

VILLAGE OF GLENCOE  
PLAN COMMISSION

Regular Meeting  
July 22, 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 7:39 p.m. on the 22<sup>nd</sup> day of July 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  
Marya Morris, Public-at-Large Representative  
Dudley Onderdonk, Glencoe Park District Representative  
Gary Ruben, School District #35 Representative  
Tom Scheckelhoff, Historic Preservation Commission Representative

The following were absent:

Louis Goldman, Glencoe Public Library Representative  
Harriet Resnick, Public-at-Large 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  
Bridget Lane, Market Research & Business Development Consultant

3. CONSIDER THE JUNE 23, 2015 PLAN COMMISSION MEETING MINUTES

The minutes from the June 23, 2015 Plan Commission meeting were approved.

4. PUBLIC COMMENT TIME

None

5. CONSIDER A DESIGN REVIEW APPLICATION FOR EXTERIOR MODIFICATIONS TO THE STOREFRONT AT 341 PARK AVENUE

Mr. Parch reviewed the location of the business district building and noted that the proposed exterior modifications included only replacement of the first floor storefront windows/doors and new awnings for the commercial space at 341 Park Avenue, which was formerly occupied by Shirise.

Owner Cathy Stoelting shared her business concept for 10 Friends Blow Dry & Style House, which will occupy the majority of the space. The remainder will be left vacant for possible future expansion. The business will offer spa quality services focused on hair treatment, including shampoo and conditioning, blowouts, and styling. The Glencoe location will be one of three including downtown Hinsdale and Deer Park Town Center. Hours of operation will likely be until 6:00 PM with extended hours to 8:00 PM on Fridays. The business is expecting to be open by the end of October following interior buildout and exterior renovation.

Project architect Patrick Fortelka, of Charles Vincent George Architects, Inc., was introduced. Mr. Fortelka presented the design for the proposed exterior. The existing storefront windows will be replaced with new black aluminum clad Kolbe windows and transoms with true divided light panels. A system of cedar panels, trim, and cornicing will surround the windows and be painted black. Solid wood exterior doors, with v-groove detailing, painted light blue will replace existing glass doors. New black fabric awnings will be installed over both front entry doors.

Commissioner Onderdonk suggested that the existing black awning above the exterior door leading to the upper level apartments be removed to expose the architectural limestone detail behind it. Ms. Stoelting agreed to review the suggestion with the building owner as she was not in a position to approve a change outside the scope of her leased space.

It was moved by Commissioner Goodale and seconded by Vice-Chairman Miller to approve the design review application for exterior modifications to the storefront at 341 Park Avenue per the floor plan, colored rendering, and exterior color and material samples provided.

The motion was approved by the following vote:

AYES: Goodale, Huvad, Miller, Morris, Palatnik, Ruben, Scheckelhoff, and Thomas  
NAYS: None  
ABSTAIN: None  
ABSENT: Goldman and Resnick

6. CONTINUE DISCUSSION OF DOWNTOWN TUNEUP

Village Planner Lee Brown reviewed his July 7, 2015 memorandum and presented a companion slideshow on urban form. Mr. Brown explained the following planning terms used to define urban form and provided examples of each within and surrounding Downtown Glencoe: Paths; Edges; Districts; Nodes; and Landmarks.

Green Bay Road, downtown's east border, was cited as a high volume path primarily for automobile access. Conversely, the path along the west side of the Harris Bank drive-through connects pedestrians from Park Avenue to Tudor Court (Writers Theatre).

Mr. Brown noted that a strong edge encloses and defines an area, such as the north-facing wall/façade of the public works building and post office in combination with the dip in grade of Hazel Avenue under Green Bay Road. This condition creates a barrier between the northern portion of the business district and Temple Court and the Temple Court parking lot to the south.

Mr. Brown described several subsections within downtown that are considered districts due to their unique identity and function, including the retail district at Park and Vernon Avenues, the food district on both sides of Vernon Avenue, and the emerging arts district on Tudor Court.

Nodes were described as activity centers such as Friends Park, the coffee shops, the library and post office, and various street intersections.

External landmarks within downtown that attract the eye and draw one further ahead, leaving an impression, are the siting of Village Hall and the Library highlighting their civic prominence, the BMO Harris bank building for its height, the vintage Wienecke sign for its history, and many other unique architectural features found on various buildings.

The section of Park Avenue, located between Green Bay Road and Vernon Avenue, was examined in terms of its scale and walkability. Mr. Brown explained that this stretch is defined by a mix of two and three story buildings with commercial spaces on the first floor and office and residential units above. Buildings were constructed abutting the sidewalk, with no setback, and most first floor spaces include large storefront windows. While similarities exist from building to building in terms of cornice lines, lintel levels, window lines, and building materials, there is diversity in architectural style and design elements. Wide sidewalks, low-height light poles, and two-lane street width provide a pedestrian scale and promote walkability. Together these exterior features, located within the public space, define the “outdoor room”, creating a place people want to be because it feels comfortable.

Photos of other areas within downtown were presented to illustrate existing conditions that weaken the sense of the “outdoor room” that is so strongly apparent on Park Avenue. A few examples cited include the portion of Vernon Avenue adjacent to the Village Court parking lot, the east and west sides of Village Court, and south of Hazel Avenue, including the public works building and Temple Court parking lot.

Mr. Brown proceeded to present a series of recommendations intended to promote the existing urban form in those areas downtown where it is strongest, and encourage the continuation of those conditions to be replicated in other parts of downtown should redevelopment occur.

Commissioners were supportive of the recommendations for urban form and expressed interest in reviewing “what if” planning concepts for the areas directly controlled by the Village - public right-of-way and publicly owned properties - in order to better understand and visualize how the recommendations would translate to the built form should they ever be redeveloped. Chairman Thomas strongly emphasized that such an exercise would be for long-term planning purposes only and stressed that no specific development proposals were being considered. It was agreed that staff would initiate work on this for presentation at a future meeting.

## 7. STANDING COMMITTEE REPORTS

Commissioner Onderdonk read the statement accepted by Park District Commissioners at their July 21<sup>st</sup> meeting recognizing the value of Glencoe Beach. Mr. Onderdonk also provided an update on the plans for Central Park.

8. SCHEDULE NEXT MEETING OF THE PLAN COMMISSION

The next meeting of the Plan Commission was scheduled for 7:30 p.m. on Wednesday, August 12, 2015.

9. ADJOURNMENT

The meeting was adjourned at 9:18 p.m.

Respectfully submitted,

Nathan Parch  
Planning & Development Administrator