

# Village of Glenview Plan Commission

STAFF REPORT  
September 27, 2016

**TO:**  
Chairman and Plan Commissioners

**FROM:**  
Community Development  
Department

**CASE MANAGER:**  
Jeff Brady, AICP, Director of  
Planning

**SUBJECT:**  
2016 Comprehensive Plan

**ACTION REQUESTED:**  
Staff requests Plan Commission  
review of the draft Comprehensive  
Plan document.

**APPLICANT:**  
Village of Glenview  
2500 East Lake Avenue  
Glenview, IL 60026  
Tel: (847) 724-1700

**CASE #:** P2016-034

**PROJECT NAME:** 2016 Comprehensive Plan



**PROPOSAL:**

The applicant, the Village of Glenview, is requesting review of the draft 2016 Comprehensive Plan document that was recommended by the Comprehensive Plan Committee on July 14, 2016. The document would update the 2004 Comprehensive Plan and become the latest "road map" for future development decisions.

-- Updated Sections show "09/27/16" --



**Report Disclaimer:**

Village staff makes no representations regarding support, endorsement, or the likelihood of approval or disapproval by any Glenview regulatory commission or the Village Board of Trustees.

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## Project Summary

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### **WHAT IS A COMPREHENSIVE PLAN?:**

In Illinois, corporate authorities (i.e. counties, municipalities, and townships) may establish comprehensive plans to promote long-range harmonious growth and development. A comprehensive plan guides land use in an advisory, instead of regulatory capacity. However, as part of implementation, it is important to ensure that there is consistency between recommendations of a comprehensive plan and a community's Zoning Ordinance, which is a regulatory document.

*Comprehensive.* The Comprehensive Plan covers a wide range of civic interests, including: land use, housing, traffic circulation, utilities, public services, recreation, environmental, and many other topics.

*Long-Range.* Comprehensive plans provide guidance on reaching a future envisioned 10 or more years in the future. To reach this envisioned future, the Comprehensive Plan will include goals that address both immediate and long-term needs. The Village of Glenview Comprehensive Plan Update will serve several purposes:

- Provide a description of current conditions and trends shaping the Village of Glenview
- Identify planning issues, opportunities, and challenges that should be addressed
- Explore land use and potential policy alternatives
- Ensure that the Comprehensive Plan is current, internally consistent, and easy to use
- Provide guidance in the planning and evaluation of future land and resource decisions
- Provide a vision and framework for the future of the Village of Glenview

### **BACKGROUND:**

The following excerpt from the August 2016 Village Newsletter provides a summary of the 2016 Comprehensive Plan process.

“An update of the Village’s Comprehensive Plan is heading into the home stretch, with the Plan Commission scheduled to begin public hearings on the final draft at its August 9 meeting. Crafted in the last year by a 16-member committee aided by a planning consultant, the document would update the 2004 Comprehensive Plan and become the latest “road map” for future development decisions. Once approved by the Glenview Village Board of Trustees, the Comprehensive Plan is intended to guide the Village in its planning efforts for the next 10 to 20 years.

The process began with a collection of data and review of plans that were created as part of past studies, such as the Bicycle and Sidewalk Master Plan, the Capital Improvement Plan, Downtown Revitalization Code, the Milwaukee and Waukegan Corridor plans and the Plan for Nature in Glenview. Public participation was essential to ensure the Comprehensive Plan update reflects community feedback. Outreach efforts beginning in June 2015 generated input and ideas from several hundred citizens participating through focus groups, one-on-one interviews, workshops, open houses and committee meetings. Early on, the Comprehensive Plan Committee recognized the importance of protecting Glenview’s unique and diverse residential neighborhoods. It identified a set of shared community values that went into developing a vision statement to guide the Plan.

A portion of the Plan update focuses on redevelopment opportunities that could arise over time, as development trends, pressures and practices change. By providing guidance and encouraging

improvements for sites subject to changing market forces, opportunities to improve those areas can benefit the entire community. Eight such subareas – and four secondary subareas – have been included for evaluation. While none are currently slated for vacancy or redevelopment, recommendations made in the plan are intended to be useful years down the road. Among the subareas are:

- The 12-acre parcel at the southwest corner of Old Willow Road and Willow Road, currently a mix of warehouse, light office, manufacturing, and home services
- The Lehigh Industrial Corridor, off Lehigh Avenue and north of Chestnut Avenue, which is close to The Glen and adjacent to Gallery Park
- The 19.4-acre Pearson Education site, currently occupied with office buildings and paved parking lots
- An office building on the Signode campus at Pfingsten Road and West Lake Avenue, which was ITW's former corporate office location and is currently adjacent to residential uses

The Plan attempts to answer the question "What does the Village want to see on this site?" and prescriptively identifies the opportunities and issues that would need to be addressed in conjunction with any future development request.

