

Call in Glencoe

Village of Glencoe Comprehensive Plan

State of the Community / Strengths, Weaknesses,
Opportunities, & Threats (SWOT) Assessment

12/13/2022

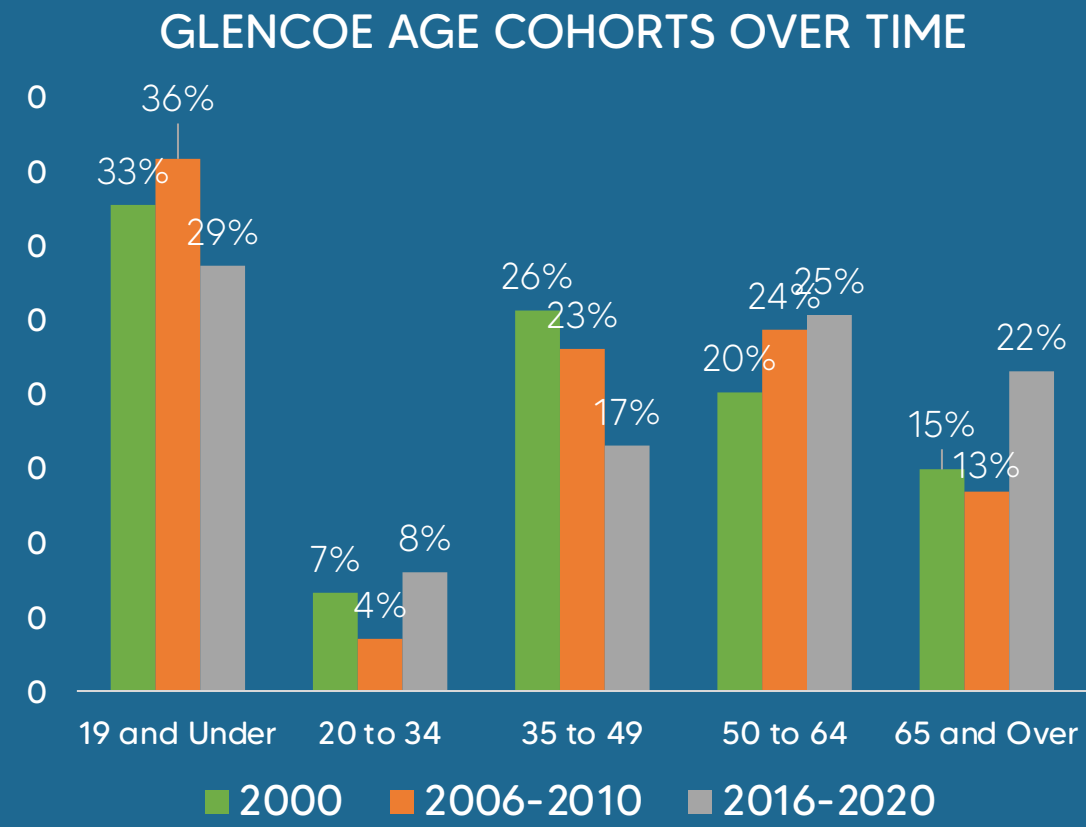
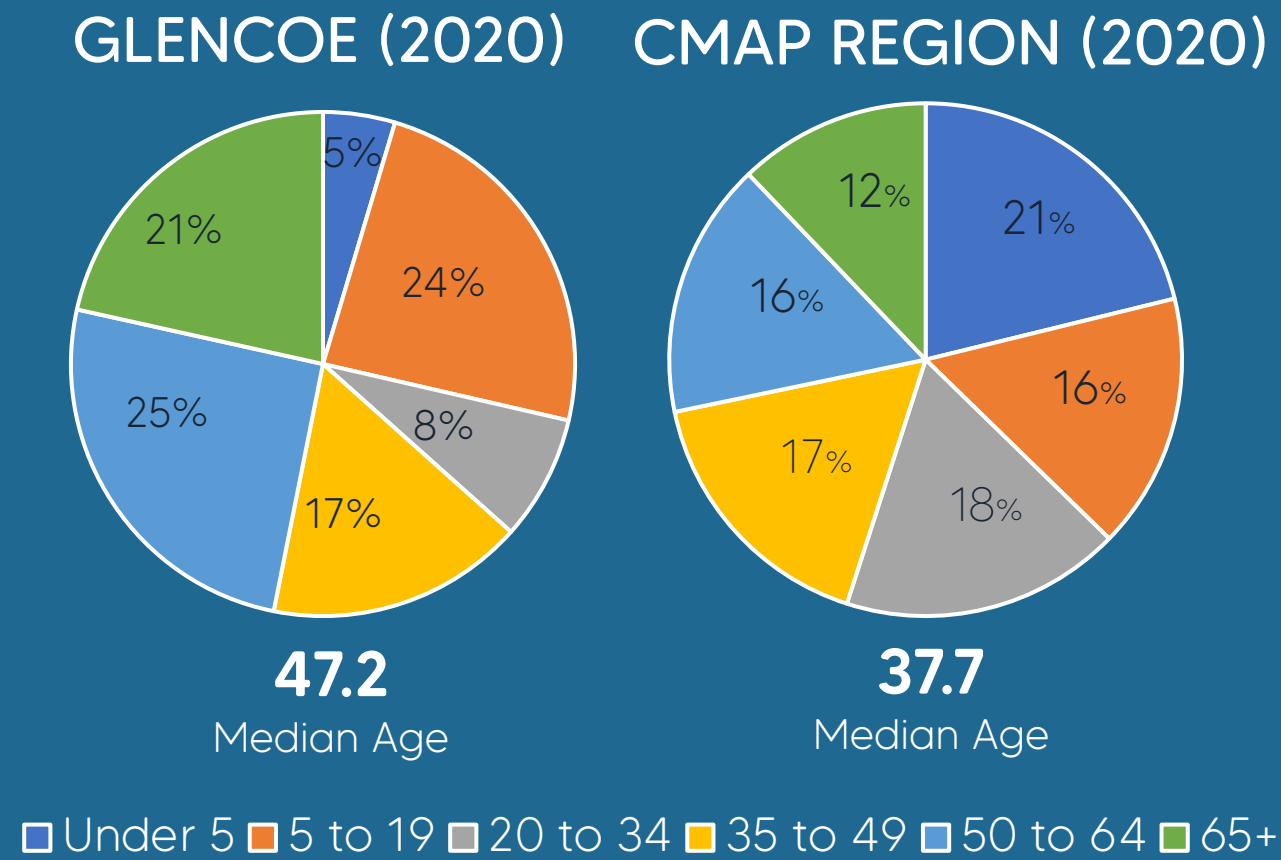
Introduction & Notes

- This information was presented to the Village of Glencoe Plan Commission at their November 30 meeting.
- Where quantitative data is used, sources are included on the slide. Qualitative observations and findings come from consultant team analysis combined with community engagement conducted to date. This includes: key person interviews, meetings with Village Boards and Commissions, poll responses, and ideas shared via the project website.
- We welcome your thoughts and feedback! Head to allinglencoe.org/contact to reach out.

Current Conditions & Context

Select data highlighted in this section helps briefly set the stage before diving into an analysis of Glencoe's Strengths, Weaknesses, Opportunities, and Threats/Challenges.

