

VILLAGE OF GLENCOE
PLAN COMMISSION

Wednesday, February 26, 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
Andre Lerman, 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 JANUARY 29, 2014 PLAN COMMISSION MEETING MINUTES

The minutes from the January 29th 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. CONSIDER A PRELIMINARY AND FINAL PLAT FOR THE 2-LOT GROVE JEFFERSON SUBDIVISION LOCATED AT 481 GROVE STREET

The Plan Commission will consider a preliminary and final plat for a proposed 2-lot subdivision located at 481 Grove Street. The applicant has requested concurrent approval of the preliminary and final plat pursuant to Section 31-1.20(b) of the Village's subdivision regulations.

5. PRESENTATION BY VILLAGE PLANNER LEE BROWN

Village Planner Lee Brown will review Chapter 10 (Downtown Sub-Area) of the current Comprehensive Plan.

6. STANDING COMMITTEE REPORTS

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

7. SCHEDULE NEXT MEETING OF THE PLAN COMMISSION

The next meeting of the Plan Commission is scheduled for Wednesday, March 26, 2014 in the Council Chamber at Village Hall.

8. ADJOURNMENT

VILLAGE OF GLENCOE
PLAN COMMISSION

Regular Meeting
January 29, 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 29th day of January 2014.

2. ROLL CALL

The following were present:

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

The following were absent:

Barbara Miller, Vice-Chairman, Village Board Representative

The following were also present:

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

3. CONSIDER THE DECEMBER 11, 2013 PLAN COMMISSION MEETING MINUTES

The minutes from the December 11, 2013 Plan Commission meeting were approved.

4. PUBLIC COMMENT TIME

None

5. PRESENTATION ON THE HISTORY OF GLENCOE'S "UPTOWN"

Glencoe Historical Society board member Scott Javore lectured on the history of "Uptown" Glencoe. The presentation was divided into four sections: Early Uptown, 1869-1900; The Decades of Growth, 1900-1940; The Baby Boomers Growing Up, 1940-1980; and The "X" Generation, 1980-2012. Mr. Javore used pictures to accompany his presentation. The pictures were organized chronologically, depicting

the development of the commercial and public structures within Glencoe's Uptown. Mr. Javore overviewed past plans to rehab Uptown, including the recommendations from the 1974 Comprehensive Plan and the proposed details from the unrealized 1920's George Maher plan.

Chairman Thomas lauded the presentation. The Chairman emphasized the importance in understanding the history of Uptown Glencoe before any plans for possible renovations should be considered.

6. DOWNTOWN PLANNING 101

Village Planner Lee Brown reviewed several elements from his original Comprehensive Plan presentation from the December 11th Plan Commission meeting, zeroing in on planning for the downtown subarea. Mr. Brown explained that the downtown subarea is a focused plan within the larger framework of a comprehensive plan. According to Mr. Brown, major themes would include provisions for public participation, listing attainable and flexible goals, and also recognizing what the Village's current resources are, and devising ways to improve upon them.

Mr. Brown reviewed common elements of downtown plans and identified those features specific to Glencoe's downtown that warranted further consideration. The downtown area was depicted as the "public face" of the Village, a welcoming social center for villagers and visitors alike.

Commissioners Morris and Scheckelhoff both wondered about the potential impacts of an extended downtown area that stretches north and south of its current boundaries. Chairman Thomas agreed that potential impacts should be evaluated, and that any development should be consistent with the character and tradition of the community.

Commissioners Cogan and Morris both agreed that the 1996 Comprehensive Plan should be more visible and accessible to the public. Commissioner Morris also added that the 1996 Comprehensive Plan lacks inspiration.

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, February 26, 2014.

9. ADJOURNMENT

The meeting was adjourned at 9:35 p.m.

Respectfully submitted,

Nathan Parch
Planning & Development Administrator

William Peregrine
Plan Commission Fellow