



The Village of
Glenview

**Community Development
Department**

SUBJECT: Consideration of a Resolution to adopt the 2017
Glenview Comprehensive Plan.

AGENDA ITEM: 10.a

MEETING DATE: February 21, 2017

VILLAGE BOARD REPORT

TO: Village President and Board of Trustees
FROM: Jeff Brady, Director of Planning, (847) 904-4306
THROUGH: Don Owen, Interim Village Manager

REQUESTED ACTION:

Staff requests Village Board consideration of a Resolution to adopt the 2017 Glenview Comprehensive Plan.

BACKGROUND/PREVIOUS MEETINGS:

As a reminder, in Illinois, units of local government (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

On December 6, 2016, the Village Board reviewed an overview of the Comprehensive Plan and Chapter 1 (Overview), Chapter 2 (Vision), and Chapter 3 (Neighborhoods). On January 10, 2017, the Village Board reviewed Chapter 4 (Land Use) and Chapter 5 (Redevelopment), which included the future land use recommendations for large parcels within the Village that may be susceptible to change. On February 7, 2017, the Village Board reviewed Chapter 6 (Transportation and Mobility) and Chapter 7 (Natural Resources).

DOCUMENT REVIEW:

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 and the recent Plan Commission meetings can be found at www.glenviewlookingforward.com. All the Comprehensive Plan Committee meeting minutes and the Plan Commission minutes from the various public hearings on the Plan were previously distributed at the December 6, 2016 Board meeting and are available upon request. A chart describing when chapters were reviewed by the Plan Commission and the Village Board is listed below.

Meeting Date	Review of Chapters
August 9, 2016 Plan Commission	1 – Overview 2 – Vision 5 – Redevelopment
August 23, 2016 Plan Commission	5 – Redevelopment – Subarea #7 – Special Study Area Recommendation 6 – Transportation and Mobility
September 13, 2016 Plan Commission	7 – Natural Resources
September 27, 2016 Plan Commission	3 – Neighborhoods 4 – Land Use
October 25, 2016 Plan Commission	<ul style="list-style-type: none">Review of final draft document with Plan Commission edits.Plan Commission makes recommendation to Village Board.
December 6, 2016 Village Board	Overview and Chapters 1-3
January 10, 2017 Village Board	Chapters 4-5
February 7, 2017 Village Board	Chapters 6-7
February 21, 2017 Village Board	Chapter 8 Adoption of Comprehensive Plan

FEBRUARY 21 MEETING:

At the February 21, 2017, the Village Board will review Chapter 8 (the last chapter) which includes the implementation plan and glossary.

Implementation Plan (page 8.2-8.6):

The implementation plan includes a description of the primary goals within the Comprehensive Plan, a timeframe for their implementation, and cost estimates for the applicable recommendations. Part of the implementation plan is a process by which the Plan Commission conducts an annual review to track the progress of the Comprehensive Plan goals and recommend any necessary updates to the Village Board. Following the adoption of the Comprehensive Plan staff will begin with implementation of the following projects:

- Gateway and Wayfinding Signage:
Staff is coordinating a Request for Proposal (RFP) document to solicit feedback from professional service contractors to craft the Village’s Gateway and Wayfinding Signage Program (Goal RD-13.1 &

RD-16.1). The estimated \$60,000 program would include a branding and identity process, signage design and consultation (style, materials, colors, hierarchy of signs, locations, etc.), public meetings, cost estimates, and a long-term implementation plan. Based on the final sign designs and number of sign locations, the first phase of implementation is estimated to cost \$160,000 for gateway signs (Goal RD-16.2) and \$180,000 for the downtown wayfinding signs (Goal RD-16.3). The Village Board will be briefed on the progress of these efforts prior to the release of the RFP, throughout the process, and prior to the Village Board’s consideration of the Gateway and Wayfinding Signage Plan.

- **Economic Development Toolbox:**

Staff has begun drafting components of a potential Economic Development Toolbox (Goal RD-15.1 & RD-15.2) to encourage development of vacant lots and/or storefronts through various programs (i.e. could include expedited permitting services, fee waivers, infrastructure investments, façade improvement program, Tenant Improvement grants/loans, etc.). Other components of these efforts would include coordinated (with Chamber of Commerce, CNSCVB, etc.) marketing activities or other programs (Goal RD-15.3) to promote retail, restaurant, and entertainment uses that serve local, as well as, multi-community trade areas. Staff will obtain more detail from various agencies and the Village’s Development Advisor, CBRE, in order to more fully scope out the alternatives, and then will schedule a workshop with the Village Board to discuss implementation of the conceptual programs included within the Toolbox.

Glossary (pages 8.8-8.13):

The glossary is a list of terms and definitions used throughout the Comprehensive Plan document.

REVIEW OF VILLAGE BOARD MODIFICATIONS:

The following denotes the requested changes to the Comprehensive Plan that were detailed over the past three Village Board meetings. The wording within the attached Comprehensive Plan document has been modified according to the Board comments (except for two new maps). The attached Resolution notes all the identified updates, including any from the February 21, 2017 meeting, will be incorporated into the final Comprehensive Plan document that will be published on the Village website.

CHAPTER 1

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.

