



**MINUTES
VILLAGE OF GLENCOE
PLAN COMMISSION**

Virtual Meeting
Wednesday, September 28, 2022 – 7:00 p.m.

1. CALL TO ORDER AND ROLL CALL

The September 28, 2022 meeting of the Plan Commission of the Village of Glencoe, Cook County was called to order at 7:00 p.m. Chairman Huvad.

The following Commissioners were in attendance:

Bruce Huvad, Chairman, Public-at-Large Representative
Gail Lissner, Vice Chair, Village Board Representative
Carol Spain, Park District Representative
Marc Gale, School District 35 Representative
Georgia Mihalopoulos, Public-at-Large Representative
Michael Pope, Glencoe Public Library Representative
Peter Van Vechten, Historic Preservation Commission Representative
James Thompson, Public-at-Large Representative

The following Commissioners were absent:

Scott Novack, Zoning Board of Appeals Representative
Greg Turner, Public-at-Large Representative

The following Village staff were also in attendance:

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

Also in attendance were:

Trustee Dudley Onderdonk
Francesca Lawrence, Teska Associates

2. CONSIDER THE JULY 27, 2022 PLAN COMMISSION MEETING MINUTES

Commissioner Thompson made a motion to approve the July 27, 2022 Plan Commission Meeting Minutes, as submitted. Commissioner Pope seconded the motion.

RESULT:	ACCEPTED
AYES:	Gale, Huvad, Lissner, Mihalopoulos, Pope, Spain, Thompson, Van Vechten (8)
NAYS:	None (0)
ABSTAIN:	None (0)

ABSENT:	Novack, Turner (2)
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3. PUBLIC COMMENT – None

4. CONSIDERATION OF EXTERIOR APPEARANCE REVIEW FOR NEW SIGNAGE AT THE MINI CAR DEALERSHIP AT 2100 FRONTAGE ROAD

Development Services Manager Taylor Baxter reported that this is an application for three new wall signs only, at a car dealership in the Highway Frontage (HF) zoning district, and it does not include any ground signs. He explained that the proposed signage meets all applicable zoning code standards for square footage and illumination. He noted that all three signs are under 100 sq. ft. and illumination would be 175 foot-candles maximum.

In addition, Development Services Manager Baxter displayed a site plan of the property and pointed out the location of the proposed signs. He stated that these signs are also in keeping with the goal, guideline, and design elements in the Design Guidelines.

In conclusion, Development Services Manager 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 Pope made a motion to approve the proposed three new wall signs at 2100 Frontage Road. Commissioner Thompson seconded the motion.

RESULT:	ACCEPTED
AYES:	Gale, Huvad, Lissner, Mihalopoulos, Pope, Spain, Thompson, Van Vechten (8)
NAYS:	None (0)
ABSTAIN:	None (0)
ABSENT:	Novack, Turner (2)

5. UPDATE AND DISCUSSION OF NEXT STEPS FOR THE COMPREHENSIVE PLAN

Chairman Huvad advised that he is working on goals for the Comprehensive Plan process and has a detailed plan, but wanted to determine exactly where the discussion is now and what should be discussed next. He felt that they should start working on sustainability and resilience for the base concept.

Village Planner Lee Brown explained that everything relates and they need to run through data and talk about the tasks that were accepted as part of this role. He reported that the website www.allinglencoe.org is now live, and noted that this is just one of the portals which will allow the residents to stay at home and make their comments.

Francesca Lawrence, Senior Planner from Teska Associates, presented highlights of the website and explained how to maneuver through it. She noted that residents can get updates if they register their email address. Ms. Lawrence reported that there will be a community visioning pop-up on Saturday, October 1 from 10 a.m. to 12:00 p.m., on Vernon Avenue outside of Hometown Coffee. There will be free donuts for the first fifty visitors and a \$25 gift card raffle. She said everyone is invited to come and share ideas and aspirations for the Village’s future.

