



**MINUTES  
VILLAGE OF GLENCOE  
PLAN COMMISSION**

Virtual Meeting  
Wednesday, November 30, 2022 – 7:00 p.m.

**1. CALL TO ORDER AND ROLL CALL**

The November 30, 2022 meeting of the Plan Commission of the Village of Glencoe, Cook County, was called to order at 7:07 p.m. Vice Chair Lissner.

*The following Commissioners were in attendance:*

Bruce Huvad, Chairman, Public-at-Large Representative (present at 7:15 p.m.)  
Gail Lissner, Vice Chair, Village Board Representative  
Carol Spain, Park District Representative (present telephonically)  
Marc Gale, School District 35 Representative  
Georgia Mihalopoulos, Public-at-Large Representative  
Scott Novack, Zoning Board of Appeals Representative  
Michael Pope, Glencoe Public Library Representative  
Greg Turner, Public-at-Large Representative  
Peter Van Vechten, Historic Preservation Commission Representative

*The following Commissioner was absent:*

James Thompson, Public-at-Large Representative

*The following Village staff were also in attendance:*

Taylor Baxter, Development Services Manager  
Lee Brown, Village Planner

*Also in attendance were:*

Trustee Dudley Onderdonk  
Francesca Lawrence, Teska Associates

**2. CONSIDER THE SEPTEMBER 28, 2022 PLAN COMMISSION MEETING MINUTES**

Commissioner Pope made a motion to approve the September 28, 2022 Plan Commission Meeting Minutes, as submitted. Commissioner Mihalopoulos seconded the motion. The motion was approved with a unanimous voice vote.

**3. PUBLIC COMMENT – None**

**4. CONSIDERATION OF EXTERIOR APPEARANCE REVIEW FOR NEW SIGNAGE FOR NEW TRIER  
TRANSITION CENTER/ONE STOP TREV SHOP AT 640 VERNON AVENUE**

Development Services Manager Taylor Baxter reported that this is an application for a wall sign, an awning sign, and a ground sign at 640 Vernon Avenue, which serves as a transition center (“One Stop Trev Shop”) for extended learning, providing students with opportunities to develop professional and entrepreneurial skills. He explained that there is an existing ground sign which will remain in place, but will be replaced with a new sign face. There are also existing awnings which will be replaced, but only one will have signage.

Mr. Baxter displayed an aerial photo of the property and noted that the signs are on the east side of the building. He stated that the proposed signage meets all applicable zoning requirements, and the signs are also in keeping with the goal, guideline, and design elements in the Design Guidelines.

In conclusion, Mr. Baxter explained that approval or denial of this application is at the discretion of the Plan Commission and does not require action by the Village Board.

Commissioner Gale made a motion, seconded by Commissioner Turner, to approve the proposed wall sign, an awning sign, and a ground sign at 640 Vernon Avenue. The motion was approved with a unanimous voice vote.

#### **5. CONSIDERATION OF EXTERIOR APPEARANCE REVIEW FOR NEW SIGNAGE FOR SUNRISE FOODS AT 366 PARK AVENUE**

Development Services Manager Taylor Baxter reported that this is an application for a projecting sign above the ground-floor door of a three-story commercial building at 366 Park Avenue. He explained that Sunrise Foods, the applicant, is located on an upper floor of the building and the property does not currently have commercial signage. He noted that the installation of a projecting sign on the ground floor would prevent the installation of a wall sign in the future; however, window signage would still be permitted for the ground-floor suite.

Mr. Baxter displayed a photo of the building, which showed the sign bracket, and advised that Planner Rich McGowan has been in touch with the owner about needing a permit for the bracket. He noted that before a permit would be issued, the owner will be required to submit written approval stating he understood that no wall sign will be allowed on the ground floor.

In conclusion, Mr. Baxter stated that the proposed signage is in keeping with the goal, guideline, and design elements in the Design Guidelines. He explained that approval or denial of this application is at the discretion of the Plan Commission and does not require action by the Village Board.

Commissioner Novack thought it was odd to have a ground-floor sign for an office use and he did not feel it is good planning. He also could not think of a similar example to this anywhere in the Village.

Commissioner Van Vechten commented that he thought the appearance of the sign was fine, but asked why an office space wanted to draw that much attention.

Commissioner Lissner felt that the Commission should be supportive of businesses.

Commissioner Spain agreed with the sentiments, but she felt the sign would make the area feel lively, and this is a supply chain business. She said she did not see a problem with it and felt it was classy and not tacky.