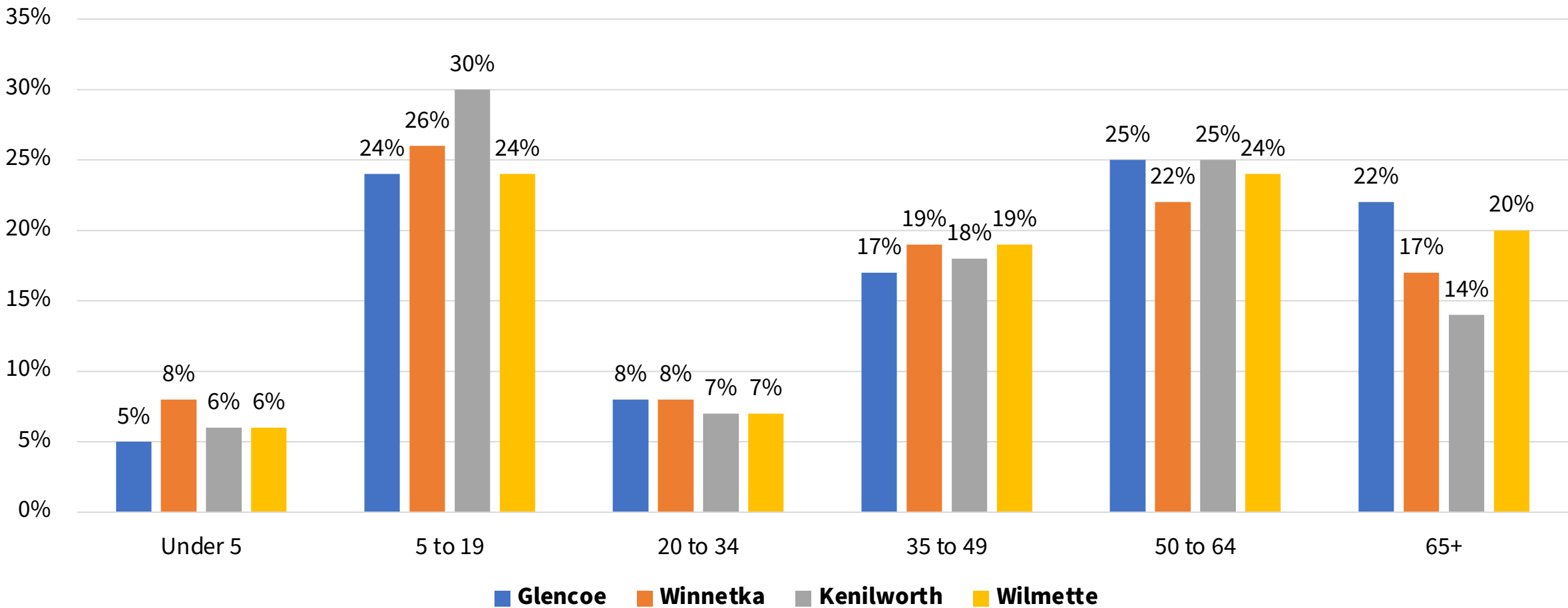
Nearly half of Glencoe’s population is nearing the “empty-nester / downsizing” life stage.



Source: 2016-2020 American Community Survey 5-Year Estimates

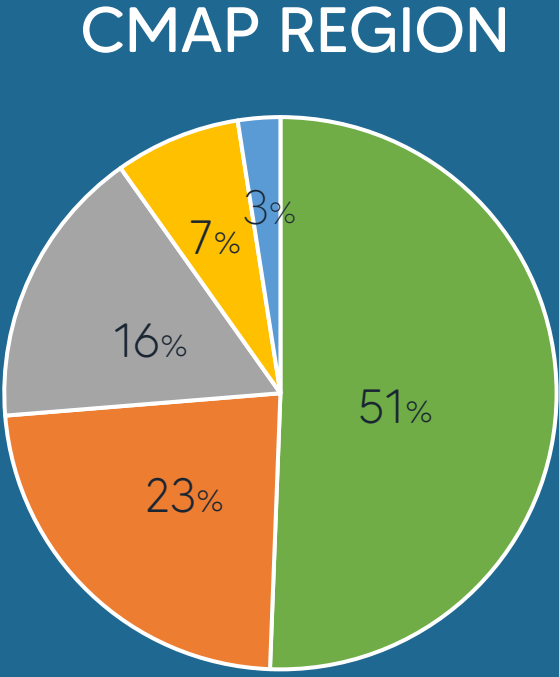
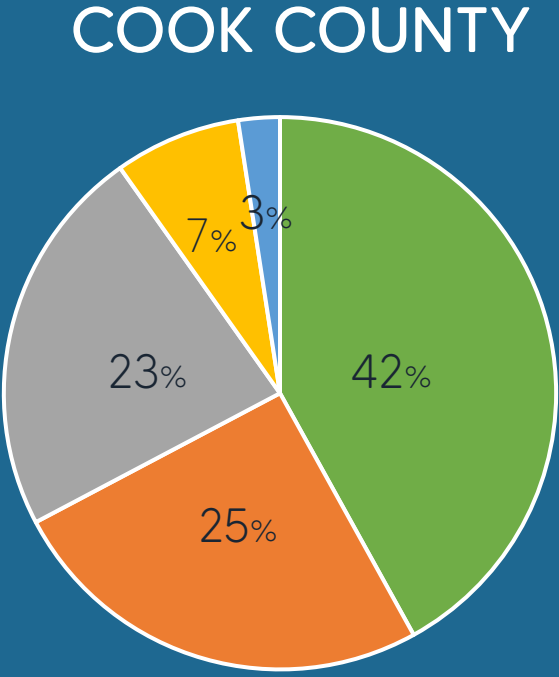
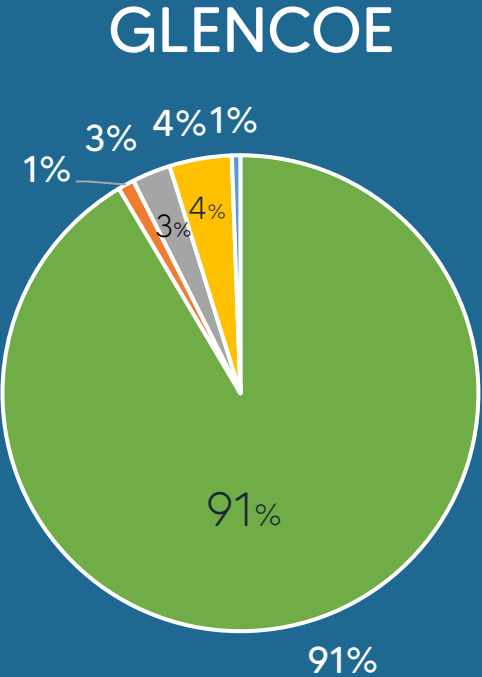
Compared with other Northshore communities, Glencoe's population skews slightly older.

Age Cohorts (2020)



Source: 2016-2020 American Community Survey 5-Year Estimates

There is limited racial diversity.