Mr. Brown explained that the agenda for tonight will include a Community Snapshot, Liaison Discussion, and Engagement Updates. He presented the following community details about Glencoe:

- General Population Characteristics – 2,992 single-family detached housing with three people per household (there is no senior housing)
- Population – 8,849; Median Age – 47; Household Income - \$195,000
- Population Forecast – modest increase from 1990 to 2020 with 11,000 predicted by 2050 (numbers are from CMAP)

Commissioner Van Vechten reported that the 60's and 70's had the highest population and the national trend in household size has been going down for the last 75 years. Mr. Brown commented that some of the numbers in the statistics need to be challenged because Glencoe is experiencing younger families moving in and that could change the household size.

- Age – 8% of the population is 20-34; 17% is 35-49 (desirable age for retailers); 25% is 50-64 and 21% is 65+
- Race and Ethnicity – 98% white and under 2% Hispanic/Latino – 12% of households speak different languages
- Education – 47% have Graduate or Professional Degree
- Employment – 1,942 live elsewhere and work in Glencoe; 151 live and work in Glencoe; 3,601 live in Glencoe and work elsewhere
- Mode of Travel to Work – 11.2% work at home; 59.6% drive alone and 4.3% car pool
- Income – median household income is \$196,000 with 55% making \$150,000 or more
- Age – since 2010 there has been a decline in people under 20 and an increase in people over 55
- Housing Occupancy – 3,127 owner-occupied; 175 renter-occupied; 245 vacant units
- Teardowns – 26% of Glencoe houses demolished since 1980 – out of 828 teardowns, 87 were designated historic

Mr. Brown questioned if the Village should have a range of housing types and sizes, because there is evidence that without a broad range the Village cannot provide appropriate homes to meet the requirements of the residents. Commissioner Van Vechten commented that there are spec homes built by developers and the average size house has increased. He noted that smaller homes closer to the downtown area are in demand and there is potential for people to be looking for different types of housing other than a mansion. Chairman Huvad stated that the Village has regulations in place that do not promote smaller lots or smaller houses. Commissioner Van Vechten further commented that over 50% of the lots in Glencoe are non-conforming because they were laid out 100 years ago.

Mr. Brown continued on with the Liaison Discussion and advised that the Plan Commission is acting as the liaison to all other commissions, committees and boards. He said that staff at Teska Associates will contact the heads of all commissions, committees and boards, and ask to be put on their agendas to discuss the Comprehensive Plan update. Commissioners asked what their assignments were and Mr. Brown suggested a possible list as follows:

Bruce Huvad - Glencoe Council for Inclusion & Community
Gail Lissner – Village Board responsibilities
Marc Gale – School Board
Georgia Mihalopoulos – Sustainability Task Force

Scott Novack – Zoning Board
 Michael Pope – Library Board
 Carol Spain – Park District
 James Thompson – Chamber of Commerce
 Greg Turner – Golf Advisory Committee
 Peter Van Vechten – Preservation Commission

Mr. Brown asked Commissioners to contact him if they have a different preference, and he will email a final list to all Commissioners. He explained that Commissioners will be notified when agenda dates are known, which might take several months, and he commented that more than just the liaison assigned are encouraged to attend the meeting.

Chairman Huvad asked Teska Associates staff to provide a list of discussion items for the next three or four meetings so Commissioners have a sense of where the process is going, and he asked what will be discussed at the October meeting. Mr. Brown replied that the topic for the October meeting will be housing and he will provide a list of issues to be discussed and questions that need to be answered. He said he will also provide a reading list for Commissioners.

Commissioner Pope asked about parking issues and Mr. Brown said parking would be addressed. Commissioner Thompson suggested that questions should come from both sides because Commissioners will have questions also. Commissioner Van Vechten asked Development Services Manager Baxter to email all Commissioners with a link to the recent Community Survey, which will serve as a good refresher.

In conclusion, Chairman Huvad thanked Mr. Brown and Ms. Lawrence for the presentation, and stated that there is now a plan in place and it is in the process of getting implemented.

6. STANDING COMMITTEE REPORTS/ANNOUNCEMENTS - None

6. ADJOURNMENT

Following a motion by Commissioner Pope and a second by Commissioner Spain, the meeting was adjourned at 8:37 p.m.

RESULT:	ACCEPTED
AYES:	Gale, Huvad, Lissner, Mihalopoulos, Pope, Spain, Thompson, Van Vechten (8)
NAYS:	None (0)
ABSTAIN:	None (0)
ABSENT:	Novack, Turner (2)