</b>                                     |        |
| RESPONDENTS.....   | 734    |
|  | 100.0% |
| 1 - 5 YEARS.....   | 153    |
|  | 20.8%  |
| 6 - 10 YEARS.....  | 128    |
|  | 17.4%  |
| 11 - 20 YEARS.....   | 169    |
|  | 23.0%  |
| 21 - 30 YEARS.....   | 123    |
|  | 16.8%  |
| 31 - 40 YEARS.....   | 82     |
|  | 11.2%  |
| 41 - 50 YEARS.....   | 55     |
|  | 7.5%   |
| MORE THAN 50.....  | 24     |
|  | 3.3%   |
| MEAN.....  | 19.1   |
| MEDIAN.....  | 15.0   |
| <b>QUESTION 2.</b>   |        |
| <b>HOW MANY PREVIOUS GENERATIONS OF YOUR<br/>FAMILY HAVE LIVED IN GLENCOE?</b> |        |
| RESPONDENTS.....   | 691    |
|  | 100.0% |
| 0.....   | 553    |
|  | 80.0%  |
| 1.....   | 100    |
|  | 14.5%  |
| 2.....   | 30     |
|  | 4.3%   |
| MORE THAN 2.....   | 8      |
|  | 1.2%   |

**VILLAGE OF GLENCOE COMPREHENSIVE PLAN  
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|  | TOTAL         |
|--|---------------|
| <b>QUESTION 3.</b>                             |               |
| <b>WHERE IN GLENCOE DO YOU LIVE?</b>           |               |
| RESPONDENTS.....                               | 728<br>100.0% |
| 1.....   | 260<br>35.7%  |
| 2.....   | 94<br>12.9%   |
| 3.....   | 253<br>34.8%  |
| 4.....   | 121<br>16.6%  |
| <b>QUESTION 4.</b>                             |               |
| <b>HOW MANY PEOPLE LIVE IN YOUR HOUSEHOLD?</b> |               |
| RESPONDENTS.....                               | 734<br>100.0% |
| 1.....   | 70<br>9.5%    |
| 2.....   | 304<br>41.4%  |
| 3.....   | 100<br>13.6%  |
| 4.....   | 162<br>22.1%  |
| 5.....   | 73<br>9.9%    |
| MORE THAN 5.....                               | 25<br>3.4%    |
| MEAN.....                                      | 2.9           |
| MEDIAN.....                                    | 2.0           |

**VILLAGE OF GLENCOE COMPREHENSIVE PLAN  
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|   | TOTAL  |
|---|--------|
| <b>QUESTION 4A.</b>                                     |        |
| <b>HOW MANY OF THEM ARE CHILDREN 5 TO 18 YEARS OLD?</b> |        |
| RESPONDENTS.....  | 644    |
| 0.....  | 100.0% |
| 1.....  | 394    |
| 2.....  | 61.2%  |
| 3.....  | 90     |
| 4.....  | 14.0%  |
| 5.....  | 110    |
| 6.....  | 17.1%  |
| 7.....  | 39     |
| 8.....  | 6.1%   |
| 9.....  | 10     |
| MORE THAN 5.....  | 1.6%   |
|   | 1      |
|   | .2%    |
| <b>QUESTION 4B.</b>                                     |        |
| <b>HOW MANY OF THEM ARE CHILDREN UNDER 5?</b>           |        |
| RESPONDENTS.....  | 639    |
| 0.....  | 100.0% |
| 1.....  | 512    |
| 2.....  | 80.1%  |
| 3.....  | 88     |
| 4.....  | 13.8%  |
| 5.....  | 34     |
| 6.....  | 5.3%   |
| 7.....  | 5      |
| 8.....  | .8%    |

**VILLAGE OF GLENCOE COMPREHENSIVE PLAN  
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|  | TOTAL         |
|--|---------------|
| <b>QUESTION 5.</b>   |               |
| <b>DO YOU BELONG TO ANY CIVIC OR PUBLIC ORGANIZATIONS RELATED TO GLENCOE?</b>          |               |
| RESPONDENTS.....   | 724<br>100.0% |
| YES.....   | 252<br>34.8%  |
| NO.....  | 472<br>65.2%  |
| <b>QUESTION 5A.</b>  |               |
| <b>IF YES, WHAT ENCOURAGED YOU TO BECOME INVOLVED?</b>                                 |               |
| RESPONDENTS.....   | 247<br>100.0% |
| CHILDREN'S SCHOOL.....   | 89<br>36.0%   |
| A SPECIFIC VILLAGE ISSUE.....  | 15<br>6.1%    |
| I JUST THINK IT'S IMPORTANT.....   | 120<br>48.6%  |
| OTHER.....   | 23<br>9.3%    |
| <b>QUESTION 5B.</b>  |               |
| <b>IF NO, WOULD YOU BE INTERESTED IN JOINING A GLENCOE RELATED CIVIC ORGANIZATION?</b> |               |
| RESPONDENTS.....   | 394<br>100.0% |
| YES.....   | 131<br>33.2%  |
| NO.....  | 263<br>66.8%  |