- White (Non-Hispanic)
- Black (Non-Hispanic)
- Other/Multiple Races (Non-Hispanic)

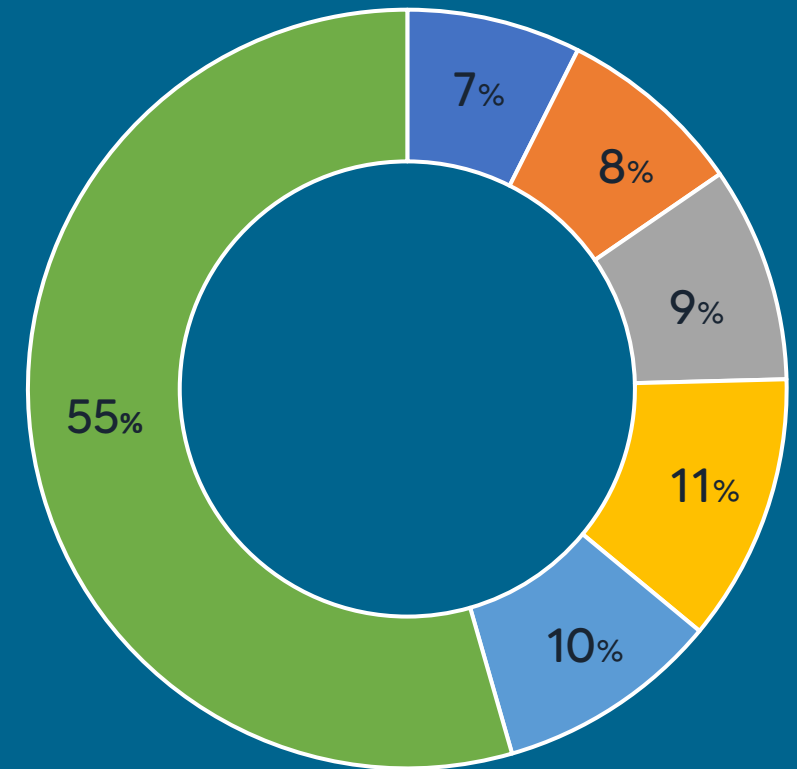
- Hispanic or Latino (of Any Race)
- Asian (Non-Hispanic)

Source: 2016-2020 American Community Survey 5-Year Estimates

Glencoe's households are largely high-income, but just under half earn less than \$150,000 per year.

Glencoe's median household income has also declined over the last decade. This downward shift may represent an increase in "retiree" households and an increase in single income households.

GLENCOE HOUSEHOLD INCOME DISTRIBUTION

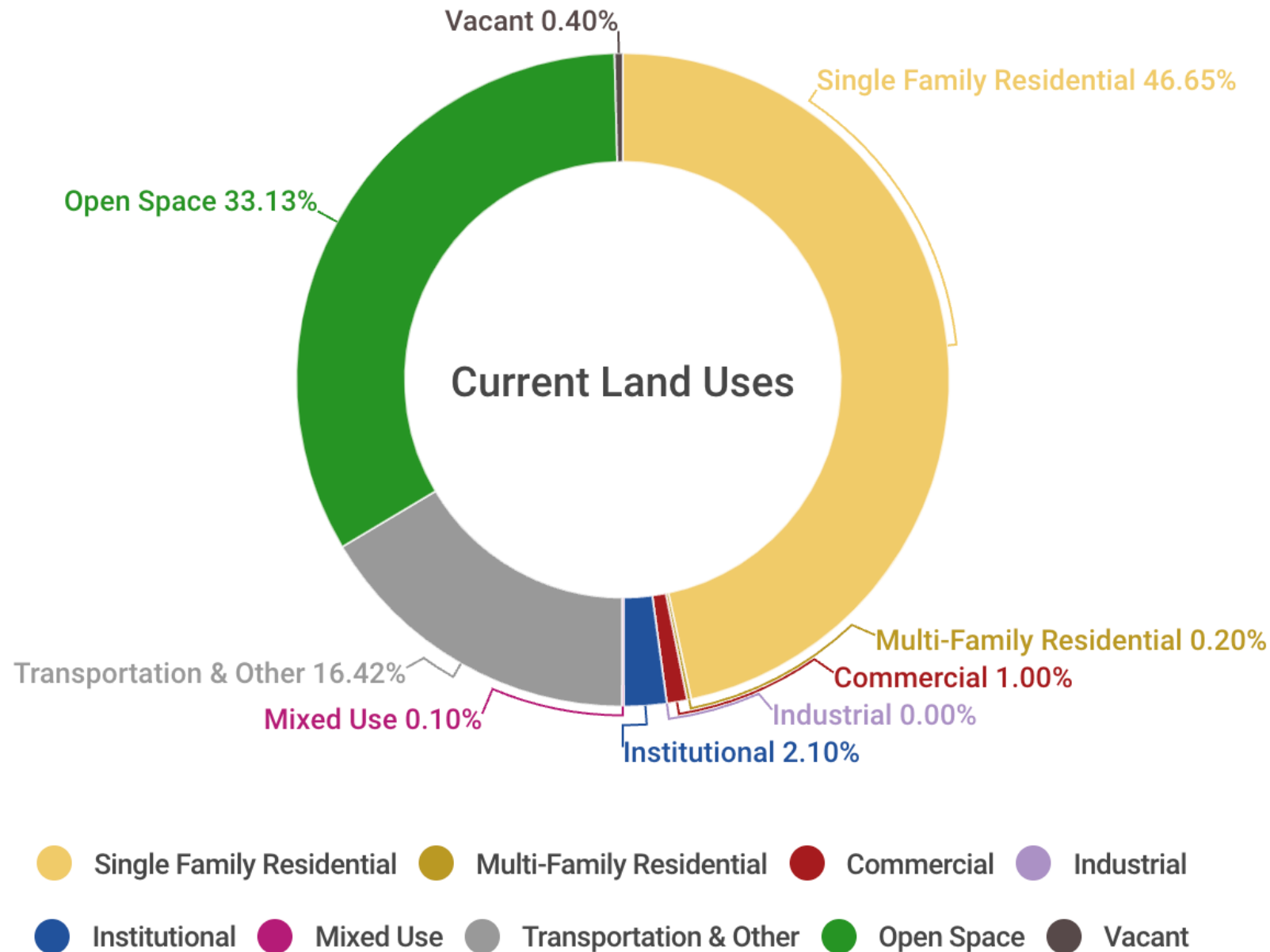


■ Less than \$25,000 ■ \$25,000 to \$49,999 ■ \$50,000 to \$74,999
■ \$75,000 to \$99,999 ■ \$100,000 to \$149,999 ■ \$150,000 and Over

Source: 2016-2020 American Community Survey 5-Year Estimates

Land Use

- Predominantly single-family residential
- Less than 2% of land in town generates non-residential property tax or sales tax
- Ample open space

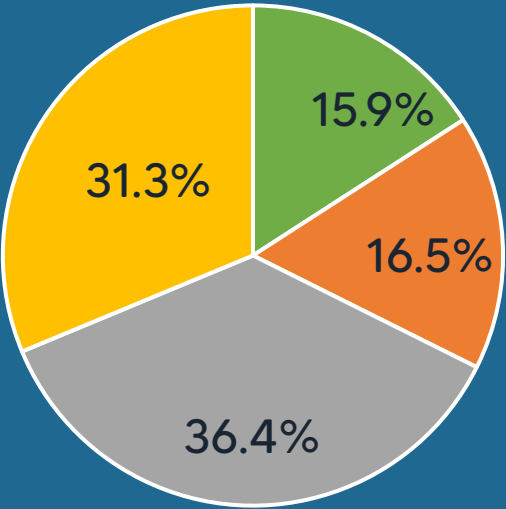


Source: Chicago Metropolitan Agency for Planning, 2015 Land Use Inventory

There is limited variety in the housing stock.

