



# Big Idea 1

## Build Upon Glencoe's Character

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Glencoe

### Big Idea Defined

All elements of the built environment (i.e., land use and open space, architecture, transportation, housing, and infrastructure) work together to provide a high quality of life and enjoyable places to live, work, shop, and play. Glencoe's historic elements and natural resources are preserved, and new development is compatible with the community's character and standards for design.

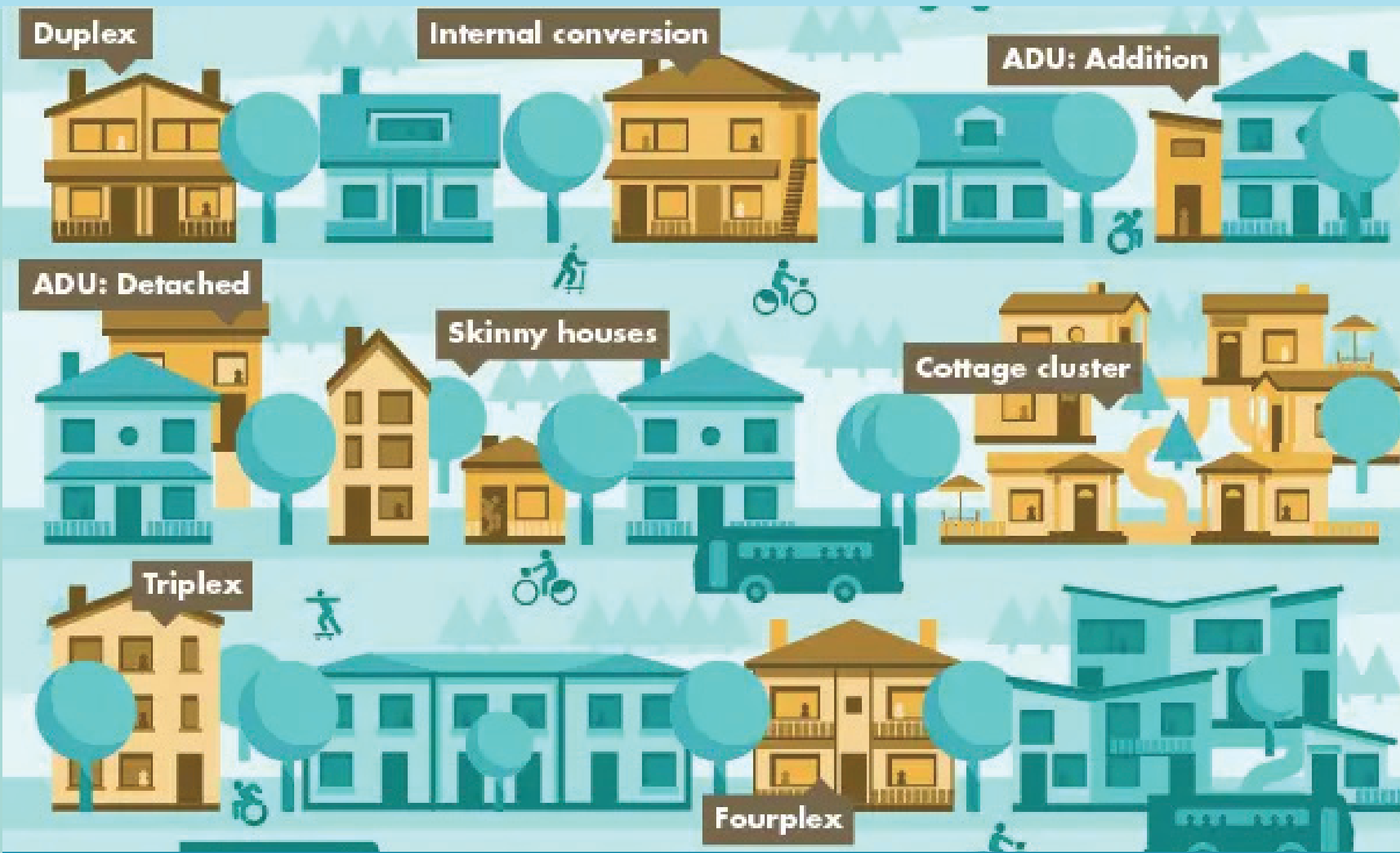
Glencoe's character is its identity and sense of place