**VILLAGE OF GLENCOE COMPREHENSIVE PLAN  
COMMUNITY SURVEY**

|   | TOTAL         |
|---|---------------|
| <b>QUESTION 6.</b>  |               |
| <b>HOW MANY PEOPLE IN YOUR HOUSEHOLD WORK<br/>OUTSIDE THE HOME?</b> |               |
| RESPONDENTS.....  | 726<br>100.0% |
| 0.....  | 116<br>16.0%  |
| 1.....  | 318<br>43.8%  |
| 2.....  | 267<br>36.8%  |
| 3.....  | 15<br>2.1%    |
| 4.....  | 7<br>1.0%     |
| 5.....  | 1<br>.1%      |
| MORE THAN 5.....  | 2<br>.3%      |
| MEAN.....   | 1.7           |
| MEDIAN.....   | 1.0           |
| <b>QUESTION 6A.</b>   |               |
| <b>WHAT IS YOUR PROFESSION?</b>                                     |               |
| RESPONDENTS.....  | 705<br>100.0% |
| EXECUTIVES.....   | 158<br>22.4%  |
| PROFESSIONAL SPECIALTY.....   | 182<br>25.8%  |
| TECHNICAL, SALES, ADMIN SUPPORT.....                                | 115<br>16.3%  |
| SERVICE.....  | 22<br>3.1%    |
| PRECISION PRODUCTION, CRAFT, REPAIR..                               | 7<br>1.0%     |
| OPERATORS, FABRICATORS, LABORERS.....                               | 1<br>.1%      |
| SELF EMPLOYED.....  | 20<br>2.8%    |
| RETIRED/UNEMPLOYED.....   | 200<br>28.4%  |

VILLAGE OF GLENCOE COMPREHENSIVE PLAN  
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|  | TOTAL         |
|--|---------------|
| QUESTION 68.<br>WHAT IS THE PROFESSION OF OTHERS IN YOUR<br>HOUSEHOLD? |               |
| RESPONDENTS.....   | 534<br>100.0% |
| EXECUTIVES.....  | 129<br>24.2%  |
| PROFESSIONAL SPECIALTY.....  | 159<br>29.8%  |
| TECHNICAL, SALES, ADMIN SUPPORT.....                                   | 85<br>15.9%   |
| SERVICE.....   | 35<br>6.6%    |
| PRECISION PRODUCTION, CRAFT, REPAIR..                                  | 6<br>1.1%     |
| OPERATORS, FABRICATORS, LABORERS.....                                  | 2<br>.4%      |
| SELF EMPLOYED.....   | 13<br>2.4%    |
| RETIRED/UNEMPLOYED.....  | 105<br>19.7%  |
| QUESTION 7.<br>WHAT WAS YOUR MAIN REASON FOR MOVING TO<br>GLENCOE?     |               |
| RESPONDENTS.....   | 734<br>100.0% |
| FAMILY TIES.....   | 81<br>11.0%   |
| COMMUNITY CHARACTER/<br>QUALITY OF LIFE.....                           | 411<br>56.0%  |
| DIVERSITY OF THE POPULATION.....                                       | 52<br>7.1%    |
| GOOD SCHOOLS.....  | 376<br>51.2%  |
| GOOD COMMUNITY SERVICES.....   | 26<br>3.5%    |
| GOOD ACCESS TO TRANSPORTATION.....                                     | 73<br>9.9%    |
| I FOUND A NICE HOUSE.....  | 280<br>38.1%  |
| OTHER.....   | 47<br>6.4%    |

**VILLAGE OF GLENCOE COMPREHENSIVE PLAN  
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|   | TOTAL         |
|---|---------------|
| <b>QUESTION 8.</b><br><b>WHERE DO YOU GET MOST OF YOUR</b><br><b>INFORMATION ABOUT GLENCOE?</b> |               |
| RESPONDENTS.....  | 732<br>100.0% |
| WORD OF MOUTH.....  | 193<br>26.4%  |
| GLENCOE MEMO.....   | 147<br>20.1%  |
| THE GLENCOE NEWS.....   | 378<br>51.6%  |
| OTHER COMMUNITIES NEWSLETTERS.....  | 6<br>.8%      |
| ATTENDING VILLAGE MEETINGS.....   | 2<br>.3%      |
| OTHER.....  | 6<br>.8%      |



VILLAGE OF GLENCOE COMPREHENSIVE PLAN  
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|   | TOTAL         |
|---|---------------|
| <b>QUESTION 9.</b><br><b>PLEASE WRITE THREE WORDS THAT BEST</b><br><b>DESCRIBE GLENCOE:</b> |               |
| RESPONDENTS.....  | 595<br>100.0% |
| ATTRACTIVE.....   | 192<br>32.3%  |
| FRIENDLY.....   | 182<br>30.6%  |
| SAFE.....   | 176<br>29.6%  |
| QUIET/PEACEFUL.....   | 148<br>24.9%  |
| SMALL.....  | 177<br>29.7%  |
| AFFLUENT.....   | 77<br>12.9%   |
| GREEN.....  | 61<br>10.3%   |
| QUAINT/CHARMING.....  | 93<br>15.6%   |
| CONVENIENT.....   | 46<br>7.7%    |
| SERVICES/WELL-MANAGED.....  | 70<br>11.8%   |
| EXPENSE/HIGH TAX.....   | 36<br>6.1%    |
| COMFORTABLE.....  | 18<br>3.0%    |
| COMMUNITY/NEIGHBORS.....  | 46<br>7.7%    |
| STABLE.....   | 34<br>5.7%    |
| DIVERSE.....  | 34<br>5.7%    |

