

VILLAGE OF GLENCOE
PLAN COMMISSION

Wednesday, December 3, 2014
6:30 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
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 OCTOBER 22, 2014 PLAN COMMISSION MEETING MINUTES

The minutes from the October 22nd 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) **Panel One: Executive Directors of Local Public Bodies** – The Plan Commission will host a discussion of invited panelists featuring the executive directors of local public bodies, 6:30-7:30 p.m.
- B) **Panel Two: Local Civic Leaders** – The Plan Commission will host a discussion of invited panelists featuring local civic leaders, 7:30-8:30 p.m.

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 several meetings of the Plan Commission will be held in the Council Chamber at Village Hall and are scheduled for:

- Wednesday, January 21, 2015
- Wednesday, January 28, 2015
- Wednesday, February 11, 2015
- Wednesday, February 25, 2015

7. ADJOURNMENT

VILLAGE OF GLENCOE
PLAN COMMISSION

Regular Meeting
October 22, 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 7:35 p.m. on the 22nd day of October 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
Seth Palatnik, Glencoe Park District Representative
Gary Ruben, School District #35 Representative

The following were absent:

Tom Scheckelhoff, Historic Preservation Commission 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 SEPTEMBER 23, 2014 PLAN COMMISSION MEETING MINUTES

The minutes from the September 23, 2014 Plan Commission meeting were approved.

4. PUBLIC COMMENT TIME

None

5. CONTINUE DISCUSSION OF DOWNTOWN TUNE UP

Consultant Bridget Lane, of Business Districts, Inc., together with Village Planner Lee Brown led a discussion on economic development issues pertaining to downtown business districts, with specific focus on downtown Glencoe.

Ms. Lane reviewed the four markets relevant to a local economy: (1) Community (Glencoe); (2) Pedestrian; (3) Convenience; and (4) Destination.

The Community Market includes the residents of Glencoe who choose to shop in town because of community pride and to support local businesses.

The Pedestrian Market is within a ½-mile area of Downtown Glencoe and includes residents and employees within walking distance.

The Convenience Market is within a 5-minute drive or 10-minute bike ride and extends outside of Glencoe to those businesses on Skokie Boulevard in Northbrook and Hubbard Woods in Winnetka. Consumers are attracted to this market area for convenience – there is no excuse to travel further away for routine goods and services such as grocery, pharmacy, clothing care, quick meals, etc. The Convenience Market provides businesses with 50-85 percent of their yearly sales. Downtown Glencoe’s Convenience Market includes Grand Foods, Parkway/Walgreens, multiple dry cleaners and nail/hair salons, Shell gas station, among others.

The Destination Market is within a 15-minute drive and extends outside of Glencoe to those commercial areas in Highwood on the north, Northbrook Court and The Glen Town Center on the west, and Northfield and Old Orchard on the south. Consumers are attracted to this market area for unique products and services. Downtown Glencoe’s Destination Market attracts those from outside the area to Writers Theatre, Guildhall, Advanced Dermatology, among others.

Ms. Lane reviewed annual resident and employee spending in each of the market areas. She noted that Downtown Glencoe captures, to various degrees, all four markets. While market is not a problem for Glencoe, Ms. Lane explained that the greater challenge is Glencoe’s position within a competitive region.

Ms. Lane noted that customers are drawn to Downtown Glencoe for a variety of uses and experiences, including: ambiance & scale, interaction with friends/neighbors, safe place for kids, the Library, convenience goods & services, unique food establishments, and cultural/arts (Writers Theatre).

Ms. Lane explained several national trends impacting downtown areas that should be considered in the plan for Glencoe. Such trends include telecommuting/home offices, co-working office/event spaces, food trucks, short-term leases/pop-ups, omni-channel retailing, which includes all available modes of shopping, and pending laws regarding internet sales.

Examples of the fixed startup costs for retail and restaurant uses were shared along with monthly operating expenses. The intent was to provide an understanding of the level of investment required for a new business to open and operate in the area.

Ms. Lane concluded by sharing examples of policy decisions for the Plan Commission to consider as part of the Downtown Tune Up. One example was consideration of a cultural arts focus for Downtown Glencoe, building on the presence of the Library, Writers Theatre, and several art galleries.

Following the presentation, Chairman Thomas asked staff to develop a report summarizing the issues relative to economic development in Downtown Glencoe.

6. STANDING COMMITTEE REPORTS

Commissioner Goodale stated that the Glencoe Historical Society's kick-off event for the Ravine Bluffs Centennial on September 28th included 140 attendees. He noted that the next event will be held at 5:00 p.m. on Sunday, November 2nd at the Library.

7. SCHEDULE NEXT MEETING OF THE PLAN COMMISSION

The next meeting of the Plan Commission was scheduled for 6:30 p.m. on Wednesday, November 12, 2014.

8. ADJOURNMENT

The meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Nathan Parch
Planning & Development Administrator