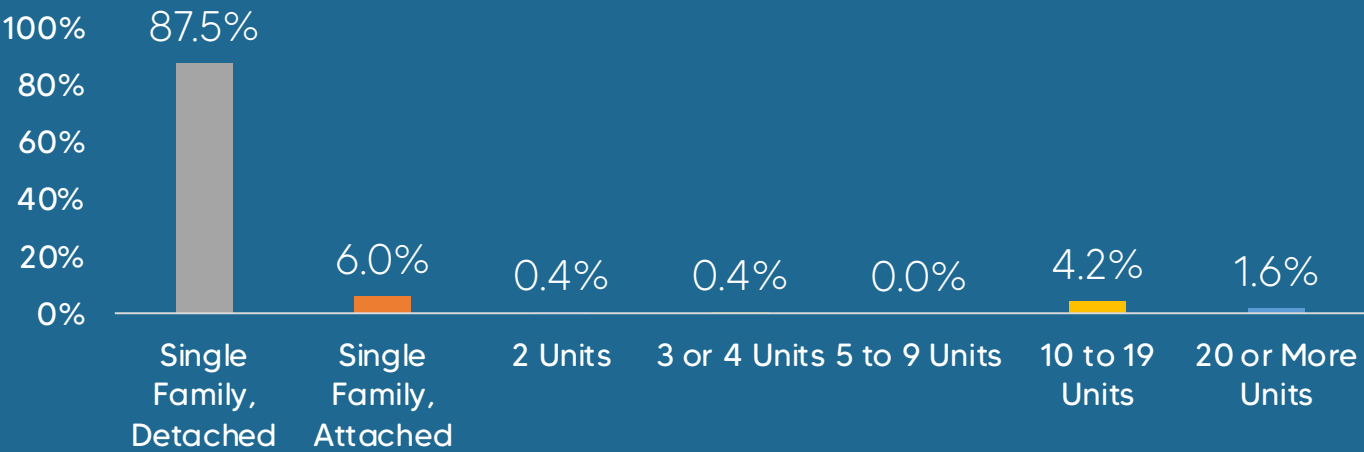
6.6% of Glencoe's housing is multi-family (compared with 10.8% in Winnetka, and 16.7% in Wilmette).

HOUSING AGE

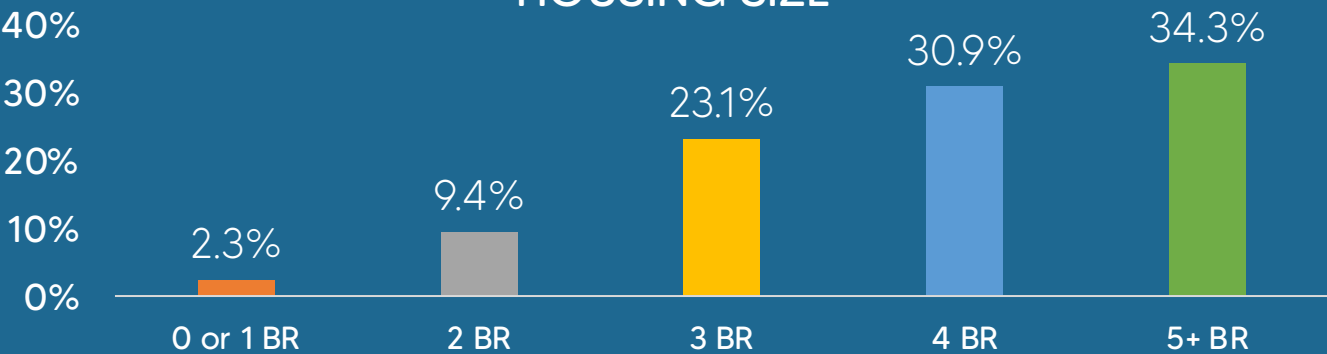


- Built 2000 or Later
- Built 1970 to 1999
- Built 1940 to 1969
- Built Before 1940

HOUSING TYPE



HOUSING SIZE



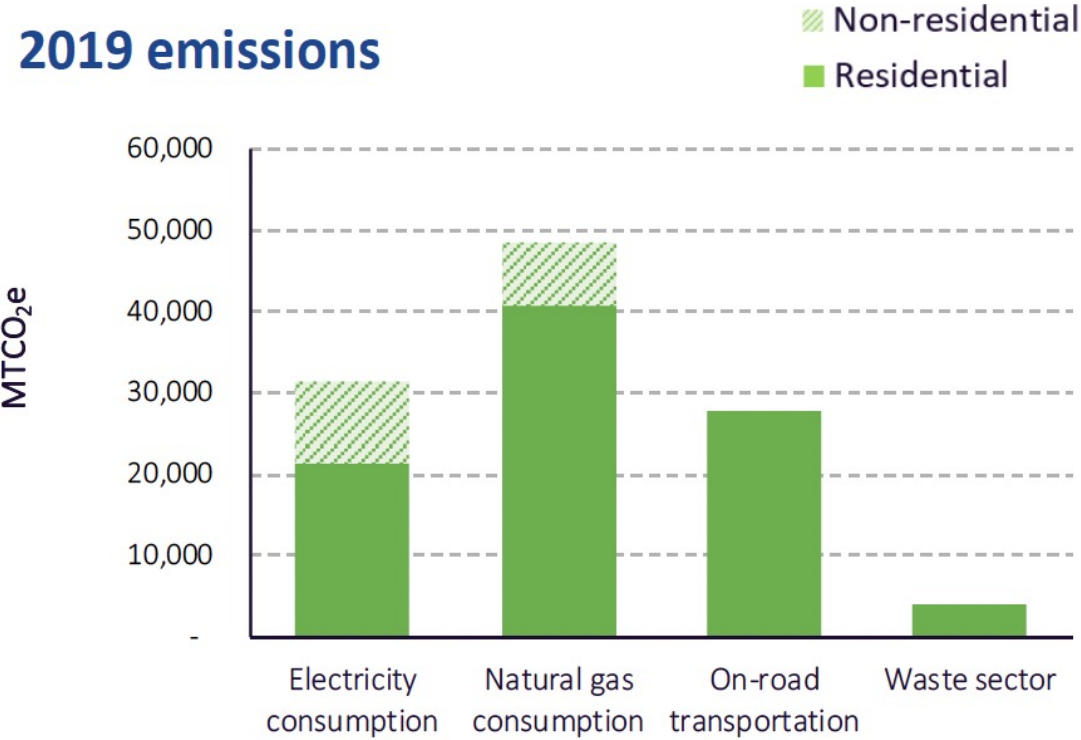
26% of Glencoe's housing stock has been demolished since 1980.