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| QUESTION 10.<br>RATE HOW IMPORTANT EACH OF THE FOLLOWING<br>ARE TO GLENCOE'S QUALITY OF LIFE.<br>2 = VERY IMPORTANT<br>-2 = VERY UNIMPORTANT |        | TOTAL |
|--|--------|-------|
| SMALL TOWN FEEL.....   | 726    |       |
|  | 100.0% |       |
| VERY IMPORTANT.....  | 438    |       |
|  | 60.3%  |       |
| IMPORTANT.....   | 245    |       |
|  | 33.7%  |       |
| UNIMPORTANT.....   | 25     |       |
|  | 3.4%   |       |
| VERY UNIMPORTANT.....  | 18     |       |
|  | 2.5%   |       |
| RATING.....  | 1.5    |       |
| SAFETY/SECURITY.....   | 730    |       |
|  | 100.0% |       |
| VERY IMPORTANT.....  | 673    |       |
|  | 92.2%  |       |
| IMPORTANT.....   | 54     |       |
|  | 7.4%   |       |
| VERY UNIMPORTANT.....  | 3      |       |
|  | .4%    |       |
| RATING.....  | 1.9    |       |
| HERITAGE/HISTORY.....  | 710    |       |
|  | 100.0% |       |
| VERY IMPORTANT.....  | 87     |       |
|  | 12.3%  |       |
| IMPORTANT.....   | 326    |       |
|  | 45.9%  |       |
| UNIMPORTANT.....   | 246    |       |
|  | 34.6%  |       |
| VERY UNIMPORTANT.....  | 51     |       |
|  | 7.2%   |       |
| RATING.....  | .2     |       |

VILLAGE OF GLENCOE COMPREHENSIVE PLAN  
COMMUNITY SURVEY

| QUESTION 10.<br>RATE HOW IMPORTANT EACH OF THE FOLLOWING<br>ARE TO GLENCOE'S QUALITY OF LIFE.<br>2 = VERY IMPORTANT<br>-2 = VERY UNIMPORTANT |  | TOTAL         |
|--|--|---------------|
| APPEARANCE OF THE VILLAGE.....   |  | 726<br>100.0% |
| VERY IMPORTANT.....  |  | 404<br>55.6%  |
| IMPORTANT.....   |  | 300<br>41.3%  |
| UNIMPORTANT.....   |  | 17<br>2.3%    |
| VERY UNIMPORTANT.....  |  | 5<br>.7%      |
| RATING.....  |  | 1.5           |
| COMMERCIAL ARCHITECTURE.....   |  | 713<br>100.0% |
| VERY IMPORTANT.....  |  | 178<br>25.0%  |
| IMPORTANT.....   |  | 377<br>52.9%  |
| UNIMPORTANT.....   |  | 126<br>17.7%  |
| VERY UNIMPORTANT.....  |  | 32<br>4.5%    |
| RATING.....  |  | .8            |
| DIVERSITY OF THE POPULATION.....   |  | 720<br>100.0% |
| VERY IMPORTANT.....  |  | 196<br>27.2%  |
| IMPORTANT.....   |  | 329<br>45.7%  |
| UNIMPORTANT.....   |  | 151<br>21.0%  |
| VERY UNIMPORTANT.....  |  | 44<br>6.1%    |
| RATING.....  |  | .7            |

VILLAGE OF GLENCOE COMPREHENSIVE PLAN  
COMMUNITY SURVEY

| QUESTION 10.<br>RATE HOW IMPORTANT EACH OF THE FOLLOWING<br>ARE TO GLENCOE'S QUALITY OF LIFE.<br>2 = VERY IMPORTANT<br>-2 = VERY UNIMPORTANT |  | TOTAL         |
|--|--|---------------|
| FRIENDLY NEIGHBORS.....  |  | 723<br>100.0% |
| VERY IMPORTANT.....  |  | 277<br>38.3%  |
| IMPORTANT.....   |  | 365<br>50.5%  |
| UNIMPORTANT.....   |  | 72<br>10.0%   |
| VERY UNIMPORTANT.....  |  | 9<br>1.2%     |
| RATING.....  |  | 1.1           |
| RECREATION/OPEN SPACE.....   |  | 724<br>100.0% |
| VERY IMPORTANT.....  |  | 362<br>50.0%  |
| IMPORTANT.....   |  | 330<br>45.6%  |
| UNIMPORTANT.....   |  | 27<br>3.7%    |
| VERY UNIMPORTANT.....  |  | 5<br>.7%      |
| RATING.....  |  | 1.4           |
| RESIDENTIAL ARCHITECTURE.....  |  | 724<br>100.0% |
| VERY IMPORTANT.....  |  | 274<br>37.8%  |
| IMPORTANT.....   |  | 374<br>51.7%  |
| UNIMPORTANT.....   |  | 63<br>8.7%    |
| VERY UNIMPORTANT.....  |  | 13<br>1.8%    |
| RATING.....  |  | 1.2           |

