

VILLAGE OF GLENCOE
PLAN COMMISSION

Regular Meeting
January 21, 2015

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 6:00 p.m. on the 21st day of January 2015.

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
Harriet Resnick, Public-at-Large Representative (*arrived 6:40 p.m.*)
Gary Ruben, School District #35 Representative
Tom Scheckelhoff, Historic Preservation Commission Representative

The following were absent:

Marya Morris, 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. PUBLIC COMMENT TIME

None

4. CONTINUE DISCUSSION OF DOWNTOWN TUNEUP

The Plan Commission hosted its sixth panel discussion as part of the Downtown TuneUp planning process. The panel featured representatives from the real estate/development community, including:

- (1) Johnny Carlson, Senior Vice President, Trammell Crow Company;
- (2) Rand Diamond, Managing Principal, Glenstar Properties;
- (3) Robert Horne, Dodge Capital;
- (4) Josh Lowitz, Senior Consultant, McMillan Dolittle; and
- (5) Jon Talty, Chairman & CEO, OKW Architects.

Panelists discussed what uses/building types they considered a best fit, and likely to be supported and occupied well into the future, given the limits of downtown Glencoe and its comfortable pattern and scale. Panelists also shared their perspectives on what drives private development and redevelopment in an area like downtown Glencoe along with what impediments developers face that can be overcome in partnership with a willing community? Lastly, panelists discussed the key elements that have to be in place to accommodate successful development in a mature community like Glencoe.

A summary of the discussion is detailed below:

- Downtown Glencoe isn't broken; it is viewed as a special place even by those who reside outside the community.
- The unique characteristics of downtown, those features that make it special – compact size, walkability, location, and architectural character – will allow it to remain a vital, competitive downtown into the future.
- Downtown Glencoe's location is unique compared to the commercial areas in Winnetka, Kenilworth, and Wilmette, which are bifurcated by Green Bay Road.
- Not many downtowns around with a scale like Glencoe and no stoplights.
- Downtown streetscape improvements were well done and are admired by neighboring communities.
- There is an opportunity for new residential – high end apartment/condo units – not presently available within the older building stock in downtown Glencoe.
- Glencoe's demographics, adjacency to Metra, and vibrant commercial area are viewed positively by developers.
- The south end of downtown is ripe for housing redevelopment (Public Works garage).
- Downtown housing “animates” a downtown area, but likely won't be enough on its own to support existing retail and restaurants.
- Bringing in new people to downtown's community spaces and special events increases likelihood of return visits.
- Downtown Glencoe cannot compete with malls, major corridors, big downtowns like Evanston, or other regional commercial venues, but it can be the best Downtown Glencoe anywhere.
- Residents are the primary base for retail and want to patronize local businesses; others two to three miles away.
- Specialty boutiques/stores work well in Glencoe when they provide high quality products/services and value personalized customer service. They can also draw patrons from outside the Village (Shirise and Foodstuffs cited as examples).

- A few more restaurants and possibly a brew pub are needed. Be careful not to saturate the market with too many of the same types of businesses.
- There may not be a “perfectly sized” village center, but a change in the boundaries of Downtown Glencoe would not improve it.
- The new theatre is a “game changer” for Glencoe.
- Instead of actively recruiting new businesses to fill vacant storefronts, Village officials and staff should instead focus on encouraging investment, possibly through partnerships with building and business owners (e.g. façade improvement program).
- The Village should identify and eliminate unnecessary impediments to redevelopment and reuse, including conflicting standards and unpredictable entitlement processes. Make the development review and permitting processes more efficient where possible.
- The Village should avoid being too cumbersome with design regulation.

Following a fifteen minute recess (7:00-7:15 p.m.), Commissioners returned to the dais.

Chairman Thomas updated Commissioners on her status report presented to the Village Board on January 15, 2015. She noted that the Village Board raised no concerns and was supportive of the planning process to date and that proposed for 2015.

Chairman Thomas stated that two staff reports would be forthcoming – one related to economic development and a second related to parking. Commissioners were asked to provide staff with questions, comments, or concerns related to these topics so they can be addressed in the completion of both reports.

5. ANNOUNCEMENTS & INTRODUCTIONS

Chairman Thomas introduced newly appointed Public-at-Large Plan Commission member Harriet Resnick. Harriet has lived in Glencoe 13 ½ years and serves as Vice President, Visitor Experience and Business Development, for the Chicago Botanic Garden.

6. CONSIDER THE DECEMBER 3, 2014 PLAN COMMISSION MEETING MINUTES

The minutes from the December 3, 2014 Plan Commission meeting were approved.

7. STANDING COMMITTEE REPORTS

Commissioner Ruben announced that Catherine Wang was recently named the new superintendent for School District 35 and will take over for Cathlene Crawford July 1st.

8. SCHEDULE NEXT MEETING OF THE PLAN COMMISSION

The next meeting of the Plan Commission was scheduled for 7:30 p.m. on Wednesday, January 28, 2015.

9. ADJOURNMENT

The meeting was adjourned at 7:47 p.m.

Respectfully submitted,

Nathan Parch
Planning & Development Administrator