	Houses demolished	% of total Glencoe houses demolished	Landmark and significant buildings demolished	% of buildings demolished that are landmark or significant
1980-1990	32	1%	2	6%
1990-2000	182	6%	16	9%
2000-2010	387	12%	36	9%
2010-2022	227	7%	33	15%
SINCE 1980	828	26%	87	10.5%

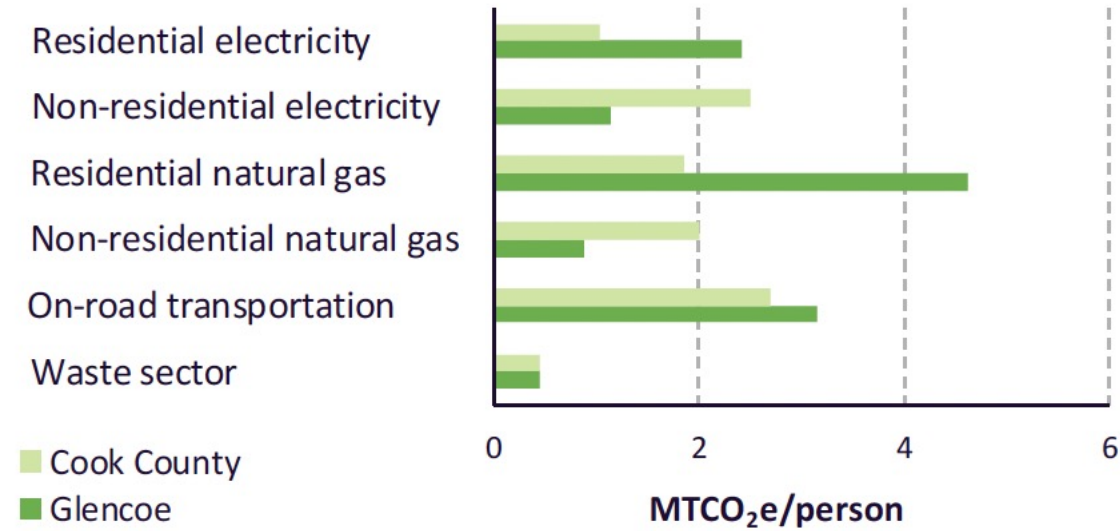
Source: Glencoe Historic Preservation Commission, 2021

Higher residential emissions per capita in Glencoe vs. Cook County.

2019 emissions



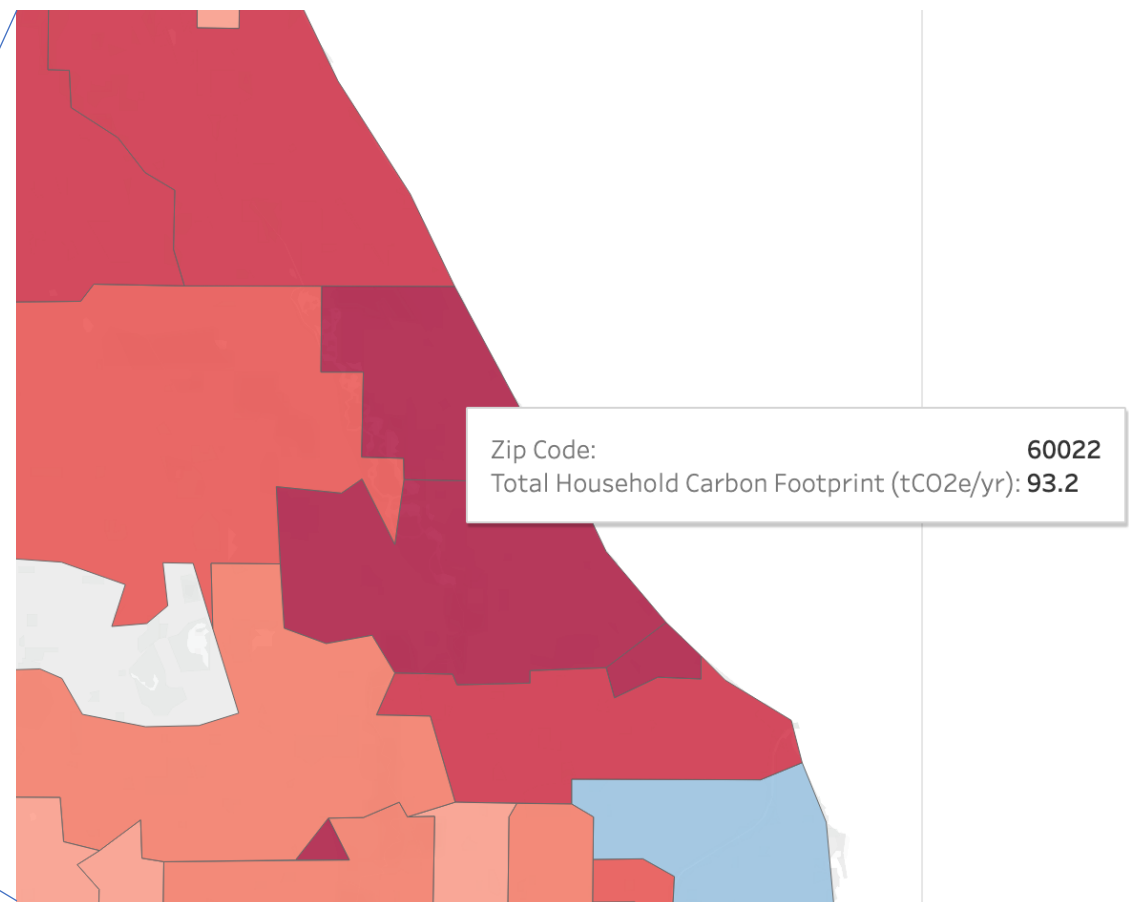
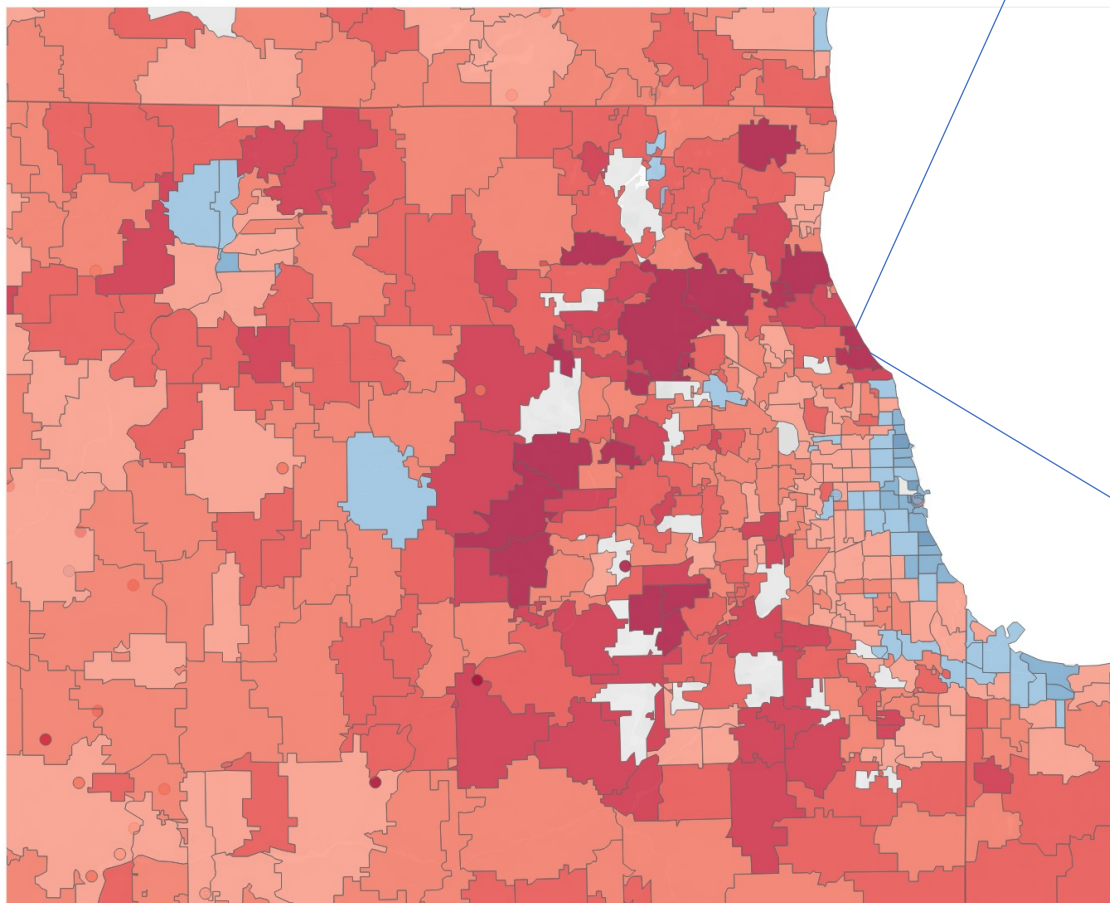
2019 per capita emissions



Source: Chicago Metropolitan Agency for Planning, 2019 Municipal Emissions Summary

Glencoe's carbon footprint is higher than in surrounding communities.