VILLAGE OF GLENCOE COMPREHENSIVE PLAN  
COMMUNITY SURVEY

| <p>QUESTION 10.<br/>RATE HOW IMPORTANT EACH OF THE FOLLOWING<br/>ARE TO GLENCOE'S QUALITY OF LIFE.<br/>2 = VERY IMPORTANT<br/>-2 = VERY UNIMPORTANT</p> | TOTAL  |
|---|--------|
| SCHOOLS .....   | 722    |
|   | 100.0% |
| VERY IMPORTANT .....  | 561    |
|   | 77.7%  |
| IMPORTANT .....   | 118    |
|   | 16.3%  |
| UNIMPORTANT .....   | 24     |
|   | 3.3%   |
| VERY UNIMPORTANT .....  | 19     |
|   | 2.6%   |
| RATING .....  | 1.6    |

VILLAGE OF GLENCOE COMPREHENSIVE PLAN  
COMMUNITY SURVEY

| QUESTION 11.<br>RATE THE QUALITY OF EACH OF THE<br>FOLLOWING COMMUNITY SERVICES IN GLENCOE. | TOTAL  |
|---|--------|
| SCHOOLS.....  | 684    |
| EXCELLENT.....  | 100.0% |
| GOOD.....   | 418    |
| FAIR.....   | 61.1%  |
| POOR.....   | 223    |
| RATING.....   | 32.6%  |
| STREET MAINTENANCE.....   | 39     |
| EXCELLENT.....  | 5.7%   |
| GOOD.....   | 4      |
| FAIR.....   | .6%    |
| POOR.....   | 1.5    |
| RATING.....   | 1.5    |
| SIDEWALK MAINTENANCE.....   | 735    |
| EXCELLENT.....  | 100.0% |
| GOOD.....   | 250    |
| FAIR.....   | 34.0%  |
| POOR.....   | 348    |
| RATING.....   | 47.3%  |
| SIDEWALK MAINTENANCE.....   | 118    |
| EXCELLENT.....  | 16.1%  |
| GOOD.....   | 19     |
| FAIR.....   | 2.6%   |
| POOR.....   | 1.9    |
| RATING.....   | 1.9    |
| SIDEWALK MAINTENANCE.....   | 730    |
| EXCELLENT.....  | 100.0% |
| GOOD.....   | 176    |
| FAIR.....   | 24.1%  |
| POOR.....   | 353    |
| RATING.....   | 48.4%  |
| SIDEWALK MAINTENANCE.....   | 171    |
| EXCELLENT.....  | 23.4%  |
| GOOD.....   | 30     |
| FAIR.....   | 4.1%   |
| POOR.....   | 2.1    |
| RATING.....   | 2.1    |

**VILLAGE OF GLENCOE COMPREHENSIVE PLAN  
COMMUNITY SURVEY**

| <b>QUESTION 11.<br/>RATE THE QUALITY OF EACH OF THE<br/>FOLLOWING COMMUNITY SERVICES IN GLENCOE.</b>                                       | <b>TOTAL</b>   |
|--|--|
| <b>BEACH.....</b><br><b>EXCELLENT.....</b><br><b>GOOD.....</b><br><b>FAIR.....</b><br><b>POOR.....</b><br><b>RATING.....</b>               | <b>641</b><br><b>100.0%</b><br><b>267</b><br><b>41.7%</b><br><b>313</b><br><b>48.8%</b><br><b>46</b><br><b>7.2%</b><br><b>15</b><br><b>2.3%</b><br><b>1.7</b>  |
| <b>PARKS.....</b><br><b>EXCELLENT.....</b><br><b>GOOD.....</b><br><b>FAIR.....</b><br><b>POOR.....</b><br><b>RATING.....</b>               | <b>716</b><br><b>100.0%</b><br><b>416</b><br><b>58.1%</b><br><b>266</b><br><b>37.2%</b><br><b>29</b><br><b>4.1%</b><br><b>5</b><br><b>.7%</b><br><b>1.5</b>    |
| <b>RECREATION PROGRAMS.....</b><br><b>EXCELLENT.....</b><br><b>GOOD.....</b><br><b>FAIR.....</b><br><b>POOR.....</b><br><b>RATING.....</b> | <b>646</b><br><b>100.0%</b><br><b>210</b><br><b>32.5%</b><br><b>357</b><br><b>55.3%</b><br><b>69</b><br><b>10.7%</b><br><b>10</b><br><b>1.5%</b><br><b>1.8</b> |

VILLAGE OF GLENCOE COMPREHENSIVE PLAN  
COMMUNITY SURVEY

| QUESTION 11.<br>RATE THE QUALITY OF EACH OF THE<br>FOLLOWING COMMUNITY SERVICES IN GLENCOE. | TOTAL         |
|---|---------------|
| FIRE.....   | 696           |
| EXCELLENT.....  | 100.0%<br>531 |
| GOOD.....   | 76.3%<br>153  |
| FAIR.....   | 22.0%<br>11   |
| POOR.....   | 1.6%<br>1     |
| RATING.....   | .1%<br>1.3    |
| POLICE.....   | 719           |
| EXCELLENT.....  | 100.0%<br>567 |
| GOOD.....   | 78.9%<br>139  |
| FAIR.....   | 19.3%<br>13   |
| RATING.....   | 1.8%<br>1.2   |
| AMBULANCE.....  | 641           |
| EXCELLENT.....  | 100.0%<br>502 |
| GOOD.....   | 78.3%<br>134  |
| FAIR.....   | 20.9%<br>2    |
| POOR.....   | .3%<br>3      |
| RATING.....   | .5%<br>1.2    |