### Goals

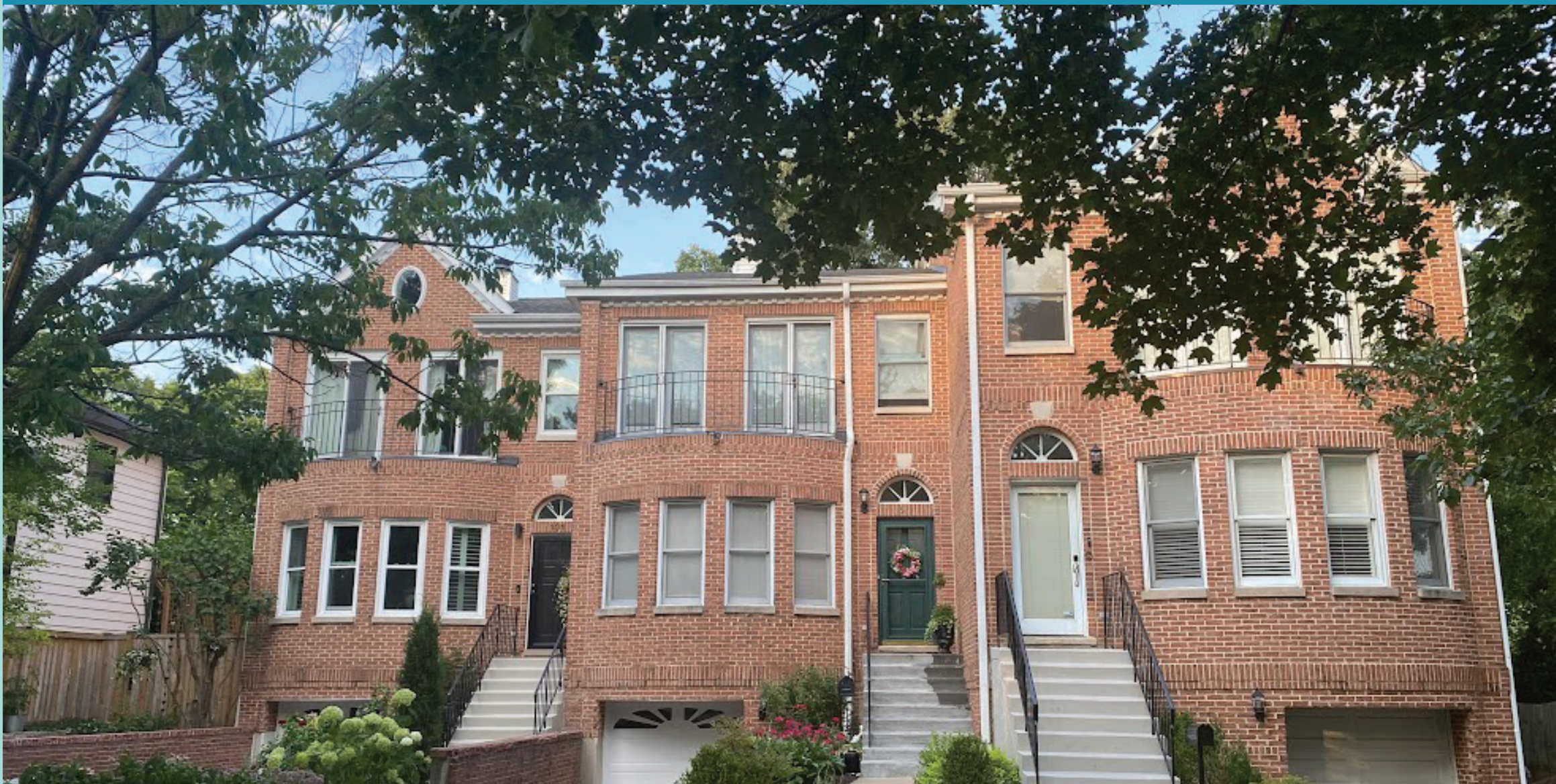
- 1 Protect and enhance Glencoe's historic **character, natural resources, and unique sense of place.**
- 2 Provide a **variety of housing types** to serve the full spectrum of life stages, lifestyles, and economic circumstances, and to accommodate **multiple generations of Glencoe residents.**
- 3 Preserve and **support cherished community assets, destinations, and shared experiences** (such as the lakefront, schools, library, parks, Green Bay Trail, Writers Theatre, Botanic Garden, etc.).
- 4 Create a **complete and connected transportation network** where people feel safe walking, biking, and driving.
- 5 Support an **active and thriving central business district** that serves community needs.
- 6 Maintain and expand Glencoe's **accessible and community-oriented public facilities and spaces.**
- 7 Pursue policies that address the distinct needs and amplify the characteristics of **Glencoe's key subareas.**

