AGENDA
VILLAGE OF GLENCOE
BOARD OF TRUSTEES
COMMITTEE OF THE WHOLE

Village Hall Conference Room
675 Village Court
Tuesday, April 16, 2019 – 5:00 PM

I. CALL TO ORDER
Honorable Lawrence Levin, Village President
Gail Lissner, Trustee
Barbara Miller, Trustee
Peter Mulvaney, Trustee
Greg Turner, Trustee
Jonathan Vree, Trustee

II. PUBLIC COMMENT
Individuals interested in addressing the Village Board on non-agenda items may do so during this time.

III. PREVIEW AND DISCUSSION OF POSSIBLE REDEVELOPMENT OF 1801 GREEN BAY ROAD

IV. DISCUSSION OF DOWNTOWN WAYFINDING SIGNAGE

V. OTHER BUSINESS

VI. ADJOURN

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.
BACKGROUND AND ANALYSIS

The property located at 1801 Green Bay Road, commonly referenced as the Hoover Estate, is a 12.25 acre parcel in north east Glencoe. Since the 1920s, the property was owned and controlled by the Hoover family until it was sold in late 2018. Since that time, Village staff has been in contact with owners’ representatives regarding a possible redevelopment of the property through subdivision of the property to construct single family residential units. Currently zoned R-B, such a subdivision would require 13,000 square foot lots, with a minimum width of 80 feet. A subdivision process such as this would also require the installation of public improvements - roadways, sidewalks, utility improvements (storm, sanitary and water main), stormwater retention/detention, among others - as a component of the redevelopment.

This parcel is easily the largest remaining piece of generally undeveloped land in the Village. Not since the early 2000s has the Village seen a potential redevelopment of this scale.

The normal route for subdivision requests would be for a property owner to submit a preliminary subdivision plat for consideration by the Plan Commission. Following Plan Commission review, a recommendation is sent to the Village Board for approval of the Preliminary Plat of Subdivision, after which the Plan Commission reviews and approves a final plat that is then forwarded to the Village Board for its consideration. After that process is completed the developer proceeds with construction of the public improvements followed by the development of individual lots.

While the normal route for a subdivision is as noted above, given the complexities of a redevelopment of this scale and the desire for the property owners to understand Village expectations and requirements, staff recommended (in consultation with the Village President) that an initial, pre-submittal discussion take place with the Board of Trustees at the Committee of the Whole meeting on April 16, 2019. The discussion is not binding; however, it will be an opportunity for both sides to educate the other. As such, the owners’ representatives will discuss the plans they are developing for this property, and the Village Board will be able to provide feedback and insights into issues that are important to them. In addition, information discussed will also be important for the Plan Commission (or
other advisory board or commission, should one be engaged) to consider as they review plan submittals and ultimately consider a final recommendation to the Village Board.

The owners’ representatives will be presenting their conceptual ideas for property at the meeting. Staff will be present to answer questions and to document fully the discussion so that it can be shared with the Plan Commission if plans for subdivision move forward.
Date: April 16, 2019

Staff Contact: David Mau, Director of Public Works, Public Works

Agenda Item: 4.1. – Discussion of Proposed Wayfinding Signage for the Downtown

Strategic Priority Addressed: Commercial Vitality, Community Engagement

BACKGROUND AND ANALYSIS
As part of the Downtown Plan approved by the Village Board in 2016, recommendations were outlined in the Plan that the Village should make efforts to install wayfinding signage in key locations in the downtown area to make it easier for those who visit to navigate, whether driving, on foot or on bicycle. Specifically, signage was recommended that provided clarification on parking locations and regulations; that provides appropriate pedestrian-oriented directional signage; and signage that will advise motorists of public locations of interest in the community. A major component was also to unify and improve the visual nature of the many varied types of signs located in the downtown area and to remind users of the Green Bay Trail of downtown amenities available to them.

With this in mind, on July 19, 2018, the Village Board authorized Teska Associates to work with staff towards development of a Downtown Gateway and Wayfinding Signage Plan. The purpose of this assignment is to develop direction for the types, sizes, locations, appearances and anticipated costs to fabricate and install a unified sign family throughout the Village. This project is outlined in the Village’s Strategic Plan, specifically in service to the Economic Development Goal area, in order to “Create conditions to attract and retain businesses to support a thriving local economy with diverse retail, restaurant and service options.” Consequently, $70,000 has been included in the Village’s Fiscal Year 2020 Budget to begin the installation efforts, which is expected to be phased over a number of years.

On Tuesday, April 16, Teska Associates will present wayfinding signage design alternatives for the Village Board’s consideration at the Committee of the Whole scheduled for that evening. Following Village Board feedback, Teska will finalize the designs, and staff will seek proposals to source and install signage based upon the finalized plan.

Staff will be present to provide additional information along with Teska staff members.