**VILLAGE OF GLENCOE COMPREHENSIVE PLAN  
COMMUNITY SURVEY**

| <b>QUESTION 11.<br/>RATE THE QUALITY OF EACH OF THE<br/>FOLLOWING COMMUNITY SERVICES IN GLENCOE.</b> | <b>TOTAL</b> |
|--|--------------|
| <b>LIBRARY.....</b>  | 719          |
|  | 100.0%       |
| <b>EXCELLENT.....</b>  | 370          |
|  | 51.5%        |
| <b>GOOD.....</b>   | 251          |
|  | 34.9%        |
| <b>FAIR.....</b>   | 86           |
|  | 12.0%        |
| <b>POOR.....</b>   | 12           |
|  | 1.7%         |
| <b>RATING.....</b>   | 1.6          |
| <b>WATER.....</b>  | 715          |
|  | 100.0%       |
| <b>EXCELLENT.....</b>  | 407          |
|  | 56.9%        |
| <b>GOOD.....</b>   | 281          |
|  | 39.3%        |
| <b>FAIR.....</b>   | 21           |
|  | 2.9%         |
| <b>POOR.....</b>   | 6            |
|  | .8%          |
| <b>RATING.....</b>   | 1.5          |
| <b>RECYCLING.....</b>  | 724          |
|  | 100.0%       |
| <b>EXCELLENT.....</b>  | 370          |
|  | 51.1%        |
| <b>GOOD.....</b>   | 310          |
|  | 42.8%        |
| <b>FAIR.....</b>   | 37           |
|  | 5.1%         |
| <b>POOR.....</b>   | 7            |
|  | 1.0%         |
| <b>RATING.....</b>   | 1.6          |

**VILLAGE OF GLENCOE COMPREHENSIVE PLAN  
COMMUNITY SURVEY**

| <b>QUESTION 11.<br/>RATE THE QUALITY OF EACH OF THE<br/>FOLLOWING COMMUNITY SERVICES IN GLENCOE.</b> |  | <b>TOTAL</b> |
|--|--|--------------|
| TREE MAINTENANCE.....  |  | 704          |
|  |  | 100.0%       |
| EXCELLENT.....   |  | 262          |
|  |  | 37.2%        |
| GOOD.....  |  | 344          |
|  |  | 48.9%        |
| FAIR.....  |  | 82           |
|  |  | 11.6%        |
| POOR.....  |  | 16           |
|  |  | 2.3%         |
| RATING.....  |  | 1.8          |
| GARBAGE COLLECTION.....  |  | 734          |
|  |  | 100.0%       |
| EXCELLENT.....   |  | 433          |
|  |  | 59.0%        |
| GOOD.....  |  | 242          |
|  |  | 33.0%        |
| FAIR.....  |  | 54           |
|  |  | 7.4%         |
| POOR.....  |  | 5            |
|  |  | .7%          |
| RATING.....  |  | 1.5          |

VILLAGE OF GLENCOE COMPREHENSIVE PLAN  
COMMUNITY SURVEY

| <p style="text-align: center;">QUESTION 12.<br/>2 = STRONGLY AGREE<br/>-2 = STRONGLY DISAGREE</p>             | <p style="text-align: center;">TOTAL</p>         |
|---|--|
| <p>A. I TALK TO MY FRIENDS AND NEIGHBORS<br/>REGULARLY ABOUT VILLAGE ISSUES.....</p>                          | <p style="text-align: right;">700<br/>100.0%</p> |
| <p>STRONGLY AGREE.....</p>  | <p style="text-align: right;">101<br/>14.4%</p>  |
| <p>AGREE.....</p>   | <p style="text-align: right;">360<br/>51.4%</p>  |
| <p>DISAGREE.....</p>  | <p style="text-align: right;">207<br/>29.6%</p>  |
| <p>STRONGLY DISAGREE.....</p>   | <p style="text-align: right;">32<br/>4.6%</p>    |
| <p>RATING.....</p>  | <p style="text-align: right;">.4</p>             |
| <p>B. THE MOST IMPORTANT THING GLENCOE CAN<br/>DO IS MAINTAIN ITS SMALL TOWN FEEL.....</p>                    | <p style="text-align: right;">732<br/>100.0%</p> |
| <p>STRONGLY AGREE.....</p>  | <p style="text-align: right;">255<br/>34.8%</p>  |
| <p>AGREE.....</p>   | <p style="text-align: right;">349<br/>47.7%</p>  |
| <p>DISAGREE.....</p>  | <p style="text-align: right;">118<br/>16.1%</p>  |
| <p>STRONGLY DISAGREE.....</p>   | <p style="text-align: right;">10<br/>1.4%</p>    |
| <p>RATING.....</p>  | <p style="text-align: right;">1.0</p>            |
| <p>C. SOME NEW HOUSES HAVE BEEN BUILT IN<br/>GLENCOE THAT DON'T FIT IN WITH THE<br/>TOWN'S CHARACTER.....</p> | <p style="text-align: right;">726<br/>100.0%</p> |
| <p>STRONGLY AGREE.....</p>  | <p style="text-align: right;">272<br/>37.5%</p>  |
| <p>AGREE.....</p>   | <p style="text-align: right;">269<br/>37.1%</p>  |
| <p>DISAGREE.....</p>  | <p style="text-align: right;">146<br/>20.1%</p>  |
| <p>STRONGLY DISAGREE.....</p>   | <p style="text-align: right;">39<br/>5.4%</p>    |
| <p>RATING.....</p>  | <p style="text-align: right;">.8</p>             |

