

VILLAGE OF GLENCOE
PLAN COMMISSION

Regular Meeting
February 25, 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 7:38 p.m. on the 25th day of February 2015.

2. ROLL CALL

The following were present:

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

The following were absent:

Seth Palatnik, Glencoe Park District Representative

The following were also present:

Philip Kiraly, Village Manager
David Mau, Director of Public Works
Alan Kebby, Deputy Chief of Police, Fire, & EMS
Nathan Parch, Planning & Development Administrator
Lee Brown, Village Planner
Luay Aboona, Traffic & Parking Consultant

3. CONSIDER THE FEBRUARY 11, 2015 PLAN COMMISSION MEETING MINUTES

The minutes from the February 11, 2015 Plan Commission meeting were approved.

4. PUBLIC COMMENT TIME

None

5. CONTINUE DISCUSSION OF DOWNTOWN TUNEUP

Village Planner Lee Brown presented the Glencoe Parking Study conducted in conjunction with the Downtown TuneUp planning process. The study was completed by Teska Associates, Inc., with consultation provided by Luay Aboona of KLOA, Inc., who prepared the traffic and parking study in 2013 for the proposed Writers Theatre redevelopment. The parking study

was conducted in and around downtown Glencoe with the intent to: (1) document existing conditions; (2) anticipate potential future parking difficulties; and (3) provide recommendations.

Mr. Brown explained the methodology for completing the parking study. Parking counts were taken hourly over a 3-day period from October 23rd - 25th (Thursday, Friday, & Saturday) from 8 a.m. to 9 p.m. within five study areas encompassing the downtown retail core, Metra commuter lots, employee lots, and along portions of Greenwood Ave, Park Ave, and Grove St surrounding Central School. The counts were tabulated to show the total number and percentage of spaces occupied per parking lot and/or on-street parking segment per hour. It was noted that school was in session and the new Writers Theatre was under construction on Tudor Ct, relying solely on the bookstore space for performances.

In order to illustrate peoples' parking patterns/behaviors, Mr. Brown showed aerial photos comparing the Old Orchard shopping center and its surrounding parking lots with downtown Glencoe. The intent of the exercise was to show that people have different expectations about parking, including context (mall vs. downtown), walking distance/time to stores, direct line of sight, obstacles, safety, comfort, attractiveness, and predictability.

The findings of the study showed that downtown Glencoe has parking capacity which regularly exceeds parking demand, but does have periods when parking is perceived to be difficult to find or inconveniently located. The capacity of combined on-street and off-street spaces can currently accommodate daily parking demand and is projected to remain so following the opening of the new Writers Theatre. Occasionally, during peak shopping or event conditions, parking availability becomes more of an inconvenience requiring some to park a block or more away from their target destination.

Mr. Brown noted additional findings and trends:

- 1) The downtown core functions differently than the commuter lots. There is more turnover in the downtown core due to shorter term parking restrictions while parking in the commuter lots is intended for longer periods of time.
- 2) The commuter lots experience lower occupancy on Fridays.
- 3) On-street parking on Vernon Ave between Hazel and Park experiences increases during evening hours likely due to Writers Theatre performances at the bookstore space and Guildhall.
- 4) Based on parking occupancy, there is a higher level of activity in the downtown core on Friday versus Thursday.
- 5) The commuter lots are vacant on Saturday. There is an increase in parking along portions of Greenwood Ave, Park Ave, and Grove St surrounding Central School on Saturday morning likely due to school and park district activities.

It was noted that there are approximately 34 temporary parking spaces (5 & 15 minute) within downtown. Mr. Aboona indicated that a separate occupancy study could be performed to determine how often these spaces are utilized.

Mr. Brown presented a series of action steps with the goal of providing more parking in convenient locations. Short term and longer term action steps included:

- 1) Evaluate Village standards and procedures which may impede business development and use of property (e.g. Zoning Code off-street parking requirements for downtown commercial and residential uses).
- 2) Consider alteration to restrictions on some existing parking spaces.

- 3) Reduce the perception of parking inconvenience through:
 - a) Way-finding (signage);
 - b) Extension of streetscape design east of Green Bay Road; and
 - c) Crosswalk improvements at Green Bay Road.
- 4) Encourage alternate modes of transportation
- 5) Utilize emerging technologies for “finding” spaces.
- 6) Steer long term parking by adjusting 2-hour parking limitation.
- 7) Evaluate feasibility of a shared valet service to encourage more restaurants.

Commissioners discussed the trend of employees parking near work, and not in designated employee lots, and moving their cars every two hours. Staff explained the 2-hour parking regulation in the downtown core area. Staff also explained the process to obtain a “B” parking permit for employees. It was noted that the annual renewal of a business’s license is withheld until all unpaid parking tickets of employees are paid.

After further discussion, there was support for a limited occupancy study in select areas to evaluate temporary parking and also to evaluate if shoppers, employees, and others are following the signed parking restrictions.

It was suggested that future planning for parking be coordinated with Writers Theatre to align with their anticipated program for showtimes, etc.

The Plan Commission will continue to evaluate parking as a component of the Downtown TuneUp and further recommendations will ultimately be forwarded to the Village Board.

6. STANDING COMMITTEE REPORTS

As part of the Ravine Bluffs Centennial Celebration, Commissioner Goodale shared details about the March 1st “Play Wright” Lego activity at the Takiff Center.

7. SCHEDULE NEXT MEETING OF THE PLAN COMMISSION

The next meeting of the Plan Commission was scheduled for 7:00 p.m. on Wednesday, March 11, 2015.

8. ADJOURNMENT

The meeting was adjourned at 9:54 p.m.

Respectfully submitted,

Nathan Parch
Planning & Development Administrator