Outside of the portions of the plan that apply to redevelopment, a section on transportation provides ideas about where improvements can be made relative to circulation and open space. These include:

- increased mobility
- designing multi-modal roadways for vehicles, bicycles and pedestrians
- connectivity to public transportation
- mitigating impacts of trains passing through the community
- a friendly environment for bicyclists and pedestrians
- major intersection improvements"

A project website that includes an informational video and all the background materials, agendas, PowerPoint materials, and exhibits from each of the twenty-one (21) Comprehensive Plan Committee meetings can be found at [www.glenviewlookingforward.com](http://www.glenviewlookingforward.com).

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## Plan Commission Review

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### 09/27/16

The updates include a summary of the September 13, 2016 Plan Commission comments and an overview of the items from Chapter 3 and 4 to be reviewed by the Commission on September 27. On October 25, the Plan Commission will see a redlined version of the Plan which shows all the edits from their review over the past several meetings. The intent is for the Plan Commission to make a recommendation on the edited version of the Plan to the Village Board. A clean copy of the Plan, incorporating all the Plan Commission approved edits, will go to the Village Board at their November 1 meeting.

### 09/13/16

The updates include a summary of the August 23, 2016 Plan Commission comments and an overview of the items from Chapter 7 to be reviewed by the Commission on September 13.

### 08/23/16

The updates include a summary of the August 9, 2016 Plan Commission comments and an overview of the items from Chapter 5 and Chapter 6 to be reviewed by the Commission on August 23.

### 08/09/16

The draft 2016 Comprehensive Plan is broken up into seven (7) chapters. Each chapter focuses on a different aspect of Glenview's built or natural environment. The Plan Commission's overall review of the 2016 draft Comprehensive Plan is requested and each chapter includes a letter referencing the the types of review that should focused on for each chapter:

#### Primary Review

- A. Discussion and review of Goals described towards the end of each chapter.

#### Secondary Review

- B. Review of background information and other content within each chapter.
- C. Review of images, maps, figures and other illustrations within each chapter.

***Chapter 1:*** The opening chapter provides context for the plan including Village history, statistical analysis of population and development trends and the existing conditions of the Village.

#### 08/09/16 Plan Commission Comments:

- General content corrections
- Elaborate on redevelopment of Glenview Naval Air Station
- Highlight trends in Table 1-3

***Chapter 2:*** This chapter establishes the vision and intention of the document by identifying and analyzing the community's values. ***Vision statement is listed on page 2.1.***

#### 08/09/16 Plan Commission Comments:

- General content corrections
- Elaborate on Frequently Heard Themes on page 2.7

**09/27/16**

**Chapter 3:** Identifies the components that have created the character of the Village's neighborhoods and outlines goals to preserve them. **Goals are listed on pages 3.12-3.14.**

**09/27/16 Plan Commission Review:**

- Components of a Neighborhood
  - Review the four elements that typically make up a neighborhood.
- Subdivisions and Schools
  - Review background information on how Glenview's subdivisions were created and the numerous different school districts that serve Glenview and their distinctive boundaries.
- Community Resources
  - Review descriptions of Glenview's Affordable Housing Plan, community facilities, cultural resources, and historical landmarks.
- Goals NH-1 to NH-3 (pages 3.12 to 3.14)
  - Review goals for appropriateness.

**09/27/16**

**Chapter 4:** The Land Use chapter designates the location and extent of public and private land uses, the location of natural and built areas, and the density and intensity of the built environment. **The modified categories for future land uses are referenced on pages 4.7-4.9 with the goals listed on pages 4.10-4.12.**

**09/27/16 Plan Commission Review:**

- Background and Existing Land Uses
  - Review descriptions of Glenview's existing land use categories as described by the Chicago Metropolitan Agency for Planning (CMAP).
- Future Land Uses
  - Review modified descriptions of the future land use categories. These designations have been changed to better reflect the most commonly found building product types locating throughout the Village.
  - Review the Future Land Use Map (page 4.9). Determine if the map should reflect the recommendations contained within Chapter 5.
- Goals LU-1 to LU-4 (pages 4.10 to 4.14)
  - Review goals for appropriateness.