VILLAGE OF GLENCOE COMPREHENSIVE PLAN  
COMMUNITY SURVEY

| <p style="text-align: center;">QUESTION 12.<br/>2 = STRONGLY AGREE<br/>-2 = STRONGLY DISAGREE</p> | TOTAL         |
|---|---------------|
| D. GLENCOE'S DIVERSE POPULATION IS<br>IMPORTANT TO ME.....  | 715<br>100.0% |
| STRONGLY AGREE.....   | 201<br>28.1%  |
| AGREE.....  | 338<br>47.3%  |
| DISAGREE.....   | 145<br>20.3%  |
| STRONGLY DISAGREE.....  | 31<br>4.3%    |
| RATING.....   | .7            |
| E. GLENCOE NEEDS MORE AFFORDABLE HOUSING<br>AVAILABLE FOR YOUNG FAMILIES.....                     | 711<br>100.0% |
| STRONGLY AGREE.....   | 105<br>14.8%  |
| AGREE.....  | 258<br>36.3%  |
| DISAGREE.....   | 269<br>37.8%  |
| STRONGLY DISAGREE.....  | 79<br>11.1%   |
| RATING.....   | .1            |
| F. IT'S WORTH PAYING THE CURRENT<br>PROPERTY TAXES TO LIVE IN GLENCOE.....                        | 718<br>100.0% |
| STRONGLY AGREE.....   | 112<br>15.6%  |
| AGREE.....  | 374<br>52.1%  |
| DISAGREE.....   | 176<br>24.5%  |
| STRONGLY DISAGREE.....  | 56<br>7.8%    |
| RATING.....   | .4            |

**VILLAGE OF GLENCOE COMPREHENSIVE PLAN  
COMMUNITY SURVEY**

| <b>QUESTION 12.</b><br><b>2 = STRONGLY AGREE</b><br><b>-2 = STRONGLY DISAGREE</b>                         |  | <b>TOTAL</b> |
|---|--|--------------|
| <hr/>   |  |              |
| <b>G. GLENCOE HAS A DIVERSE POPULATION.....</b>   |  | 725          |
|   |  | 100.0%       |
| STRONGLY AGREE.....   |  | 45           |
|   |  | 6.2%         |
| AGREE.....  |  | 424          |
|   |  | 58.5%        |
| DISAGREE.....   |  | 213          |
|   |  | 29.4%        |
| STRONGLY DISAGREE.....  |  | 43           |
|   |  | 5.9%         |
| RATING.....   |  | .3           |
| <br><b>H. THE VILLAGE SHOULD WORK ACTIVELY TO<br/>BRING ABOUT DESIRABLE DEVELOPMENT<br/>PROJECTS.....</b> |  |              |
|   |  | 679          |
|   |  | 100.0%       |
| STRONGLY AGREE.....   |  | 76           |
|   |  | 11.2%        |
| AGREE.....  |  | 340          |
|   |  | 50.1%        |
| DISAGREE.....   |  | 186          |
|   |  | 27.4%        |
| STRONGLY DISAGREE.....  |  | 77           |
|   |  | 11.3%        |
| RATING.....   |  | .2           |
| <br><b>I. COMMERCIAL DEVELOPMENT THAT WILL HELP<br/>KEEP TAXES DOWN SHOULD BE ENCOURAGED....</b>          |  |              |
|   |  | 717          |
|   |  | 100.0%       |
| STRONGLY AGREE.....   |  | 157          |
|   |  | 21.9%        |
| AGREE.....  |  | 345          |
|   |  | 48.1%        |
| DISAGREE.....   |  | 167          |
|   |  | 23.3%        |
| STRONGLY DISAGREE.....  |  | 48           |
|   |  | 6.7%         |
| RATING.....   |  | .6           |