Chairman Huvad suggested asking Mr. Baxter to take the Commission’s concerns to the appropriate authority and determine if this type of signage use should be further discussed in the future.

Commissioner Pope made a motion, seconded by Commissioner Gale, to approve the proposed projecting sign, above the ground-floor door of a three-story commercial building at 366 Park Avenue. The motion was approved with a unanimous voice vote.

## **6. COMPREHENSIVE PLAN PROCESS UPDATE, LIAISON MEETINGS DISCUSSION, AND EXISTING CONDITIONS ASSESSMENT AND ANALYSIS**

Francesca Lawrence, Senior Planner from Teska Associates, explained that the agenda for tonight will include Project Status and Engagement Updates, Liaison Meetings: Report Back, and “State of the Community”/SWOT Assessment. She reviewed the Project Schedule (October 2022 – July 2023) as follows:

- Quarter 4 – 2022: Begin Engagement and “State of the Community” Assessment
- Quarter 1 – 2023: Defining Policy Direction
- Quarter 2 – 2023: Subarea Planning
- Quarter 3 – 2023: Developing Implementation Strategies

Ms. Lawrence reported that the [www.allinglencoe.org](http://www.allinglencoe.org) Website has received 1,300 site views, 750 site visitors, and there have been 160 ideas shared. Regarding the Community Starter Poll, she noted that there were 300 responses. She summarized the top responses as follows:

1. What do you like most about Glencoe? Quality of community amenities (181 responses)
2. Which do you think presents the greatest opportunity for future improvement in Glencoe? Economic development and local businesses (178 responses)
3. Think 10 years into the future...share three words or short phrases to describe Glencoe as you’d like it to be. Community – Safe – Diverse – Friendly
4. How are you connected to Glencoe? I live here (260 responses)
5. What age group do you belong to? 35-50 (41%); 51-65 (31%)
6. If a resident, how long have you lived in Glencoe? Over 20 years (34%)
7. How do you learn about what’s happening in Glencoe? Village Website/Inside Glencoe Newsletter/Village Manager’s Blog (250 responses)

Next Ms. Lawrence advised that there were or will be key person interviews with: Village President and Board of Trustees, Family Service of Glencoe, Friends of the Green Bay Trail, North Shore United Methodist Church, Writers Theatre, and a Focus Group with Glencoe-raised young professionals who may move back to Glencoe. In addition, there have been or will be Liaison Meetings with the Zoning Board, Park District Board, Preservation Commission, District 35 School Board, Library Board, Council for Inclusion, Golf Advisory, Sustainability Task Force, Chamber and Business Groups.

Ms. Lawrence asked the Commissioners to share the three main takeaways from their Liaison Meetings. Commissioner Gale reported that the School Board talked about housing and demographics. He noted that the School Board conducted their own demographics study and it was pointed out that if one of the three golf courses in Glencoe closed and the property became a housing development, the demographics would definitely change. He said a greater variety of housing, including affordable housing is needed. He pointed out that diversity is importance and noted that more people are now

working from home. Lee Brown, Villager Planner, asked if there was a perfect school enrollment number, and Commissioner Gale said they like to have the school buildings filled and feel that they are at a healthy number right now.

Chairman Huvar asked about the school demographics study and Commissioner Gale felt the Superintendent would be willing to share it.

Commissioner Turner noted that there has been no input from kids under 15, and Commissioner Gale said he would look into how contact with this age group could be accomplished.

Commissioner Novack shared feedback from the Zoning Board of Appeals and noted that they had a full agenda, so there was not much time for discussion. He hoped to have another meeting soon. He pointed out that there is no clear guidance from the Comprehensive Plan about Special Use permits, and more information is needed about height limitations. Commissioner Novack said it is important to have solid land use guidance and planning.

Commissioner Van Vechten shared the takeaways from the Historic Preservation Commission and noted that Glencoe does not seem as generational-oriented as it used to be. He advised that teardowns/redevelopment is not a new issue and has been around since the 1990's. Trying to slow down the speed of teardowns has not been very successful and the scales are tipped toward redevelopment. He said the Preservation Commission is trying to encourage home additions and improvements rather than demolition. He shared that the Commission will have another meeting with Mr. Brown.

Commissioner Spain reported that the Park District is also undergoing a Comprehensive Plan review. She noted that one big issue is that the community does not understand the difference between the Park District and the Village.