**Chapter 5:** The Redevelopment chapter contains the most goals that need to be reviewed. Within the chapter twelve (12) subareas are identified within the Village that are subject to development pressures and may experience a change in use or intensity in the future. No changes to land uses or existing operations are proposed with this plan. Each subarea section contains a description of the existing conditions, background on the area, and the opportunities for redevelopment, prior to the specific goals listed for each subarea. **All goals within this chapter are intended to guide future redevelopment in those areas.**

The Info Sheets that provide background information on each of the subareas and used by the Committee during their review of draft Plan are included as attachments for reference. Separately, additional information on the recommendations for Subarea 7 (pages 5.16-5.17) will be discussed and reviewed during the August 23 meeting.

**08/09/16 Plan Commission Comments:**

- Throughout Chapter 5
  - General content corrections
  - Modify language to refer to compatible rather than consistent
  - Use of "could" instead of "should"

- Goal RD-2 – clarify boundaries and add sidewalk consideration along Lehigh
- Goal RD-4 - add in commercial uses along north and clarify access should be through stoplight
- Goal RD-5 – request Park District review this site as part of their review of their Master Plan
- Goal RD-6 – updated photo

08/23/16 Plan Commission Comments:

- The Commission reviewed the Special Study Area recommendations for Subarea #7, located on the east side of Milwaukee Avenue, across the street from Abt Electronics.
- The recommendation included a zoning change to the I-2 District, which would permit retail uses as a conditional use. Following the Commission’s discussion it was determined rezoning to permit retail uses would be appropriate given the limited opportunities consolidate all the various properties that would be needed to realize a larger scale redevelopment. While coordination with the property owners requesting retail zoning would be appreciated, it was not a requirement.
- The possibility for residential uses adjacent to the Grove would remain in the long term vision to potentially allow a multi-parcel redevelopment in the future.

**Chapter 6:** This chapter identifies transportation and infrastructure needs that may contribute to different aspects of redevelopment in the Village. The chapter also provides context for maintenance of existing infrastructure and integrates the policies of other plans such as the “Bike and Sidewalk Master Plan”. **Goals are listed on pages 6.22-6.29.**

08/23/16 Plan Commission Comments:

- Roadway network classifications
  - Elaborate on how some local streets might function as minor collector streets for a neighborhood. Examples would include residential streets such as Harrison, Dewes, Pfingsten, Greenwood, etc.
  - Update the Transportation Circulation Map (Figure 6-2) to show more local streets.
  - Add the state owned portion of Greenwood Road to the descriptions on page 6.9.
- Rail and bus networks
  - No changes.
- Complete Streets; bicycle and pedestrian networks
  - Minor tweaks to the text.
  - On Figure 6.6, modify the 1<sup>st</sup> Priority line to extend to the east down Glenview Road from the river to the Wilmette border and end with an arrow.
  - Reinforce the Bike and Sidewalk Master Plan recommendations in the included maps.
  - Add more bicycle signage to inform and reinforce biking is prevalent in the area.
- Traffic Committee; access management
  - No changes.
- Goals TM-1 to TM-8 (pages 6.22 to 6.29)
  - The Commission confirmed the appropriateness of the Goals and no modifications were recommended.

**Chapter 7:** Chapter 7 focuses on the Village’s natural resources and creates goals meant to preserve and enhance these resources. This chapter also integrates policies from the previously adopted “Plan for Nature in Glenview”. **Goals are listed on pages 7.10-7.15.**

09/13/16 Plan Commission Comments:

- Background and Plan for Nature
  - Descriptions of the ERC, NRC, and Plan for Nature.
- Watersheds
  - Reword the language of 7.4 to reference the watersheds by their commonly recognized name and the official name. Revise the graphic to show the commonly used water shed graphic.
  - Revise the text used in the Lake Glenview section to emphasize the lake as a natural feature in addition to the stormwater detention benefits the lake provides for the area. Also note the opportunity for the use of non-motorized water craft in the future.
  - Rework the language throughout to reference the Environmentally Significant Areas, instead of Environmental Service Areas.
- Natural and Active Recreational Areas
  - Retitle the heading on page 7.6 and include a map showing all the recreational facilities in the area.
  - Revise the language of Synnestvedt Arboretum to accurately reflect how the entire area was included within a former nursery.
- Goals NR-1 to NR-6 (pages 7.10 to 7.15)
  - Revise NR-1.3 to include areas where Village maintains the medians.
  - Retitle Goal NR-6 to include partnerships with adjacent communities.