### Strategies

- A Implement changes to Village codes that can help **discourage housing teardowns and encourage the preservation** of housing
- B Review zoning and other codes to determine changes needed to **encourage development of more diverse housing**
- C Identify potential **sites suitable for new housing types**
- D Contact housing developers about potential **development opportunities for high-quality non-single family residential**
- E Work with organizations that purchase, develop, and rehab **properties attainable to moderate income groups**
- E Update the 2020 Affordable Housing Plan with specific actions to **increase the number of affordable units** in the Village



A range of housing types can add gentle density and provide options that fit into existing single-family contexts. (Source: Sustainable Connections)



Glencoe has existing neighborhood-scaled multi-family housing that can provide examples for future infill development.





# Big Idea 2

## Integrate Sustainability

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### Big Idea Defined

Protection of natural resources and the local ecosystem is recognized and valued by the community. Community decision-making integrates sustainability principles and does its part to mitigate climate change at the local level.

Glencoe has the resources and capacity to make changes

### Goals

- 1 **Reduce Glencoe’s climate impact** by employing a range of sustainable practices in Village operations and through educating residents on energy conservation opportunities
- 2 Plan for **protecting the long-term water supply**, treatment, storage, and transmission facilities while also encouraging water conservation
- 3 **Restore and protect natural habitats** and sensitive areas and foster biodiversity with native plantings
- 4 **Increase community resilience** to climate change and stormwater impacts
- 5 **Foster sustainable practices** in the business and development communities and in municipal operations

### Strategies

- A Amend Zoning Ordinance to add **incentives to conserve energy**
- B Prepare a **Climate Change Risk Assessment and Action Plan**
- C Pursue implementation of **recommendations from the Water Supply Planning Report**
- D Develop a **Solid Waste Management Plan**
- E Form **stakeholder group for ravine property owners**
- F **Implement Active Transportation Plan** recommendations to advance a well-connected, safe, and walkable environment
- G Consider improvements to **manage stormwater, reduce flooding**, and be more resilient in the face of increased storm events



Glencoe’s new curbside composting program is a great example of a public-private partnership to advance sustainability goals.



The Active Transportation Plan includes recommendations for enhancing safe routes to schools and parks.





# Big Idea 3

## Maintain Economic Resilience

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### Big Idea Defined

The community is prepared to adapt to changes in the national, regional, and local economy and continues to create and implement strategies that foster economic resilience, business growth, and support entrepreneurship.

