

VILLAGE OF GLENCOE  
PLAN COMMISSION

Regular Meeting  
May 15, 2013

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 7:36 p.m. on the 15<sup>th</sup> day of May 2013.

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  
Andre Lerman, Glencoe Park District Representative  
Marya Morris, Public-at-Large Representative  
Tom Scheckelhoff, Historic Preservation Commission Representative

The following were absent:

Bruce Huvad, Public-at-Large Representative  
Gary Ruben, School District #35 Representative

The following were also present:

Scott Feldman, Village President  
Joel Solomon, Village Trustee  
Joe Keefe, Village Trustee  
Paul Harlow, Village Manager  
David Mau, Director of Public Works  
Nathan Parch, Planning & Development Administrator  
Victor Filippini, Village Attorney  
Lee Brown, Village Planner

3. CONSIDER THE APRIL 24, 2013 PLAN COMMISSION MEETING MINUTES

The minutes from the April 24, 2013 Plan Commission meeting were approved.

4. PUBLIC COMMENT TIME

Chairman Thomas introduced Village President Scott Feldman who was in attendance. President Feldman thanked members of the Plan Commission for their service to the Village during his tenure. He specifically acknowledged Caren Thomas for her contributions that exceeded the role of Plan Commission Chair, especially for her role as a liaison between the Village and Writers' Theatre.

5. PRESENTATION OF PROPOSED PLANS FOR WOMAN'S LIBRARY CLUB/WRITERS' THEATRE BUILDING AT 325 TUDOR COURT

Chairman Thomas acknowledged the following representatives from the Woman's Library Club and Writers' Theatre who were in attendance to share plans for their proposed new building:

- Peg Malloy, President, Woman's Library Club of Glencoe;
- Elaine Tinberg, President, Writers' Theatre Board of Trustees;
- Michael Halberstam, Founder & Artistic Director, Writers' Theatre; and
- Kate Lipuma, Executive Director, Writers' Theatre.

Peg Malloy provided a brief history of the Woman's Library Club and the development of the Club's building at 325 Tudor Court in 1938. Original plans envisioned a much larger building on the property, including a full theatre, but were scaled back due to the Depression. On behalf of its members, she noted the Club's enthusiasm for a new building in partnership with Writers' Theatre; one that would provide space for the Club's continued programming and that would relieve members of the financial burdens of the existing building.

Michael Halberstam reviewed the history of Writers' Theatre in Glencoe, as well as the Theatre's ongoing relationship and partnership with the Woman's Library Club. Mr. Halberstam remarked that a new building will allow for the Theatre to strengthen its partnerships with the community, including the school district, park district, and library.

Project architect Jeanne Gang, Founder & Principal of Studio Gang Architects, was introduced. Ms. Gang provided a thorough presentation of the proposed project. She presented local (Glencoe) and historical (England's Tudor Era, 1500s) contexts that jointly influenced the building's design. Ms. Gang reviewed the site plan for the property, building floor plans, division of spaces, exterior and interior elevations and renderings, and proposed building materials.

Chairman Thomas noted that the Village's sensitivity to building height, which was voiced during the early planning stages of the project, impacted the lower-profile building design. Ms. Thomas also noted that the new building would be LEED Silver thereby conforming to high standards and practices of environmental responsibility.

At 8:30 p.m. an informal recess was called by Chairman Thomas in order to allow those in attendance to view the building model and display boards.

At 9:00 p.m. members of the Plan Commission returned to their seats at the dais. Chairman Thomas briefly explained the special use approval process required for the proposed development. It was noted that the Zoning Commission will hold a public hearing to consider a special use permit on July 1, 2013.

Commissioners Lerman, Goldman, Eckenhoff, Morris, and Scheckelhoff all commented favorably about the proposed building.

Commissioner Goodale noted that the Zoning Commission likely will have questions about the perceived building massing and blank wall areas.

Commissioner Morris noted that the issue of parking will need to be addressed as part of the special use process.

Kate Lipuma commented that fundraising for the building will continue with an anticipated groundbreaking in late fall 2014. It was noted that the construction process would take 12 to 16 months to complete.

Trustee Levin noted that the Village Board in 2002 approved an ordinance establishing the property as the Village's Cultural Center. Trustee Levin clarified that no public funding will be contributed to the new building; the project will be entirely privately funded.

Following some questions from the audience, Chairman Thomas concluded the discussion by thanking all in attendance for their interest and participation.

6. SELF REFLECTION

Chairman Thomas recognized Village President Scott Feldman for his leadership serving the Village for two terms and Village Trustee Larry Levin for his contributions while serving on the Plan Commission.

Commission members shared reflections on the past and future. Updating the Comprehensive Plan was identified as a priority.

7. STANDING COMMITTEE REPORTS

None

8. SCHEDULE NEXT MEETING OF THE PLAN COMMISSION

The next meeting of the Plan Commission was scheduled for 7:30 p.m. on Wednesday, June 26, 2013.

9. ADJOURNMENT

The meeting was adjourned at 9:32 p.m.

Respectfully submitted,

Nathan J. Parch,  
Planning & Development Administrator