VILLAGE OF GLENCOE COMPREHENSIVE PLAN  
COMMUNITY SURVEY

| QUESTION 12.<br>2 = STRONGLY AGREE<br>-2 = STRONGLY DISAGREE                           |  | TOTAL  |
|--|--|--------|
| J. THE HISTORIC ARCHITECTURE OF GLENCOE IS IMPORTANT.....                              |  | 732    |
|  |  | 100.0% |
| STRONGLY AGREE.....  |  | 223    |
|  |  | 30.5%  |
| AGREE.....   |  | 397    |
|  |  | 54.2%  |
| DISAGREE.....  |  | 100    |
|  |  | 13.7%  |
| STRONGLY DISAGREE.....   |  | 12     |
|  |  | 1.6%   |
| RATING.....  |  | 1.0    |
| K. NEW HOMES SHOULD REFLECT THE "CHARACTER" OF GLENCOE.....                            |  | 724    |
|  |  | 100.0% |
| STRONGLY AGREE.....  |  | 227    |
|  |  | 31.4%  |
| AGREE.....   |  | 320    |
|  |  | 44.2%  |
| DISAGREE.....  |  | 141    |
|  |  | 19.5%  |
| STRONGLY DISAGREE.....   |  | 36     |
|  |  | 5.0%   |
| RATING.....  |  | .8     |
| L. THE VILLAGE SHOULD CONCENTRATE SOLELY ON PROVIDING TRADITIONAL PUBLIC SERVICES..... |  | 702    |
|  |  | 100.0% |
| STRONGLY AGREE.....  |  | 156    |
|  |  | 22.2%  |
| AGREE.....   |  | 262    |
|  |  | 37.3%  |
| DISAGREE.....  |  | 250    |
|  |  | 35.6%  |
| STRONGLY DISAGREE.....   |  | 34     |
|  |  | 4.8%   |
| RATING.....  |  | .4     |

VILLAGE OF GLENCOE COMPREHENSIVE PLAN  
COMMUNITY SURVEY

| <p style="text-align: center;">QUESTION 12.<br/>2 = STRONGLY AGREE<br/>-2 = STRONGLY DISAGREE</p>         | TOTAL         |
|---|---------------|
| M. GLENCOE NEEDS HOUSING FOR OLDER RESIDENTS THAT IS AFFORDABLE AND MORE APPROPRIATE FOR THEIR NEEDS..... | 701<br>100.0% |
| STRONGLY AGREE.....   | 107<br>15.3%  |
| AGREE.....  | 339<br>48.4%  |
| DISAGREE.....   | 203<br>29.0%  |
| STRONGLY DISAGREE.....  | 52<br>7.4%    |
| RATING.....   | .4            |
| N. IT'S OKAY FOR OLD HOMES TO BE TORN DOWN AND REPLACED WITH NEW ONES IN GLENCOE.....                     | 713<br>100.0% |
| STRONGLY AGREE.....   | 88<br>12.3%   |
| AGREE.....  | 405<br>56.8%  |
| DISAGREE.....   | 127<br>17.8%  |
| STRONGLY DISAGREE.....  | 93<br>13.0%   |
| RATING.....   | .4            |

**VILLAGE OF GLENCOE COMPREHENSIVE PLAN  
COMMUNITY SURVEY**

|  | TOTAL  |
|--|--------|
| <b>QUESTION 13.</b>  |        |
| <b>HOW MANY TIMES PER MONTH DO YOU VISIT<br/>DOWNTOWN GLENCOE, EXCEPT FOR COMMUTING?</b> |        |
| RESPONDENTS.....   | 709    |
|  | 100.0% |
| 1 - 5 TIMES.....   | 113    |
|  | 15.9%  |
| 6 - 10 TIMES.....  | 158    |
|  | 22.3%  |
| 11 - 15 TIMES.....   | 107    |
|  | 15.1%  |
| 16 - 20 TIMES.....   | 114    |
|  | 16.1%  |
| 21 - 25 TIMES.....   | 54     |
|  | 7.6%   |
| MORE THAN 25.....  | 163    |
|  | 23.0%  |
| MEAN.....  | 17.4   |
| MEDIAN.....  | 15.0   |
| <b>QUESTION 14.</b>  |        |
| <b>WHY DO YOU TYPICALLY VISIT DOWNTOWN<br/>GLENCOE?</b>                                  |        |
| RESPONDENTS.....   | 736    |
|  | 100.0% |
| SHOPPING.....  | 529    |
|  | 71.9%  |
| BUSINESS AT VILLAGE HALL.....  | 48     |
|  | 6.5%   |
| LIBRARY.....   | 242    |
|  | 32.9%  |
| BANKING.....   | 264    |
|  | 35.9%  |
| RESTAURANT.....  | 75     |
|  | 10.2%  |
| OTHER SERVICES.....  | 123    |
|  | 16.7%  |
| JUST FOR A WALK.....   | 69     |
|  | 9.4%   |
| FRIEND'S PARK.....   | 60     |
|  | 8.2%   |
| OTHER.....   | 34     |
|  | 4.6%   |



**VILLAGE OF GLENCOE COMPREHENSIVE PLAN  
COMMUNITY SURVEY**

|   | TOTAL         |
|---|---------------|
| <b>QUESTION 15.</b>                                     |               |
| <b>WHAT DO YOU LIKE BEST ABOUT DOWNTOWN GLENCOE?</b>    |               |
| RESPONDENTS.....  | 731<br>100.0% |
| IT'S SMALL.....   | 335<br>45.8%  |
| GOOD SHOPS/BUSINESS.....                                | 210<br>28.7%  |
| MEETING PEOPLE YOU KNOW.....                            | 138<br>18.9%  |
| EASY TO FIND PARKING.....                               | 62<br>8.5%    |
| CONVENIENT.....   | 470<br>64.3%  |
| IT'S ATTRACTIVE.....                                    | 93<br>12.7%   |
| OTHER.....  | 33<br>4.5%    |
| <b>QUESTION 16.</b>                                     |               |
| <b>WHAT SHOULD BE DONE TO ENHANCE DOWNTOWN GLENCOE?</b> |               |
| RESPONDENTS.....  | 729<br>100.0% |
| NOTHING, IT'S FINE THE WAY IT IS.....                   | 184<br>25.2%  |
| A GREATER VARIETY OF STORES.....                        | 431<br>59.1%  |
| MORE STORES.....  | 135<br>18.5%  |
| BETTER PARKING.....                                     | 193<br>26.5%  |
| MORE PEDESTRIAN FRIENDLY.....                           | 40<br>5.5%    |
| MORE HOUSING.....                                       | 23<br>3.2%    |
| OTHER.....  | 130<br>17.8%  |