12/06/16 Village Board Comments:

- Page i.3 – Retitle the table of contents to show the Implementation Plan and the proper page numbers.
- Page 1.13 – Emphasize that the labor force statistics represented are those within the Village and not the employers of residents of the Village. Additionally, unbundle the educational and healthcare statistics.

CHAPTER 2

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.***

12/06/16 Village Board Comments:

- No comments

CHAPTER 3

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.**

12/06/16 Village Board Comments:

- No comments

CHAPTER 4

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.**

01/10/17 Village Board Comments:

- Modification of language to emphasize “should” instead of “shall”:
 - LU-1.4; LU-2.4; LU-3.1

CHAPTER 5

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.**

01/10/17 Village Board Comments:

- Page 5.28 – remove Fire Station reference.
- Modification of language to emphasize “should” instead of “shall”:
 - RD-13.1; RD-13.3; RD-14.1; RD-15.1

CHAPTER 6

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.**

02/07/17 Village Board Comments:

- Page 6.28 – Add language in TM-7.2 to emphasize educational efforts on obeying stop signs and opportunities to make these traffic control devices more visible.

CHAPTER 7

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.**

02/07/17 Village Board Comments:

- Page 7.4 – add watershed map graphic currently used in Village literature (in progress).
- Page 7.6 – modify map to show natural areas referenced in the Goals (in progress).
- Page 7.12 – modify language to read ‘accommodate “additional” on-site drainage.’

CHAPTER 8

Chapter 8: Chapter 8 includes an implementation chart and a list of definitions of terms used within the document.

02/21/17 Village Board Comments:

- TBD

PLAN COMMISSION RECOMMENDATION:

On October 25, 2016, Commissioner Witt moved, seconded by Commissioner Burton, to recommend approval, by a 4-0 vote, to the Village Board of Trustees for P2016-034, the Glenview Comprehensive Plan based on the Plan Commission's review of the chapters within the draft Comprehensive Plan over the course of commission meetings and public hearings on August 9, 2016, August 23, 2016, September 13, 2016, September 27, 2016, and October 25, 2016, including the noted revisions from October 25, 2016.

ATTACHMENTS:

1. Resolution
2. 2017 Glenview Comprehensive Plan
3. Previously Distributed Attachments (Not included in the packet and available upon request)
 - a. *Comprehensive Plan Committee Minutes*
 - b. *Plan Commission Minutes*

ATTACHMENT 1

Resolution

**2017 Glenview Comprehensive Plan
02-21-17**

RESOLUTION NO. _____

WHEREAS, the Village of Glenview, (“Village”), is a home rule municipality located in Cook County, Illinois;

WHEREAS, in 2015, the Glenview Comprehensive Plan Committee began the process of updating the Comprehensive Plan for the Village;

WHEREAS, the updated Comprehensive Plan will provide land use and community development policies to guide public and private decision making for the Village that will guide growth in a positive, orderly, and unified direction;

WHEREAS, extensive public participation and outreach was included in the Village Comprehensive Plan preparation process, including numerous focus groups, a periodically updated website (www.glenviewlookingforward.com), a promotional video titled “We Love Glenview”, a notification email list, a Village-wide bus tour, a two (2) day visioning public open house on June 22, 2015 and June 23, 2015, a four (4) day workshop from September 28, 2015 to October 1, 2015, a total of 21 public meetings of the Comprehensive Plan Committee from June 22, 2015 to July 14, 2016, and five (5) public hearings before the Plan Commission;

WHEREAS, a public hearing was conducted by the Village of Glenview Plan Commission, in the Village Hall beginning on August 9, 2017 at the hour of 7:00 PM and continued from time to time to October 25, 2016, which was published in the Glenview Lantern and the Glenview Announcements, newspapers with general circulation within the Village of Glenview on July 21, 2016, and all persons who desired to be heard were heard and an opportunity was given to all persons who desired to make objections thereto;

WHEREAS, the Village Board reviewed the Plan Commission’s recommendation and the Comprehensive Plan over four meetings conducted between December 6, 2016 and February 21, 2017 and generated several comments, as identified in the February 21, 2017 Board Report and during the February 21, 2017 Village Board meeting, which shall be incorporated into the 2017 Comprehensive Plan; and,

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Trustees of the Village of Glenview, Cook County, Illinois, a home rule municipality, as follows:

Section 1: That the facts and statements contained in the preamble to this resolution are found to be true and correct and are hereby adopted as part of this Resolution.

Section 2: That the President and Board of Trustees hereby adopt the attached 2017 Village of Glenview Comprehensive Plan, dated February 21, 2017.

Section 3: That upon the approval of the Comprehensive Plan, the President and Board of Trustees will direct the implementation of the Comprehensive Plan in accordance with the Implementation Plan in Chapter 8 by the appropriate ordinances and administrative measures as soon as practicable.

PASSED this _____ day of _____, 2017

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this _____ day of _____, 2017

James R. Patterson, President of the Village of
Glenview, Cook County, Illinois

ATTEST:

Donald K. Owen, Interim Village Clerk
Village of Glenview, Cook County, Illinois

ATTACHMENT 2

2017 Glenview Comprehensive Plan