

VILLAGE OF GLENCOE
PLAN COMMISSION

Regular Meeting
May 28, 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 6:02 p.m. on the 28th day of May 2014.

2. ROLL CALL

The following were present:

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

Louis Goldman, Glencoe Public Library Representative
Andre Lerman, 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 APRIL 23, 2014 PLAN COMMISSION MEETING MINUTES

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

4. PUBLIC COMMENT TIME

None

5. WALKING TOUR OF DOWNTOWN GLENCOE

In advance of the meeting, Commissioners were asked to take four pictures within downtown: one picture representing a *Strength*, one picture representing a *Weakness*, one picture representing an *Opportunity*, and one picture representing a *Threat*. The exercise is known as a “**SWOT** analysis”, a structured process used in strategic planning. In such an exercise “threats” do not indicate possible danger, but rather are outside forces and trends

that impact current conditions (e.g. population changes, new laws, competing retail centers, etc.).

Village Planner Lee Brown led members of the Plan Commission and staff on a walking tour of downtown Glencoe and the surrounding area. The images from the photos received from Commissioners helped to chart the course for the tour. Along the way various stops were made allowing Commissioners to share their perspectives on current conditions in Downtown Glencoe. Similar walking tours occurred in 2003 and again in 2007, underscoring the Plan Commission's tradition of "walking the site."

6. RECAP OF WALKING TOUR

Commissioners returned to the Village Hall Conference Room following the walking tour.

Mr. Brown presented the photos received from Commissioners. Some of the themes represented by the photos included:

- Commonality in concern for the number of vacant store spaces;
- A similar number of photos representing those vacant store spaces as opportunities for new stores and new energy in downtown;
- An equal number of photos of the public works building as a weakness and as an opportunity;
- Several photos of the Writers' Theatre site showing it as a significant opportunity;
- Several photos of the north side of the Writers Theatre building with the caution that it posed a potential threat to adjacent property; and
- Some photo's suggested that the proportion of service businesses, particularly banks, posed a threat to the balance of businesses downtown.

Chairman Thomas asked for Commissioners to share their thoughts and observations following the walking tour.

Vice-Chairman Miller stated that she was better educated and more visually aware of the downtown gateway issues.

Commissioner Cogan was concerned about the view of the south side of Tudor Court from what will be the new Writers' Theatre building, particularly those areas where garbage cans were not screened.

Commissioner Morris suggested that the Village offer outreach to the businesses on the south side of Tudor Court to learn how the Village may offer them additional support.

Commissioner Scheckelhoff commented on the unattractive views of the backs of buildings fronting Vernon and Park as seen from the Grand Foods parking lot.

Commissioner Ruben recalled the opposition to a previously-proposed coffee cart at the train station and questioned how such community outcry may impact future changes in downtown Glencoe.

Commissioner Goodale stated that the Village should dream big in terms of downtown planning and inch toward implementation.

Chairman Thomas paired the ideas of Tradition and Innovation, saying that both reflected the Village and its history. Rather than talking about "progress without change", she encouraged thinking about the Village's heritage of both traditions and innovations. Chairman Thomas noted that a draft timeline for the downtown planning process would be reviewed at the June 4th meeting.

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 4, 2014.

9. ADJOURNMENT

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Nathan Parch
Planning & Development Administrator