Commissioner Novack felt that the Preservation Commission should play a key role in the Comprehensive Plan update. He mentioned a Chicago Tribune article about the Village of Hinsdale and how they handle redevelopment. He noted that a lot of people who were raised in Glencoe are moving back.

Commissioner Van Vechten reported that the Preservation Commission has been discussing how preservation impacts diversity. He questioned does it and, if so, how much. He said that he and Trustee Onderdonk had a meeting with the Village Planner of Hinsdale who informed them that Hinsdale has economic incentives for owners of older homes who want to do some restoration. He commented that the teardown trend in Glencoe since the 1980's does not seem to be by design, but is the result of market forces. Mr. Brown asked Commissioner Van Vechten what vision he saw in 20 to 50 years. Commissioner Van Vechten said he saw higher prices and a less inclusive area.

Continuing, Mr. Brown addressed State of the Community/SWOT Assessment and reported that nearly half of Glencoe's population is nearing the "empty-nester/downsizing" life stage, and there is limited social diversity. Glencoe's households are largely high-income, but just under half earn less than \$150,000 per year. He said that land use is predominantly single-family residential and less than 2% of land in town generates non-residential property tax or sales tax. Also, there is limited variety in the housing stock and 26% of Glencoe's housing stock has been demolished since 1980. Mr. Brown noted that Glencoe's carbon footprint is higher than in surrounding communities

Referring to the SWOT (Strengths, Weaknesses, Opportunities, Threats/Challenges) Assessment, Mr. Brown listed Glencoe's strengths as location, economics, civic leadership, community amenities, natural amenities and resources, ease of getting around, a great place to raise a family, and a neighborly and welcoming spirit. Weaknesses include the high tax burden for residential property owners, a dated Zoning Ordinance, limited diversity, bike/pedestrian issues, community sustainability, communitywide events and gathering, and civic confusion. Opportunities are Home Rule, enhanced intergovernmental cooperation, local business and economic development, sustainability and environmental efforts, older adult housing and programming, experiment with decision-making and pilot projects. In addition, areas of focus are important and they include the Public Works Garage, Highway Commercial District (H-F District), Hubbard Woods Plaza, and Green Bay Road (R-D District).

Next, Mr. Brown listed the threats and challenges in the assessment which include teardowns and the loss of historic character, opposing viewpoints (NIMBY), parking and accessibility, aging infrastructure, uncertain future (involving three golf courses and three auto dealerships), environmental/ecological threats such as climate change and invasive species, and community health and wellbeing.

Mr. Brown advised that the next step in the Comprehensive Plan update process is to draft a vision, along with goals and objectives. He asked Commissioners to think about if anything is missing from the SWOT Assessment and did anything surprise them. He also asked them to think about what is the big picture and is there a need for radical change. Then, he said the goals and objectives need to be determined and that part of the update will start in January 2023.

Further, Mr. Brown said that there needs to be a lot more discussion about diversity, equity, and inclusion (DEI). Commissioner Pope suggested that Commissioners ask their friends if they feel that DEI is a problem or concern in the community.

Chairman Huvad stated that it is the Plan Commission's job to review the results of the community survey, and think about if they felt any of the answers were surprising. He said everyone should then contact Mr. Brown with their comments and ideas. He also asked Commissioners to review the Comprehensive Plan of Greensboro and come up with six ideas from that plan. Mr. Brown said he would have a hyperlink on the website for the Greensboro plan.

In conclusion, Mr. Brown noted that Teska will conduct a second survey and Commissioners are encouraged to contact him with ideas they have for questions. He then asked Trustee Dudley Onderdonk for his comments in regarding to tonight's presentation.

Trustee Onderdonk explained that there is a big push for sustainability, and diversity, equity, and inclusion (DEI). He felt that a good starting point would be to define DEI and also discuss the 10-year Capital Improvement Plan.

Commissioner Van Vechten commented that he was surprised and concerned about the slide tonight that referred to income of residents, which showed that 55% of residents are high income, but just under half earn less than \$150,000 per year. He stated that the Comprehensive Plan is for everyone and he wanted to see inclusion of the voices that do not have that much equity.

Mr. Brown thanked everyone for their input tonight and advised that he would like to post tonight's presentation on the website as soon as possible, and Commissioners agreed.

**7. STANDING COMMITTEE REPORTS/ANNOUNCEMENTS - None**

**8. ADJOURNMENT**

Commissioner Pope made a motion, seconded by Commissioner Turner, to adjourn the meeting at 9:22 p.m. The motion was approved with a unanimous voice vote.