



**MINUTES
VILLAGE OF GLENCOE
PLAN COMMISSION**

Village Hall – 675 Village Court
Wednesday, July 28, 2021 – 7:00 p.m.

1. CALL TO ORDER

The July 28, 2021 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
Gail Lissner, Vice Chair, Village Board Representative
Lisa Brooks, Park District Representative
Marc Gale, School District 35 Representative
Georgia Mihalopoulos, Public-at-Large Representative
Michael Pope, Glencoe Public Library Representative
John Satter, Zoning Board of Appeals Representative
James Thompson, Public-at-Large Representative
Greg Turner, Public-at-Large Representative
Peter Van Vechten, Historic Preservation Commission Representative

The following Village staff were also in attendance:

Taylor Baxter, Development Services Manager
Lee Brown, Village Planner

3. CONSIDER THE JUNE 23, 2021 PLAN COMMISSION MEETING MINUTES

Commissioner Gale moved to approve the minutes. Commissioner Satter seconded and the motion passed unanimously.

4. CONSIDERATION OF EXTERIOR APPEARANCE REVIEW OF A PROPOSED AWNING AT 320 PARK AVENUE

Taylor Baxter provided background information on the proposal. The proposal is the removal of a window and the addition of an awning on the south wall of the Glencoe Public Library near the back parking area. The awning would be for new pickup and dropoff lockers. The proposal is to remove a large metal hood for the lockers, which was not part of the approved permit, and replace it with the proposed awning. A hood or other weather protection system is needed for the locker system. Mr. Baxter stated that staff feels that the proposal is in keeping with the intent of the Design Guidelines.

Chairman Huvard asked if the purpose of the hood is to protect electronics. Danny Burdett, a representative of the Library, stated that this is correct. He stated that the manufacturer strongly recommended some kind of cover system.

Commissioner Pope stated that the awning system is exactly the same as that across the street at Chase Bank.

Vice Chair Lissner asked if the installer was satisfied that the awning would provide the same level of protection as the locker hood. The applicant responded that it would provide better protection. Vice Chair Lissner asked about the plan for the removed window, and the applicant responded that it would be replaced with the same material as the existing wall. Chairman Huvard asked why the Library wants to remove the window, and the applicant stated that it is for appearance reasons and the interior logistics of the building.

Commissioner Mihalopoulos asked why the locker didn't come before the Commission. Mr. Baxter responded that it could be done as a staff review because it is part of a loading and parking zone, but awnings are clearly stated to be under the purview of the Commission. Mr. Brown added that some aspects of design review are delegated to staff, while others are the responsibility of the Commission, and that at some point the Commission should review these responsibilities. Chairman Huvard added that when the locker review was delegated to staff, he did not think that Commission review was needed. He said that the Commission could be involved with a larger plan for the appearance of the Library going forward. Commissioner Turner stated that the parking area is in stark contrast to the beautiful gardens on the other side of the building.

Commissioner Turner moved to approve the proposal. Vice Chair Lissner seconded. The motion passed with nine in favor and one abstention.

RESULT:	ACCEPTED
AYES:	Huvard, Lissner, Brooks, Gale, Mihalopoulos, Satter, Thompson, Van Vechten (9)
NAYS:	None (0)
ABSTAIN:	Pope (1)
ABSENT:	None (0)

7. COMMENTS ON NON-AGENDA ITEMS

There were no comments on non-agenda items.

8. STANDING COMMITTEE REPORTS

Commissioner Pope told the Commission that the Library is looking at an overall plan for the outdoor space near the lockers and for the building itself.

Commissioner Gale told the Commission that the School Board was working on what accommodations would be needed for the upcoming school year.

Commissioner Brooks told the Commission that Park District staff is meeting with railroad advisors to address noise complaints. She added that the District received a grant for the renovation of the Watts

Center building and rink and is launching a project with the School District to update a field to address community needs.

Commissioner Satter told the Commission that the Zoning Board of Appeals had been meeting regularly to consider a typical slate of variation requests.

Commissioner Van Vechten told the Commission that the Historic Preservation Commission celebrated the one-year anniversary of the Booth Cottage move and has received generally appreciative comments. He said that the Historic Preservation Commission is doing a deep dive on preservation issues and will address the Committee of the Whole in the fall about potential ordinance and policy updates. He expressed concern about Glencoe's rate of residential teardowns.

Vice Chair Lissner told the Commission that the Village Board approved an increase in the number of liquor licenses to allow a new license at Poppy's Social, with conditions related to the back patio. Commissioner Turner asked about music on the patio, and Vice Chair Lissner responded that music would not be allowed and that seating capacity would be greatly reduced from what was originally proposed. Chairman Huvad asked Mr. Brown about future outdoor dining proposals. Mr. Brown responded that Zoning Code updates may be needed, including for conditional vs. by-right uses.

Mr. Brown provided an update on murals. He told the Commission that the Village Board provided initial guidance and asked for more information from staff. Vice Chair Lissner added that more analysis is needed. Commissioner Pope said that perceptions of murals are changing in the community, and Chairman Huvad added that his concerns is that the public realm is very small and art can have a big impact.

9. ADJOURNMENT

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