Economic development is a top priority for Glencoe

### Goals

- 1 Retain and **support existing businesses and support new businesses** that meet the interests of residents, attract visitors from outside the Village, and support Glencoe's commercial tax base
- 2 Promote Glencoe attractions to **encourage regional tourism and visitor spending**
- 3 **Balance the convenience of parking in Downtown Glencoe with land use needs** for businesses to thrive
- 4 **Support the continued success** of automobile sales and service businesses **along Frontage Road properties**
- 5 Consider opportunities to **improve or redevelop the Hubbard Woods Plaza Area**
- 6 Evaluate potential redevelopment and **development opportunities along Green Bay Road**

### Strategies

- A Explore and study ways that the Village can **incentivize or attract restaurants and other activity-generators** to increase foot traffic, vibrancy, and sales taxes
- B Update the Village website with information to **attract desired types of businesses**
- C Engage with Writers Theatre, Chicago Botanic Garden, and Chamber of Commerce on **joint marketing and complementary businesses** to recruit to the Village
- D Conduct **annual meetings with business owners** and managers to understand and address their concerns
- E **Prepare development parameters** for: a) Village-owned site(s) downtown; b) potential development along the Green Bay Road corridor; and c) potential development of Hubbard Woods Plaza



Events like the Glencoe Sidewalk Sale feature local retail businesses and can help generate and sustain foot traffic in the downtown.



Residents have expressed a desire to have more active, vibrant, and sales-tax-generating businesses.





# Big Idea 4 Care for and Support the Community

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## Big Idea Defined

Glencoe is welcoming, inclusive, and vibrant. The community cares about being inclusive and provides a variety of housing, community services, health resources, and jobs to support a wide range of people. In its commitment to its residents, Glencoe values intentional practices that embrace all people and enable everyone to make a contribution to the community. There are ample opportunities for community events and gatherings that build authentic relationships.

Glencoe's sense of community includes shared values and a desire to work together

## Goals

1

Attract diverse residents, visitors, and workers, by proactively **creating a welcoming and supportive environment** that allows everyone to have a quality life, work, or visiting experience.

2

Encourage and **expand diversity in civic leadership** and municipal operations.

3

Maintain and **expand local access to mental health resources** and counseling for residents.

## Strategies

A

Actively engage in ongoing **dialogue with current residents who haven't historically been heard from**

B

Utilize existing Village-wide surveys (such as the Community Satisfaction Survey) and forums as an opportunity to pose **questions about residents' sense of welcoming and belonging** in Glencoe

C

Explore ways of **welcoming new residents to Glencoe** and advancing a sense of belonging

D

Continue to provide opportunities for the Glencoe community to **gather across differences** and learn more about each other, in both formal and informal settings

E

Implement zoning changes that can further Glencoe's commitment to diversity and inclusion by **fostering a diverse housing stock**

F

On an ongoing basis, **assess public policies and public safety practices** through a diversity and inclusion perspective

G

**Collect and evaluate indicators** to determine whether the community's goals toward equity and inclusion are being advanced



Glencoe's Council for Inclusion & Community partnered with St. Paul AME Church, Glencoe Union Church, North Shore United Methodist Church, and Am Shalom for an interfaith day of service in honor of MLK Day.



Family Service of Glencoe partners with Glencoe Public Safety to provide psychological support to families in crisis, which is a unique and effective approach to emergency response.





# Big Idea 5

## Deliver Excellence in Planning, Management, and Governance

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Glencoe

### Big Idea Defined

The community proactively plans and prepares for the future, with policies that advance Glencoe forward. Thoughtful decision-making and fiscally responsible budgeting accounts for near-term needs and long-term investments. Local initiatives connect to and support the plans of neighboring jurisdictions and the region with regular opportunities for intergovernmental collaboration and partnerships.

The Village commits to forward thinking, planning and problem solving

### Goals

- 1 Connect with the community by **communicating Glencoe's story and the "why" behind decisions that affect residents**
- 2 **Incorporate sustainability and resiliency measures** as part of updates to Village infrastructure, facilities, and services
- 3 Identify efficient **resource-sharing and opportunities for collaboration** among area communities and other public agencies
- 4 Maintain the Village's strong **internal organizational communication**
- 5 Build interest in **civic and community involvement**, including among Glencoe youth and new residents
- 6 Keep **technology infrastructure** up to date
- 7 Provide a **safe and secure** community
- 8 Manage for results and **measure progress**