**VILLAGE OF GLENCOE COMPREHENSIVE PLAN  
COMMUNITY SURVEY**

|  | TOTAL         |
|--|---------------|
| <b>QUESTION 17.</b>  |               |
| <b>WHEN YOU SHOP IN DOWNTOWN, WHAT KIND OF THINGS DO YOU BUY MOST OFTEN?</b> |               |
| RESPONDENTS.....   | 728<br>100.0% |
| GROCERIES/FOOD.....  | 685<br>94.1%  |
| CLOTHES/SHOES.....   | 94<br>12.9%   |
| BOOKS.....   | 123<br>16.9%  |
| JEWELRY.....   | 9<br>1.2%     |
| HARDWARE.....  | 68<br>9.3%    |
| GASOLINE.....  | 159<br>21.8%  |
| OTHER.....   | 126<br>17.3%  |
| <b>QUESTION 18.</b>  |               |
| <b>WHAT OTHER BUSINESSES DO YOU USE MOST COMMONLY DOWNTOWN?</b>              |               |
| RESPONDENTS.....   | 706<br>100.0% |
| CLEANERS.....  | 303<br>42.9%  |
| MEDICAL SERVICES.....  | 69<br>9.8%    |
| RESTAURANTS.....   | 263<br>37.3%  |
| REALTOR.....   | 6<br>.8%      |
| BANK.....  | 387<br>54.8%  |
| AUTO SERVICES.....   | 117<br>16.6%  |
| OTHER.....   | 89<br>12.6%   |

VILLAGE OF GLENCOE COMPREHENSIVE PLAN  
COMMUNITY SURVEY

|  | TOTAL         |
|--|---------------|
| <p>QUESTION 19.</p> <p>WHILE HUBBARD WOODS SHOPPING PLAZA IS<br/>WITHIN THE GLENCOE LIMITS,<br/>DOES IT SEEM LIKE PART OF THE GLENCOE<br/>COMMUNITY?</p> |               |
| RESPONDENTS.....   | 733<br>100.0% |
| YES.....   | 166<br>22.6%  |
| NO.....  | 567<br>77.4%  |
| <p>QUESTION 20.</p> <p>ON AVERAGE, HOW MANY TIMES PER MONTH DO<br/>YOU PATRONIZE A STORE IN THE GLENCOE<br/>SECTION OF HUBBARD WOODS?</p>                |               |
| RESPONDENTS.....   | 694<br>100.0% |
| 1 - 5 TIMES.....   | 302<br>43.5%  |
| 6 - 10 TIMES.....  | 246<br>35.4%  |
| 11 - 15 TIMES.....   | 67<br>9.7%    |
| 16 - 20 TIMES.....   | 49<br>7.1%    |
| 21 - 25 TIMES.....   | 5<br>.7%      |
| MORE THAN 25.....  | 25<br>3.6%    |
| MEAN.....  | 8.4           |
| MEDIAN.....  | 6.0           |

VILLAGE OF GLENCOE COMPREHENSIVE PLAN  
COMMUNITY SURVEY

|  | TOTAL         |
|--|---------------|
| QUESTION 21.<br>WHICH STORES IN HUBBARD WOODS DO YOU<br>MOST COMMONLY PATRONIZE? |               |
| RESPONDENTS.....   | 687<br>100.0% |
| WALGREENS.....   | 585<br>85.2%  |
| BLOCKBUSTER VIDEO.....   | 349<br>50.8%  |
| 7-11.....  | 147<br>21.4%  |
| BOSTON MARKET.....   | 132<br>19.2%  |
| DRY CLEANERS (ANY).....  | 65<br>9.5%    |
| THE GAP.....   | 27<br>3.9%    |
| CHALET WINE.....   | 68<br>9.9%    |
| O'NEIL'S RESTAURANT.....   | 40<br>5.8%    |
| MOTO PHOTO.....  | 31<br>4.5%    |
| MISC. RESTAURANT/CARRYOUT FOOD.....  | 103<br>15.0%  |

VILLAGE OF GLENCOE COMPREHENSIVE PLAN  
COMMUNITY SURVEY

|   | TOTAL         |
|---|---------------|
| QUESTION 22A.<br>DO YOU COMMUTE FROM THE METRA STATION IN<br>DOWNTOWN GLENCOE?                  |               |
| RESPONDENTS.....  | 734<br>100.0% |
| YES.....  | 209<br>28.5%  |
| NO.....   | 525<br>71.5%  |
| QUESTION 22B.<br>IF YES, DO YOU EVER VISIT A DOWNTOWN<br>GLENCOE BUSINESS AS PART OF THAT TRIP? |               |
| RESPONDENTS.....  | 206<br>100.0% |
| YES.....  | 95<br>46.1%   |
| NO.....   | 111<br>53.9%  |