Average U.S. Household Carbon Footprint by Zip Code



Total Household Carbon F...



Strengths

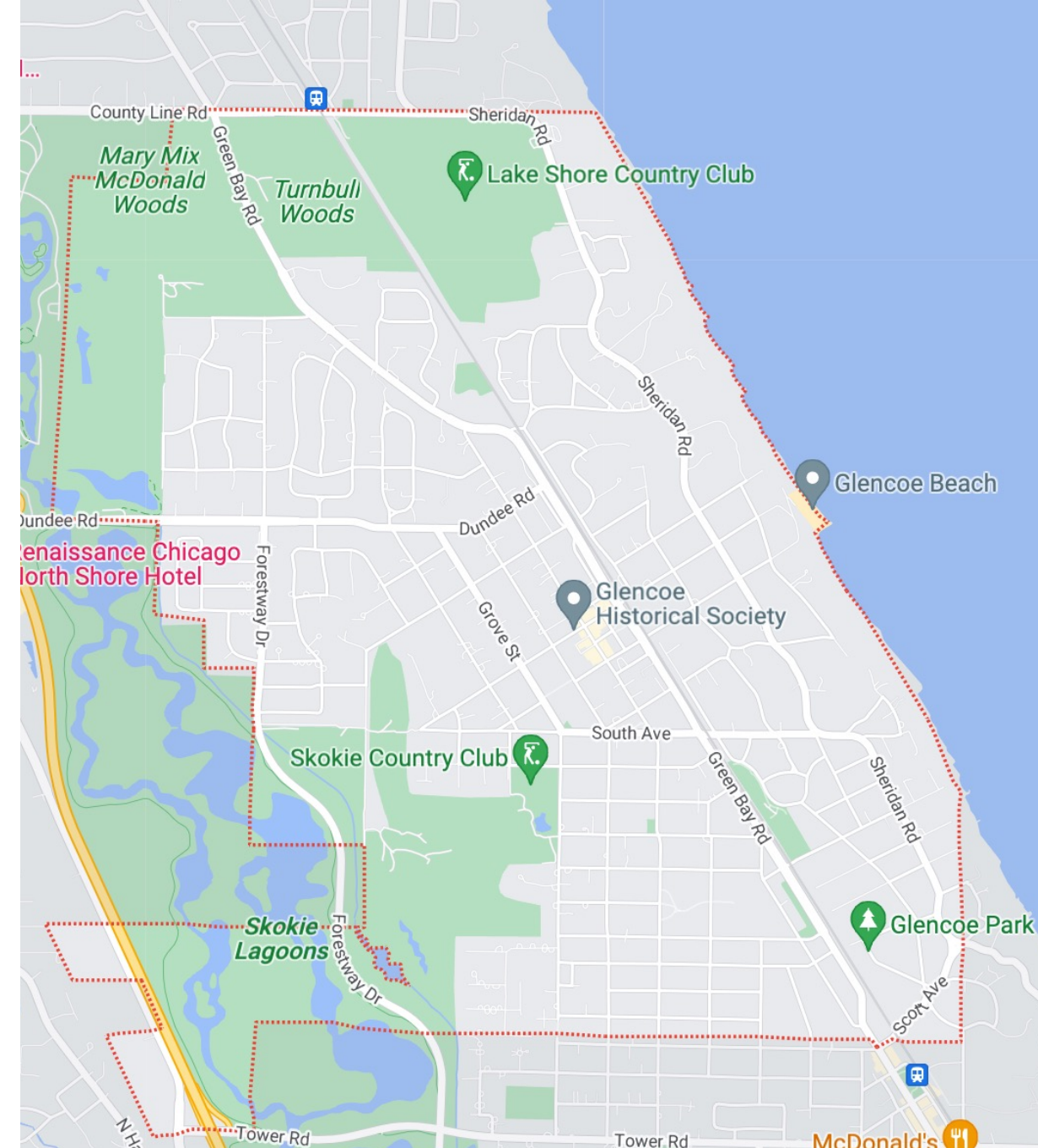
Weaknesses

Opportunities

Threats/Challenges

Location

- North Shore/regional economic strength
- North/South arterials (Green Bay, Sheridan, Forestway)
- Commuter Rail (Metra)
- Interstate Access (Dundee, Tower Road)
- Lake Michigan (natural resource, recreation, and water supply)
- Proximity to (and separation from) regional retail markets (other downtowns, Willow Festival, the Glen, Old Orchard, etc.)
- Frontage Road (Sales Taxes)



Economics

- Residential Tax Base
- Desirable real estate
- Niche retailers and restaurants
- Household wealth
- Philanthropic



Civic Leadership

- Stable local election system
- Professional Management/Staff
- Cross Trained Public Safety Force
- Engaged Volunteers
- Clergy Leadership
- Strong network of community organizations



Community Amenities

- Glencoe Schools, New Trier
- Active community institutions providing services and programming (Family Service of Glencoe, Glencoe Clergy Association, Glencoe Youth Services, Glencoe Junior High Project)
- Writers Theatre
- Library
- Glencoe Golf Club

“Best library ever. Was a deciding factor why we moved here. Perfect location. Great for our youth.”

- Comment Map



Natural Amenities & Resources

- Lake Michigan
- Forest Preserves
- Parks and open space
- Community Garden
- Trails (Green Bay Trail and others)
- Lagoons
- Botanic Garden



Easy to Get Around

- 73 Walkable Score: most errands can be accomplished by foot
- 67 Bikeable Score: some bike infrastructure



Great Place to Raise a Family

- Commonly heard sentiment: safe, enjoyable, and special place to grow up and to raise a family
- Multiple generations of a family all in Glencoe
- Many factors make it appealing to return after moving away

“Other North Shore communities do not seem to have the same close-knit community fabric.”
- Focus Group



Neighborly & Welcoming Spirit

“Glencoe residents don’t want to tolerate intolerance. We have a positive and respectful atmosphere.”