**09/27/16**

**DOCUMENT REVIEW TIMELINE:**

Commission Meeting Date	Review of Chapters
August 9	1 – Overview 2 – Vision 5 – Redevelopment
August 23	5 – Redevelopment – Subarea #7 – Special Study Area Recommendation 6 – Transportation
September 13	7 – Natural Resources
September 27	3 – Neighborhoods 4 – Land Use
October 25	Review of final draft document with Plan Commission edits. Plan Commission makes recommendation to Village Board.
(BOT) November 1	Review of 2016 Comp Plan by Village Board
(BOT) November 15	Review of 2016 Comp Plan by Village Board
(BOT) December 6	Adoption of Comprehensive Plan

## DRAFT PLAN STRUCTURE:

### How to Use This Plan

Each of the Chapters is divided into the following four parts:

**1. Chapter Description**



**2. Subsection Description**



**3. Goal**



**4. Resources**



**Chapter Icons**

Each Chapter is symbolized with an icon that is representative of the Chapter contents. Each icon in this plan is shown below.

-  1. Overview
-  2. Vision
-  3. Neighborhoods (NH)
-  4. Land Use (LU)
-  5. Redevelopment (RD)
-  6. Transportation & Mobility (TM)
-  7. Natural Resources (NR)
-  8. Glossary

*Each chapter will begin with a description of the chapter, which includes a brief summary and its relevance to the present and future of Glenview.*

*Chapters that are divided into subsections will include background information about that subsection topic, including a description of the current state of the subsection topic.*

*The Goals in each chapter have been developed through the public input process described in Chapter 2, Vision. The Goals are the desired end state that the Village hopes to achieve. The Goals are numbered sequentially in each chapter. The numbering protocol is an alphanumeric represented by the abbreviated chapter name followed by a hyphen then the numbered goal.*

*The Resources section includes links to websites, agencies and/or Village plans or documents. The intent of the Resources section is to identify various sources of information that can be used to help implement the goal.*

**Chapter Description** – Provides a brief summary of the topics within the chapter.

**Subsection Description** – Provide information and descriptions of material within the chapter.

**Goal** – Goals relating to each topic are compiled at the ends of the chapters. These goals were developed through analysis of public feedback and detailed committee discussion.

**Resources** – Each chapter has links to existing resource material to aid in the implementation of the applicable topics.

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### Attachments & Exhibits

1. Sample Motion
2. Previously Distributed (Not attached)
  - a. Public Notice
  - b. Complete Comprehensive Plan Draft Document
  - c. Subarea Information Sheets
  - d. Comprehensive Plan Committee Minutes
  - e. Subarea #7 – Special Study Area Memorandum



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### **Sample Motion**

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The Plan Commission should review Chapters 3 and 4, provide comments on the contents to staff and hear any public testimony relating to these chapters. After discussion and comment by the Plan Commission, the case and public hearing should be continued to the Plan Commission meeting scheduled for Tuesday, October 25, 2016 to allow for additional review of the draft Comprehensive Plan.

**VILLAGE OF GLENVIEW  
PUBLIC NOTICE  
P2016-034**

Notice is hereby given that a Public Hearing will be held by the Glenview Plan Commission on Tuesday, August 9, 2016 at 7:00 p.m. at the Village Hall, 2500 East Lake Avenue, Glenview, Illinois to consider a recommendation from the Comprehensive Plan Committee regarding an update to the Village's Comprehensive Plan. The Comprehensive Plan helps guide decisions and policies related to the Village's built environment for the next 10-20 years. The Comprehensive Plan Committee has created a draft Comprehensive Plan for the Plan Commission to review. The draft document focuses on infrastructure, neighborhoods, transportation, natural resources and redevelopment issues including development parameters for eight sub-areas around the Village that are intended to provide guidance for any future development of each property.

All persons interested should attend and will be given an opportunity to be heard. For further information, please call Tony Repp, Planner, at (847) 904-4309.

Glenview Plan Commission  
Steven K. Bucklin, Chairman

ATTEST:  
Jeff Brady  
Director of Planning  
Publication Date: July 21, 2016