

VILLAGE OF GLENCOE
PLAN COMMISSION

Regular Meeting
August 28, 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 7:38 p.m. on the 28th day of August 2013.

2. ROLL CALL

The following were present:

Caren Thomas, Chairman, Public-at-Large Representative
Barbara Miller, 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
Marya Morris, Public-at-Large Representative
Gary Ruben, School District #35 Representative
Tom Scheckelhoff, Historic Preservation Commission Representative

The following were absent:

Andre Lerman, Glencoe Park District Representative

The following were also present:

Larry Levin, Village President
David Mau, Director of Public Works
Nathan Parch, Planning & Development Administrator

3. PUBLIC COMMENT TIME

No public comment was offered.

4. CONSIDER THE MAY 15, 2013 & JUNE 26, 2013 PLAN COMMISSION MEETING MINUTES

The minutes from the May 15, 2013 Plan Commission meeting were approved as amended. The minutes from the June 26, 2013 Plan Commission meeting were approved.

5. APPRECIATION AND INTRODUCTIONS

Chairman Thomas introduced Village Trustee Barbara Miller as the newest member of the Plan Commission. Chairman Thomas acknowledged Walt Eckenhoff for his contributions to the Plan Commission during his tenure as a Commissioner, and offered her farewell to him as a departing member. Chairman Thomas read a resolution honoring Mr. Eckenhoff's service to the

Village. The resolution was unanimously approved by members of the Plan Commission. Mr. Eckenhoff thanked Mr. Parch, Mr. Mau, Mr. Harlow, Chairman Thomas, and President Levin. Chairman Thomas stated that Mr. Eckenhoff agreed to serve as an advisor on the future update of the Comprehensive Plan. Chairman Thomas personally thanked Mr. Parch for his work and contributions to the Plan Commission. William Peregrine was introduced as a Fellow to Mr. Parch and the Plan Commission.

6. SUMMARY REPORT FROM AUGUST 15, 2013 VILLAGE BOARD MEETING

Chairman Thomas reported on the Village Board's August 15th approval of a special use permit request from the Woman's Library Club/Writers' Theatre to construct a new building at 325 Tudor Court. Chairman Thomas shared her PowerPoint presentation from the August 15th Village Board meeting that analyzed and provided examples of single family homes abutting non-residential uses throughout the Village. Such conditions contribute to Glencoe's walkable, compact character.

7. CONTINUE PRELIMINARY DISCUSSION OF COMPREHENSIVE PLAN

Chairman Thomas noted that there is an incomplete referral for the "downtown subarea" dating back to 2003. It was questioned whether a new referral was necessary for the proposed Comprehensive Plan. President Levin stated his desire to move forward with the Comprehensive Plan. Chairman Thomas concurred that a referral for the Comprehensive Plan was prudent.

Chairman Thomas reread an email from Commissioner Goldman received June 25th that listed several topics for the Plan Commission to consider as part of a future Comprehensive Plan update:

- a. A review and reconsideration of our Subdivision and Consolidation regulations to take account of density and changes to the character of neighborhoods;
- b. The fostering of the vitality of the central business district;
- c. A plan as to the many open spaces in Glencoe; &
- d. The fostering of more condominium units so as to retain the older part of our population.

Commissioner Goldman asked the Commission to also consider the Hubbard Woods Shopping Center and more street end improvements, similar to those completed at Dell Place, for other Glencoe streets.

Chairman Thomas underscored the importance of a shared Plan to best understand the concerns and needs of the various Village organizations, asking each of their boards to share ideas and build relationships within the community to galvanize support for a combined Plan. Chairman Thomas emphasized that the Plan Commission recognize the other organizations' expertise and opinions.

Chairman Thomas asserted that the Plan must capture several specific aspects of the Village, including the Village's unique features, creating a common theme of a "sense of place." Chairman Thomas continued to specify her ideas for the proposed plan, specifically looking to highlight the importance of cultural arts and architecture to the Village, and to use the Plan as a tool to develop the

Village character as a niche for the arts. Citing Glencoe's rich architectural history, Chairman Thomas emphasized the need to have the Plan articulate how architecture makes Glencoe special.

Chairman Thomas mentioned the Village's extraordinary open spaces, and the Park District's role in the Plan due to the importance of these natural resources within and surrounding the Village.

Chairman Thomas stated that an updated Plan should address new initiatives to further projects of sustainability and also preparedness in a post 9/11 world.

Commissioner Morris questioned how the public will become engaged in the Plan. Commissioner Morris added that the plan needs to focus on the Village's economy, and how a spreadsheet could be used as a "scorecard" to evaluate the effectiveness of the 1996 Comprehensive Plan, and identify new objectives.

Chairman Thomas agreed with Ms. Morris, but wished to go to sister Village organizations for their ideas before any Plan is formulated. She maintained that discussion with other Village bodies is a necessary introductory step to seek their input.

Commissioner Morris volunteered to be part of an outreach process.

Commissioner Huvad believed that the old Plan is "text-heavy" and lengthy to read through, and suggested a more accessible format.

Mr. Parch suggested that Village Planner Lee Brown analyze what has/has not been completed from the 1996 Plan to the present.

8. SCHEDULE NEXT MEETING OF THE PLAN COMMISSION

The next meeting of the Plan Commission was scheduled for 7:30 p.m. on Wednesday, September 25, 2013.

9. ADJOURNMENT

The meeting concluded at 8:40 p.m.

Respectfully submitted,

Nathan J. Parch,
Planning & Development Administrator

William Peregrine,
Plan Commission Fellow