



**MINUTES
VILLAGE OF GLENCOE
PLAN COMMISSION**

Virtual Meeting – Video Conference
Wednesday, January 27, 2021 – 7:00 p.m.

1. CALL TO ORDER

The January 27, 2020 meeting of the Plan Commission of the Village of Glencoe, Cook County was called to order virtually at 7:02 p.m. Chairman Huvad provided the legal basis for holding a virtual meeting.

2. ROLL CALL

The following Commissioners were in attendance:

Bruce Huvad, Chairman, Public-at-Large Representative
Barbara Miller, Vice Chair, Village Board Representative
Georgia Mihalopoulos, Public-at-Large Representative
Dev Mukherjee, School District 35 Representative
Dudley Onderdonk, Glencoe Park District Representative
Laura Solon, Glencoe Public Library Representative
James Thompson, Public-at-Large Representative
Greg Turner, Public-at-Large Representative
Peter Van Vechten, Historic Preservation Commission Representative

The following Commissioners were absent:

John Satter, Zoning Board of Appeals Representative

The following Village staff were also in attendance:

Taylor Baxter, Development Services Manager
David Mau, Public Works Director
Lee Brown, Village Planner

3. CONSIDER THE DECEMBER 9, 2020 PLAN COMMISSION MEETING MINUTES

A motion to approve the minutes was made by Commissioner Onderdonk and seconded by Vice Chair Miller and passed unanimously with one correction from Commissioner Van Vechten.

4. PUBLIC COMMENTS ON NON-AGENDA ITEMS

There were no comments from the public.

5. PRESENTATION FROM SUSTAINABILITY TASK FORCE MEMBERS ON ECODISTRICTS AND COMPREHENSIVE PLANNING

Barney Gallagher, Chair of the Sustainability Task Force (STF), introduced himself and Trustee Peter Mulvaney and Commissioner Onderdonk as members of the STF. Mr. Gallagher provided some

background on the role of the STF, which has been looking for a planning tool to help develop a sustainability plan. He explained that the EcoDistrict protocols have been under consideration for this purpose.

Commissioner Onderdonk provided background on the Village's existing Comprehensive Plan, which focused on physical development and did not include an implementation program. He provided an overview of how best practices for comprehensive planning have changed since the current plan was adopted, including a shift in emphasis from place to people, and an increased focus on collaborative engagement and participation.

Trustee Mulvaney explained that the purpose of the STF's presentation was to start a discussion about how EcoDistrict could potentially be a valuable part of the planning process. He provided more details about the EcoDistricts approaching, including its process, goals, and metrics. It elevates climate, resilience, and equity in the process and emphasizes collaboration and inclusion. He provided details of how the EcoDistrict framework is organized and how it might be integrated into the Village's planning process.

Chairman Huvad asked if EcoDistricts is fundamentally different from the outreach process used in the recent planning process for Downtown Glencoe. Trustee Mulvaney replied that the outreach for the prior process was robust and successful, but there could be a need for more targeted outreach. Commissioner Onderdonk agreed that the Downtown Plan's outreach was successful, but it was for a focused area and the Comprehensive Plan will need a process that encompasses the whole Village within a regional context. He said that the Village doesn't need to re-invent the process, but will need to address some issues that weren't addressed before and make sure the process is inclusive. Mr. Gallagher agreed that bringing in partners with the STF could be beneficial for the planning process.

Vice Chair Miller agreed that the EcoDistricts framework could help build on prior processes. Future plans could include outreach and the Community Relations Forum.

Chairman Huvad told the Commission that its role at this point is to start a discussion about the Comprehensive Plan process, and that the Village Board will help provide more direction. Vice Chair Miller added that the planning process would likely lead to policy changes. She asked Lee Brown to give his opinion on the planning process.

Mr. Brown stated that updating the Comprehensive Plan is a priority, and that the Plan Commission would need a mandate from the Village Board. He agreed with prior statements that best practices for Comprehensive Plans have changed since the 1990s, particularly with regard to engagement. He commented on how the EcoDistricts protocol raises issues in a way that many people in the community may not have considered. He said that he was interested in learning more about the protocol. He noted some skepticism of signing onto a "registered, trademarked approach."

Trustee Mulvaney responded that the EcoDistricts process is very open and can be adjusted to Glencoe's needs. Mr. Gallagher agreed that the program doesn't require signing up to buy anything. Commissioner Onderdonk said that the certification process isn't likely to be necessary and that the process itself is more important.