- Key Person Interviews

“Despite it being fairly homogenous, there is more of an inclusive atmosphere compared to other suburbs”

- Focus Group

“Glencoe is well positioned to continue to be a welcoming and accepting place on the Northshore”

- Key Person Interviews



Strengths

Weaknesses

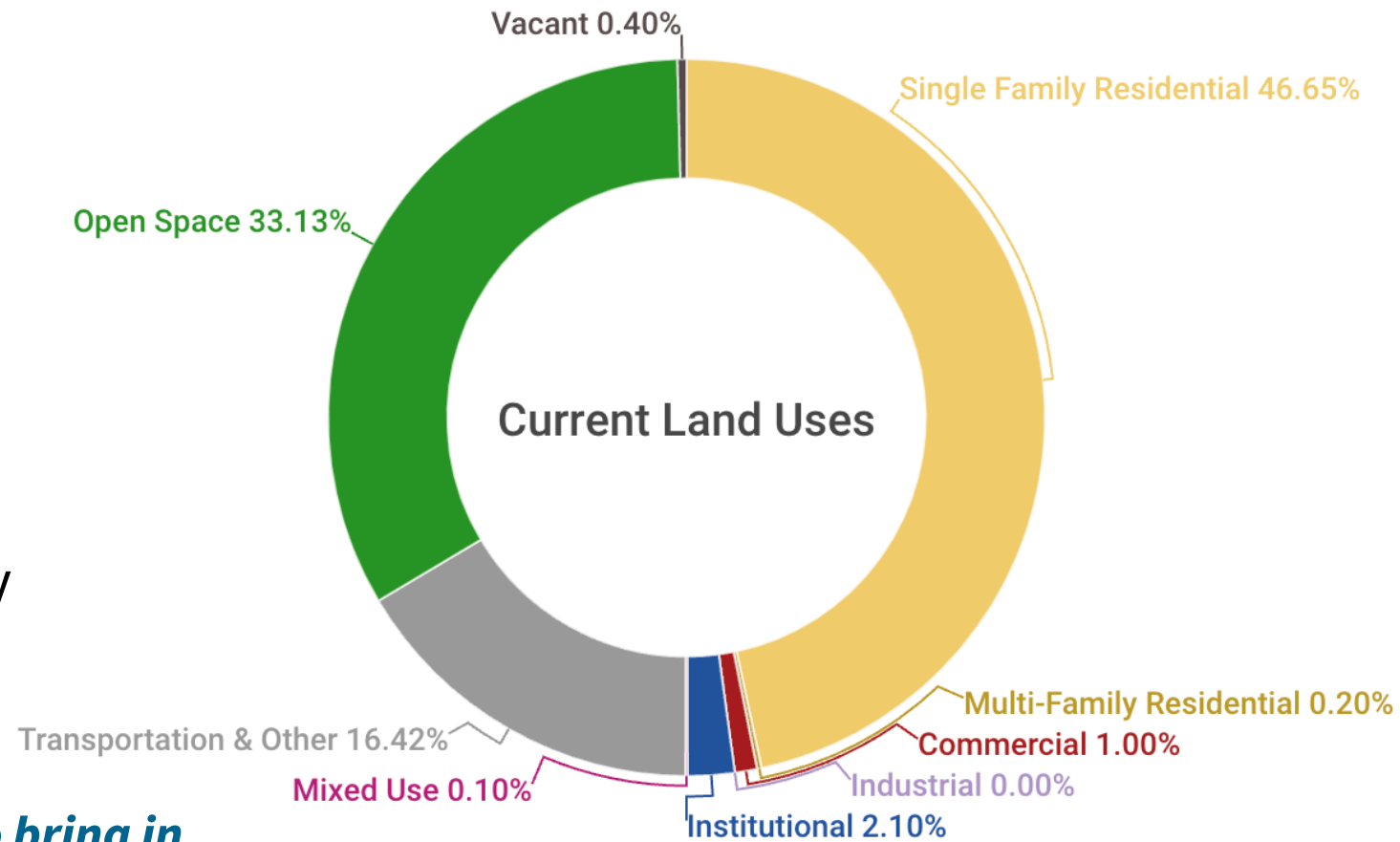
Opportunities

Threats/Challenges

High tax burden for residential property owners

- Tax base is predominantly residential
- Limited sales-tax generating businesses
- Less than 2% of land in town generates non-residential property tax or sales tax

“Expand our tax base and look for ways to bring in income from non-residents to reduce the percentage of funds that come from residential properties (property taxes and fees).” - Ideas Wall



Dated Zoning Ordinance

- Convoluted and hard to understand
- Doesn't deal with complex sites well
- Doesn't always produce desired outcomes or align with Village priorities



Limited Diversity

Socioeconomically / Racially / Housing Stock

“I had a great childhood but thinking about the homogeneity and how sheltered it was, it’s difficult to know if I will go back there.” - Focus Group

“I have recently hit the “downsizing” phase of life. There is nowhere to downsize in Glencoe and I’m going to have to leave after 27 years here. There has been talk in the past about moving Public Works and using that space for condos. Could that be put back on the table along with other options? It’s a shame that people have to leave the community they love.” - Ideas Wall

Limited Diversity

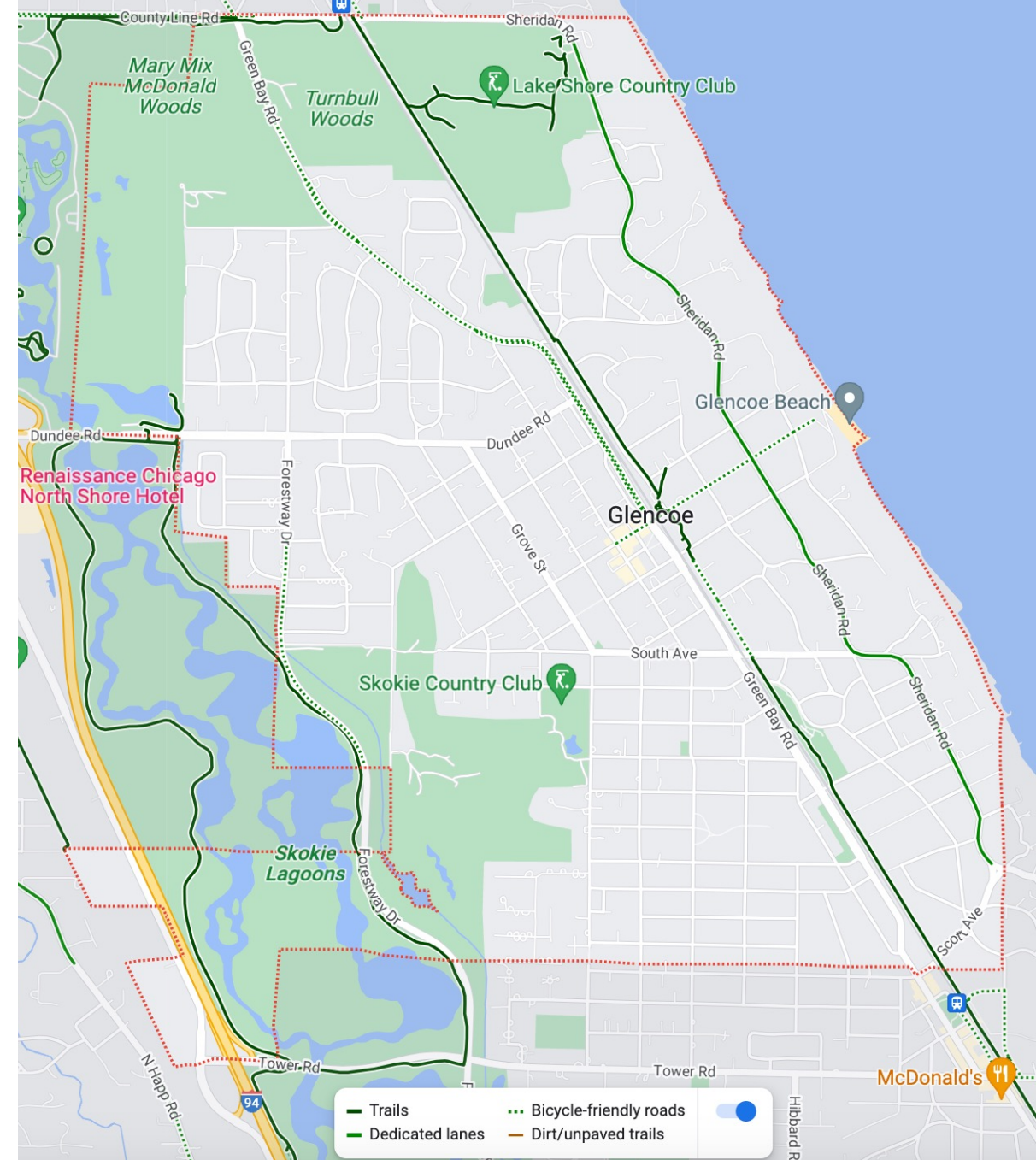
Socioeconomically / Racially / Housing Stock

