

VILLAGE OF GLENCOE
PLAN COMMISSION

Regular Meeting
February 22, 2012

1. CALL TO ORDER

A regular meeting of the Plan Commission of the Village of Glencoe, Cook County was called to order by Chairman Thomas in the Village Hall Council Chamber at 7:38 p.m. on the 22nd day of February 2012.

2. ROLL CALL

The following were present:

Caren Thomas, Chairman, Public-at-Large Representative
Larry Levin, Vice-Chairman, Village Board Representative
Walt Eckenhoff, Public-at-Large Representative
Louis Goldman, Glencoe Public Library Representative
Ed Goodale, Zoning Board of Appeals Representative
Bruce Huvad, Public-at-Large Representative
Andre Lerman, Glencoe Park District Representative
Gary Ruben, School District #35 Representative
Tom Scheckelhoff, Historic Preservation Commission Representative

The following were absent:

Marya Morris, Public-at-Large Representative

The following were also present:

David Mau, Director of Public Works
Nathan Parch, Community Development Analyst

3. CONSIDER THE DECEMBER 7, 2011 PLAN COMMISSION MEETING MINUTES

The minutes from the December 7, 2011 Plan Commission meeting were approved.

4. PUBLIC COMMENT TIME

Chairman Thomas provided an update on Writers' Theatre. She noted that the preliminary architectural plans are being finalized and have been shared with the Park District due to the site's adjacency to Friends Park. While the building design will be modern, it will include features and materials compatible with the surrounding business district. Trustee Levin noted that the project is targeting a LEED Silver rating.

5. CONSIDER APPLICATION FOR TWO PROJECTING SIGNS AT ANNE LOUCKS GALLERY LOCATED AT 309 PARK AVENUE

Community Development Analyst Nathan Parch began with a brief presentation on the history of sign regulation in Glencoe. Mr. Parch showed several photographs of existing signage in the downtown business district (circa 1975), prior to implementation of a comprehensive sign code update adopted March 9, 1978. Mr. Parch overviewed the Village's current sign regulations as follows:

- Zoning Code, Section 5-105 provides comprehensive controls addressing sign type, size, number, placement, and lighting;
- Zoning Code, Section 7-503 requires exterior appearance review in B-1, B-2, & R-D zoning districts; and
- Official Appearance Guide & Criteria, adopted 1976, provides five standards in evaluating the appearance of signs.

Mr. Parch introduced applicant Anne Loucks and summarized her proposal to mount two banner style projecting signs to the exterior walls of her art gallery at 309 Park Avenue - one oriented toward Park Avenue and the second toward Green Bay Road. It was explained that the Village Board amended the signage regulations in 2007 to allow projecting signs in the B-1 central business district. Mr. Parch explained that the proposed signs met all zoning requirements and noted that this matter was before the Plan Commission for exterior appearance review. He also noted that Village Planner Lee Brown reviewed the signage request and recommended approval based on the signs being well within the dimensional standards and being simple and restrained in design.

The question was raised as to why the Plan Commission was asked to review this new signage and not all other new signage, specifically the new signs/awnings at BMO Harris Bank. Mr. Parch responded that banner signs were not previously permitted, except for the Wienecke Building, and their introduction as a new sign prototype in the downtown business district required the Plan Commission's approval for appearance review. Mr. Parch also noted that staff has for many years reviewed both the zoning and aesthetics of new signage, in lieu of the Plan Commission, in an effort to streamline the review process.

Overall, members of the Commission were comfortable with the introduction of banner signs at this location, recognizing awning signs would obscure the view of art work in the windows. However, several Commissioners were concerned about approving the signage without a fabric swatch showing the exact color proposed.

It was moved and seconded to approve the application for two projecting signs for Anne Loucks Gallery at 309 Park Avenue conditioned that the applicant provide staff a fabric swatch for final Plan Commission approval.

The motion was approved by the following vote:

- AYES: Eckenhoff, Goldman, Goodale, Huvad, Lerman, Levin, Ruben, Scheckelhoff, and Thomas
NAYES: None

ABSENT: Morris

6. REPORT FROM SUSTAINABILITY WORKING GROUP

Commissioner Eckenhoff provided details about the upcoming community outreach event – Green Goals for Glencoe – scheduled for March 10th from 9:00 a.m. to noon at the Takiff Center.

7. STANDING COMMITTEE REPORTS

Commissioner Lerman reported on the Park District’s strategic planning process and the newly formed Lakefront Advisory Council.

Commissioner Scheckelhoff reported that the Historic Preservation Commission was in the early stages of considering a Frank Lloyd Wright historic district in the Ravine Bluffs neighborhood.

Commissioner Goodale reported that the Zoning Commission on March 5th would be holding a public hearing to consider an amendment to remove from the Zoning Code provisions for the Contextual Design Review Commission.

Commissioner Ruben reported that the School Board is considering a geothermal system for Central School.

8. SCHEDULE NEXT MEETING OF THE PLAN COMMISSION

The next meeting of the Plan Commission was scheduled for 7:30 p.m. on Thursday, April 5, 2012. The March 28th meeting was cancelled due to Spring Break.

9. ADJOURNMENT

The meeting was adjourned at 9:12 p.m.

Respectfully Submitted,

Nathan J. Parch,
Community Development Analyst