Commissioner Mukherjee asked if EcoDistricts would work for a community of Glencoe's size. Trustee Mulvaney responded that while EcoDistricts is often seen in more urban, mixed-use areas, it could still be used to explore what Glencoe's principals and ideals are in terms of diversity and related topics.

Chairman Huvad asked what the argument would be for Glencoe to have its own EcoDistricts plan, rather than taking a regional approach. Trustee Mulvaney responded that the same question could be asked for any Comprehensive Plan. Chairman Huvad added that the EcoDistricts approach would be a new challenge for the Plan Commission, as it focuses on topics that haven't been considered in depth before. Vice Chair Miller agreed with Chairman Huvad that many of these topics had been "shied away from before".

Mr. Gallagher added that the EcoDistricts approach lets you pick what you want to focus on. The scope can be very local if that's what is needed.

Commissioner Turner commented on the performance management component of the EcoDistricts approach. He said that being challenged to look at things differently is a good challenge. He asked about how "equity" would be defined and by whom, and about successes and challenges that other communities have had. Trustee Mulvaney responded that it's a new concept and that there have only been a handful of communities that have completed the process. Commissioner Onderdonk added that there may be some comparable places that could be valuable comparisons for Glencoe.

Commissioner Solon said that there have been a lot of changes in Glencoe, but they have mostly led to less affordable housing. She said that the Hoover Estate process made clear that some new ways of looking at things and some new options for development would be useful.

Chairman Huvad said that there is some time for the Plan Commission to have more discussions about this process. Mr. Brown added that the Commission should continue its discussion and look at some existing guides for Comprehensive Planning, including the Planning 1-2-3 guide, which is a more conventional approach than EcoDistricts, but that wouldn't preclude exploring EcoDistrict issues. Chairman Huvad said that Planning 1-2-3 would be helpful to explore to learn more about best practices.

Commissioner Van Vechten said that the more information that could be given about potential planning processes, the better. He explained that in his experience and opinion, the LEED system went from an aspirational project with positive goals to a bureaucratic process that people want to avoid, and that EcoDistricts could have similar problems. He would like more information to get a better understanding. Having a new set of lenses could be a positive thing that Glencoe could use to its advantage to determine what issues need to be seen more clearly.

Commissioner Onderdonk asked Trustee Mulvaney to provide background on how this conversation started. Trustee Mulvaney responded that it started in the STF, which wanted to "move the needle" on important topics. The STF saw the importance of having a larger framework for these topics. The STF then took this to the Village Board for feedback. The Board asked for further exploration.

Chairman Huvad suggested continuing to meet to explore ways to think about undertaking a Comprehensive Plan process. He asked Vice Chair Miller for her thoughts on next steps. She responded that it would make sense for the Plan Commission to make a request of the Board for a referral. Trustee Mulvaney agreed that the Plan Commission should move forward with the discussion. He invited

Commissioners to view the Community Relations Forum, which will include more discussion on the topic.

Commissioner Mihalopoulos asked about what the endpoint of this process would look like in terms of measurable criteria. Trustee Mulvaney responded that this would be possible and gave examples of several measurable metrics that could be used. He added that there was also a great deal of value in going through the process and that some things will be measurable and some things will be less so.

Chairman Huvad asked if there was any public comment. Mr. Baxter responded that there was not.

6. STANDING COMMITTEE REPORTS/ANNOUNCEMENTS

Commissioner Onderdonk provided an update on COVID's impact on Park District programs. While programs were being cut, the financial impact was less than anticipated. Capital improvements are proceeding. The Connect Glencoe path project is nearing completion. The south overlook on the lakefront and related work will be needed. He encouraged everyone to utilize the Watts center for ice skating.

Commissioner Solon said that the library is open and encouraged everyone to use curbside pickup. Commissioner Mukherjee complimented the library on its successful curbside pickup program. Commissioner Van Vechten echoed this compliment.

7. SCHEDULE NEXT MEETINGS OF THE PLAN COMMISSION

The next Plan Commission meeting was scheduled for February 24, 2021.

8. ADJOURNMENT

Following a motion by Commissioner Mihalopoulos and a second by Commissioner Mukherjee the meeting was adjourned at 8:34 p.m.