“When we talk about sustainability but can’t put 4 [housing] units on a property...then how can we increase the housing stock in Glencoe for our teachers, firefighters, people who want to live here and work here as well?” - Key Person Interviews

“We are losing the ability to have multiple generations all living in Glencoe at once which is what used to make it special. That’s part of our community identity but it’s going to be hard to maintain.” - Key Person Interviews

Bike/Pedestrian Issues

- Few East/West bike/ped interconnections
- Desire to increase pedestrian safety throughout town
 - Many mapped comments on need for pedestrian crossings, speeding vehicles, lack of after-dark lighting (on certain streets)
- Auto-centric generally



Community Sustainability

- Pipe-centric stormwater system
- Few Electric Vehicle charging stations
- No incentives for green infrastructure
- Waste and recycling systems could be strengthened

“Would love to see the Village not only encouraging but supporting local businesses to make the changes to reusable and/or compostables when necessary.” - Comment Map

“Plastic bags, bottles and any single use plastic. Let's find a way to eliminate these from our local restaurants and stores.” – Ideas Wall

Community Wide Events & Gathering

- Desire to have more community-wide events, strengthen sense of community
- Pandemic forced social isolation, hard to break out of those patterns
- Writers Theatre still working to recover attendance



Civic Confusion

- Multiple levels of government providing services
- Affects public support and decision making
- Leads to a lack of civic literacy and involvement
- Simultaneous planning processes led by different bodies (Village, Park District, Library, School Board)



Strengths

Weaknesses

Opportunities

Threats/Challenges

Home Rule

- Not a home rule unit currently; therefore, Village needs authorities granted by the State
- **Pros:** allows local solutions to local issues; can exercise any power/function that is not specifically prohibited by the State; home rule units can impose local taxes
- **Cons:** puts more authority in the hands of local elected officials vs. the public through individual referendum votes
- Glencoe would need to elect by referendum to become home rule unit



Enhance Intergovernmental Cooperation

- Existing relationships and level of coordination is good; can always be strengthened and expanded
- Shared resources and service provision can provide efficiencies and cost savings



Local Businesses & Economic Development

- Lots of love for local businesses in downtown and how far the business district has come
- Desire to maintain existing character and businesses, while also encouraging greater mix of retail and restaurant options



Sustainability & Environmental Efforts

- Determine proper balance between public responsibility vs. individual/private responsibility
- Example initiatives: EV charging stations, recycling, composting, electric leaf blowing, stormwater, tree preservation, lakefront preservation, erosion, bike/pedestrian/transit



Older Adults

- Lack of programming and events for middle-aged and older adults
- Empty nester housing
- Aging in place

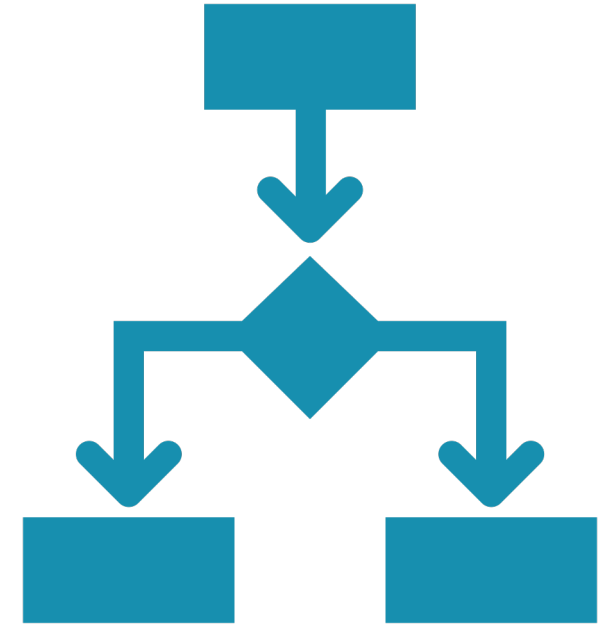


Source: <https://maximus.com/aging-in-place>

Experiment with Decision-Making

- Change sometimes takes a long time
- Pilot projects can help with incremental change, testing ideas

“Don’t get bogged down in long-term decision-making, we can test things out in the short-term too. Trials not failures” – Key Person Interviews



Areas of Focus



Strengths

Weaknesses

Opportunities

Threats/Challenges

Teardowns/Loss of Historic Character

- Increase in teardowns
- Teardowns often take away from naturally affordable and smaller housing stock

“We are facing a loss of Glencoe’s character and therefore some of the heart of it when we tear down homes and design new ones that do not interface with the public.” - Key Person Interviews



Opposing Viewpoints

- NIMBY = Not In My Backyard
- Present in almost every community; can become impediment to future change
- Sense of “two sides” on every issue; often antagonistic
- National polarization now affecting local level too



Opposing Viewpoints

“Stop committees that focus on skin color, sexuality, gender and other immutable characteristics that divide Glencoe residents, and just govern well.” - Ideas Wall

“Stop virtue signaling with woke agendas and global warming nonsense. All the residents are not aligned with this approach and this is not the responsibility of the town to indoctrinate. Keep the community safe, streets clean and plowed, stop with the politics.” – Ideas Wall

“When we talk about sustainability but can’t put 4 [housing] units on a property...then how can we increase the housing stock in Glencoe for our teachers, firefighters, people who want to live here and work here as well?” - Key Person Interviews

Glencoe diversity day, where we celebrate all the great differences that make us all better. – Ideas Wall

Parking & Accessibility

- Some view as a major problem in the business district, some do not
- Competing views about how space should be used (parking, outdoor dining curbside pickup spots, etc.)
- Private alleys



Aging Infrastructure

- Ongoing maintenance of old streets, sewer systems, etc.
- Aging Water Treatment Plant and Water Tower



Uncertain Future

- Three Golf Courses
- Three Auto Dealerships



Environmental/Ecological Threats

- Climate Change
 - Comprehensive stormwater management increasingly important
 - Storm events becoming more intense and more frequent
 - Fluctuating Lake Michigan water levels
- Invasive species (i.e. buckthorn, Asian carp, zebra mussels, etc.)
- Lakefront and ravine erosion

“We need to build resilience, green infrastructure, flexible systems – stay away from single purpose infrastructure, stack many values on top of each other” - Key Person Interviews

“I think Glencoe should be known for being environmentally friendly and sustainable in our practices.” - Key Person Interviews

Community Health & Wellbeing

- General increase in anxiety brought up in interviews
- Family Services of Glencoe seeing an increase in demand for services
 - Increasing anxiety for youth/teens - high pressure environment and high expectations
 - Substance abuse
 - Domestic abuse



Next Steps

Strengths

Weaknesses

Opportunities

Threats/Challenges



Draft Vision,
Goals &
Objectives