

VILLAGE OF GLENCOE
PLAN COMMISSION

Wednesday, October 22, 2014
7:30 p.m.

Village Hall
Council Chamber
675 Village Court

The Village of Glencoe is subject to the requirements of the Americans With Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact the Village of Glencoe at least 72 hours in advance of the meeting at (847) 835-4114, or the Illinois Relay Center at (800) 526-0844, to allow the Village of Glencoe to make reasonable accommodations for those persons.

AGENDA

1. CALL TO ORDER AND ROLL CALL

Caren Thomas, Chairman, Public-at-Large Representative
Barbara Miller, Vice-Chairman, Village Board Representative
Gary Ruben, School District #35 Representative
Deborah Cogan, Public-at-Large Representative
Ed Goodale, Zoning Board of Appeals Representative
Bruce Huvad, Public-at-Large Representative
Seth Palatnik, Glencoe Park District Representative
Marya Morris, Public-at-Large Representative
Louis Goldman, Glencoe Public Library Representative
Tom Scheckelhoff, Historic Preservation Commission Representative

2. CONSIDER THE SEPTEMBER 23, 2014 PLAN COMMISSION MEETING MINUTES

The minutes from the September 23rd Plan Commission meeting are attached.

3. PUBLIC COMMENT TIME

Individuals interested in addressing the Commission on any matter not listed on the agenda may do so during this time.

4. CONTINUE DISCUSSION OF DOWNTOWN TUNE UP

A) **Presentation on Economic Development Issues Pertaining to Downtown Glencoe** – Consultant Bridget Lane, of Business Districts, Inc., together with Village Planner Lee Brown, will lead a discussion providing information on:

- i) Key markets for downtown businesses;
- ii) National trends impacting local businesses;
- iii) The investment associated with independent business development; and
- iv) The specific geographies defining the populations most likely to be attracted to downtown Glencoe.

5. STANDING COMMITTEE REPORTS

Members of standing committees will have the opportunity to make announcements of current events.

6. SCHEDULE NEXT MEETING OF THE PLAN COMMISSION

The next meeting of the Plan Commission is scheduled for 6:30 PM on Wednesday, November 12, 2014 in the Council Chamber at Village Hall.

7. ADJOURNMENT

VILLAGE OF GLENCOE
PLAN COMMISSION

Regular Meeting
September 23, 2014

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 7:34 p.m. on the 23rd day of September 2014.

2. ROLL CALL

The following were present:

Caren Thomas, Chairman, Public-at-Large Representative
Barbara Miller, Vice-Chairman, Village Board 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:

Deborah Cogan, Public-at-Large Representative
Seth Palatnik, Glencoe Park District Representative

The following were also present:

Philip Kiraly, Village Manager
David Mau, Director of Public Works
Nathan Parch, Planning & Development Administrator
Lee Brown, Village Planner

3. CONSIDER THE AUGUST 27, 2014 PLAN COMMISSION MEETING MINUTES

The minutes from the August 27, 2014 Plan Commission meeting were approved.

4. PUBLIC COMMENT TIME

None

5. CONTINUE DISCUSSION OF DOWNTOWN TUNE UP

Staff shared photos of the current collaboration with the Glencoe Library that encourages children to share their ideas for downtown Glencoe through an interactive felt wall with cutouts of buildings, streets, trees, etc. Head of Children's Services Ann Finstad organized this activity that takes place from September through the end of October. This exercise is one of many that encourages participation in the downtown planning process.

Staff also shared conceptual plans for an initiative to display historic photos of downtown Glencoe on kiosks positioned at various locations in the downtown area. The kiosks would be similar in structure to the “building blocks” promotional displays used to promote the Glencoe Grand Prix.

Village Planner Lee Brown reviewed the proposed plan for updating the downtown parking study. This exercise will involve an inventory of existing parking spaces within and surrounding the downtown area along with parking counts to assess availability at different times and locations throughout the week. The study will provide direction on the necessary parking resources needed to serve current and future land uses.

Mr. Brown summarized the main themes that emerged from the first three panel discussions held July 23rd and August 27th focused on downtown, specifically its cultural resources, building owners, and business operators.

Key ideas from the cultural resources panel:

- Lack of gathering places (specifically restaurants) for visitors to patronize before or after attending a cultural event at one of their organizations
- The desire to make an “evening” of the theatre experience
- The benefit of more outdoor spaces for people to congregate
- Wyman Green was identified as being underutilized
- The need for better way-finding signage for both parking and the cultural attractions, and for simply identifying where downtown is
- Cross promotion and cross institutional potential

Key ideas from the downtown building owners/business operators panel:

- Positive: the scale, character, and tidiness of the downtown area, and support of local businesses
- Negative: arbitrary and dated zoning and effect on what businesses are attracted (particular attention to startups)
- Improve signage within downtown, possibly through improved sign regulations, and better way-finding to downtown and within downtown
- Need additional parking and greater enforcement
- Desire to attract new visitors to downtown through a new destination retail tenant (as Shirise formerly did)
- Regular (weekly?) special events, and new branding/marketing (Thursday Night weekly event similar to Holland, MI)
- The weakness of Tudor Ct. and Temple Ct. as commercial areas...potential for Tudor Ct. as a special place/cultural zone

Mr. Brown explained the methodology of the Village’s Zoning Code in regulating the types of businesses permitted and not permitted on the first floor of buildings in the downtown business district. The Village’s approach relies on lists of permitted, conditional, and prohibited uses. While this is the conventional approach to regulating uses, Mr. Brown noted that such lists become dated over time and rely on arbitrary distinctions. This has the end result of not being adaptable to new and emerging trends in retail and service uses. Mr. Brown explained that a common approach today is a hybrid model that includes some control of uses with more of a focus on assessment of impact.

Mr. Brown noted that the October 22nd meeting would include a presentation from consultant Bridget Lane, of Business Districts, Inc., on economic development issues pertaining to downtown Glencoe.

6. STANDING COMMITTEE REPORTS

Commissioner Goodale stated that the Glencoe Historical Society's kick-off event for the Ravine Bluffs Centennial is at 5:00 p.m. on Sunday, September 28th at the library.

7. SCHEDULE NEXT MEETING OF THE PLAN COMMISSION

The next meeting of the Plan Commission was scheduled for 7:30 p.m. on Wednesday, October 22, 2014.

8. ADJOURNMENT

The meeting was adjourned at 9:04 p.m.

Respectfully submitted,

Nathan Parch
Planning & Development Administrator