### Strategies

- A **Encourage community and civic engagement** between residents and Village leadership, maximizing transparency and accountability
- B **Leverage community involvement & build a pipeline to Village leadership** through partnerships with the Glencoe Caucus, District 35, New Trier School District, the Park District, Library District, & local NGOs
- C Evaluate the potential advantages of establishing Glencoe as a **Home Rule community**
- D Continue to invest in and **build upon the success** of the community-focused nature of Glencoe's **Public Safety Department**
- E Ensure that the Village leads by example in hiring and training staff to be sensitive to the needs of building and **supporting a diverse population and business community**
- F Continue to prioritize discussions with other municipalities and jurisdictions for **intergovernmental cooperation or facility sharing** that can reduce expenses and efficiently use land and other resources

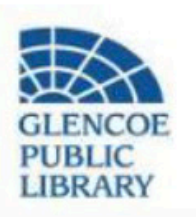


JUN 08	<b>LIBRARY ICE CREAM SOCIAL</b> Glencoe Public Library   12 p.m. - 1:30 p.m.
OCT 18	<b>MOVIE IN THE PARK</b> Melvin Berlin Park   at Dusk (~ 6 p.m.) Rain Location: Misner Auditorium at Central School

FIND US AT THESE EVENTS IN 2024!

meet your elected officials!

Board Members from Glencoe's Village, Park District, Library and School Boards are joining you at these events in 2024! Pose your questions, stay informed on the latest developments in town while enjoying some delicious refreshments.



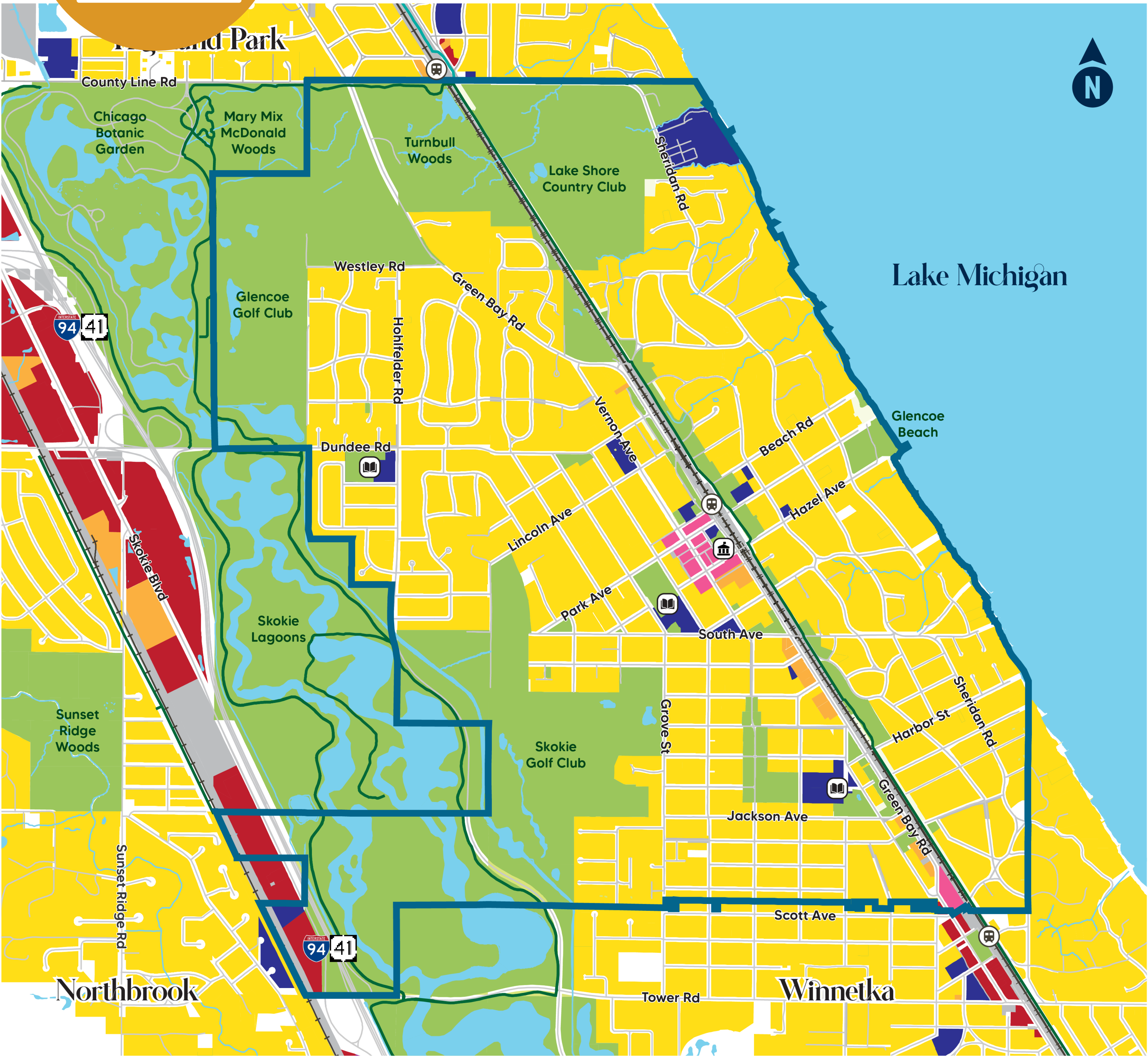
The Village and other agencies and districts in Glencoe are continually looking for new ways to connect with residents and strengthen civic engagement so that local government can better serve residents.





# Chapter 6 Future Land Use & Urban Form

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Glencoe



## Future Land Use

- Water
- Ravine
- Street
- Trail
- Railroad
- Metra (UP-N) Station
- Public School
- Village Hall
- Village of Glencoe Boundary

### Land Use

- Low-Density Residential
- Medium-Density Residential
- Commercial
- Mixed-Use (Ground Floor Commercial + Medium-Density Residential)
- Institutional
- Utility/Right-of-Way
- Open Space

## Strategies

- 1 **Create a Planned Unit Development (PUD) Ordinance** that establishes a process for integrating planning, engineering, and enhancing design character across mixed-use or multiple-lot development.
- 2 Prepare plans to **relocate the Public Works building/functions** and establish development parameters to attract desired redevelopment of the existing Public Works site.
- 3 **Study changes to the business zoning districts** to update development regulations and remove inconsistencies, accommodate new uses vibrancy, and housing units
- 4 Update zoning and development regulations to **accommodate small- and mid-size townhome and multi-unit residential development** that complements Glencoe's existing character and architecture in the R-A, R-B, and R-D Districts
- 5 **Make changes to zoning and/or subdivision code regulations** which have led to a disproportionate number of residential teardowns





# Chapter 6

## Future Land Use & Urban Form

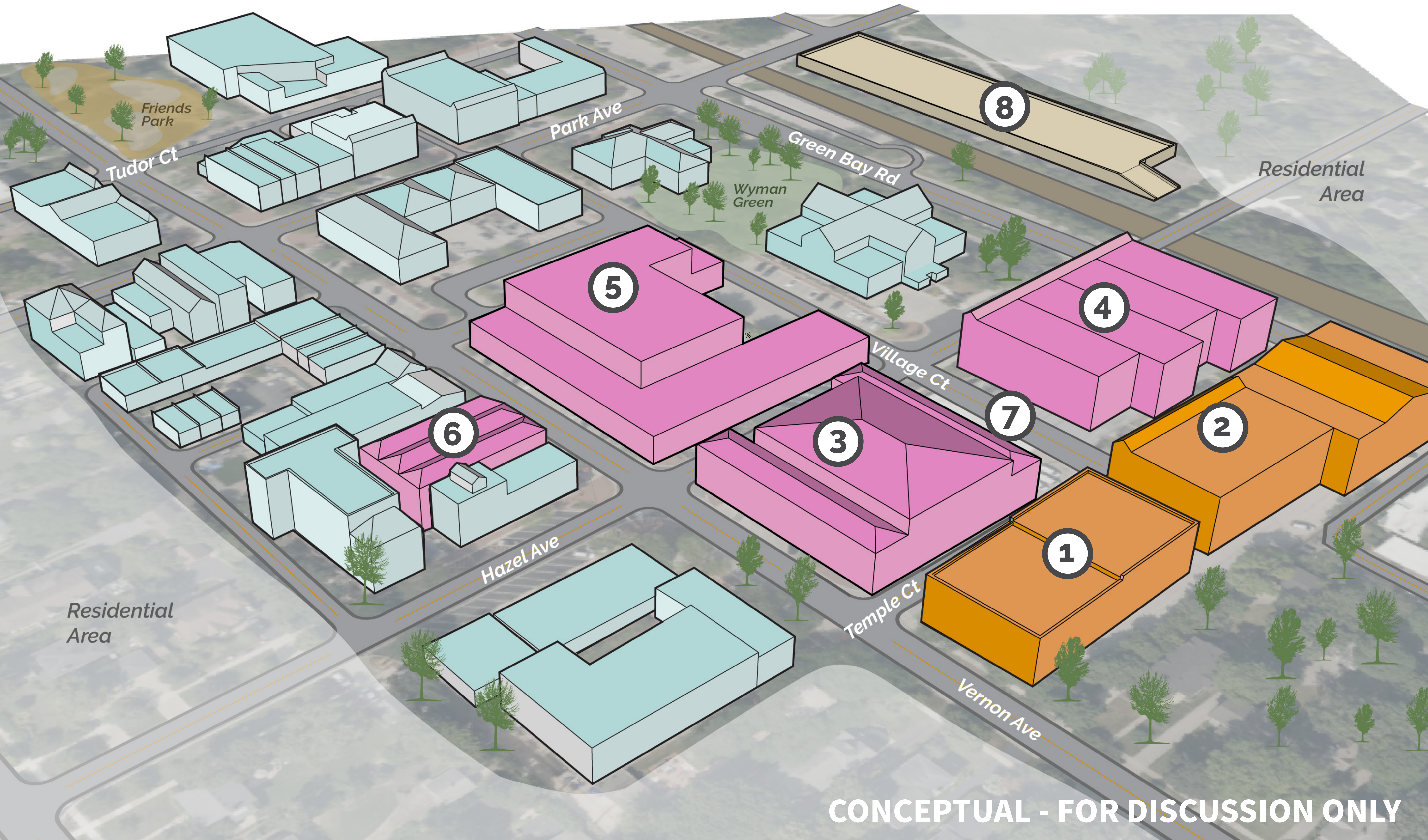
Glencoe is primarily built-out, with limited land available for new development and very few parcels ripe for large-scale redevelopment. As such, the **substantial majority of the Village’s existing land use also reflects its intended future use.**

This Chapter discusses potential and recommended changes to land use in the future, focusing on **key areas in Glencoe that are most likely to experience development pressure or most ripe for future change.**



Both graphics (top and bottom) depict a hypothetical scale and massing of potential development to serve as a starting point for discussion with those who may, at some point in the future, seek redevelopment of downtown properties.

These graphics do not illustrate design character, fenestration, or architectural features. Such elements are important but will vary greatly based on the property owner, designer proposals, and review by Commissions per the Village’s design standards.



### Downtown Glencoe: Proposed Future Land Use

- Multi-Family Residential**
  - ① Residential up to 3 stories
  - ② Residential or hospitality over parking up to 4 stories
- Mixed-Use**
  - ③ Residential or office above commercial up to 3 stories
  - ④ Residential above commercial over parking up to 4 stories
  - ⑤ Residential or office above commercial up to 3 stories
  - ⑥ Residential or office above commercial up to 3 stories
  - ⑦ Village Court extension
  - ⑧ At-grade and below-grade parking