



**MINUTES
VILLAGE OF GLENCOE
BOARD OF TRUSTEES
REGULAR MEETING**

Village Hall Council Chambers
675 Village Court
Thursday, June 18, 2026 – 7:00 PM

I. CALL TO ORDER AND ROLL CALL

The Village Board Meeting of the Board of Trustees of the Village of Glencoe was called to order by the Village President of the Village of Glencoe, Cook County, Illinois, at 7:02 p.m. on the 18th day of June, 2026, at the Village Hall Council Chambers, 675 Village Court, Glencoe. The following were in attendance:

Attendee Name	Title	Status
Village Board		
Howard Roin	Village President	Present
Joe Halwax	Trustee	Present
Georgia Mihalopoulos	Trustee	Present
Dudley Onderdonk	Trustee	Present
Michael Rosenblat	Trustee	Present
Gary Ruben	Trustee	Present
Hilary Scott	Trustee	Present
Village Staff		
Philip Kiraly	Village Manager	Present
Nikki Larson	Deputy Village Manager/CFO	Present
Steven Elrod	Village Attorney	Present
Taylor Baxter	Development Services Director	Present
Katy Darr	Human Resources Manager	Present
Adam Hall	Assistant Village Manager	Present
Sammy Hanzel	Communications Manager	Present
Sean Loughran	Public Safety Director	Present
Jen Maddux	Public Works Management Analyst	Present
Stella Nanos	Glencoe Golf Club General Manager	Present
Monica Sarna	Public Works Director	Present
Margaret Schwarz	Assistant CFO	Present
Matthew Siegel	Information Technology Director	Present

II. CONSIDERATION OF MINUTES

Trustee Halwax moved, seconded by Trustee Scott, to approve the following meeting minutes, as submitted:

a. Board of Trustees – Committee of the Whole, May 21, 2026

b. Board of Trustees – Regular Meeting, May 21, 2026

The motion was approved by unanimous voice vote.

III. PUBLIC COMMENT

Resident Jeff Shapak presented comments about beach parking and noted his request that an independent engineering study should be done regarding the parking issues around the beach and Lakefront Park areas.

IV. REPORTS OF COMMITTEES

a. Committee of the Whole

President Roin reported that the Committee of the Whole meeting was held prior to the Regular Meeting and Trustees reviewed each of the Village's Boards and Commissions 2025 Annual Reports.

b. Finance Committee

Trustee Ruben reported that the Finance Committee convened on June 16 and discussed monthly financial reports for the month of May and the CY 2025 Audit. They also discussed actuarial reports concerning the Public Safety pension plans and said these reports determine the Village's required yearly contribution. He noted that there will be a slight increase this year which was not unexpected and it is in line with the Village's funding policy. Trustee Ruben advised that the General Fund revenue performance exceeded both the monthly budget targets and prior year receipts for several revenue sales sources, including sales tax.

Continuing, Trustee Ruben reported that the property tax receipts for the second installment bills from last year were 45.3% of this year's levy through the end of May. He advised that the Village has also been notified that the second installment bills for this year are expected to be two months late. He explained that staff is planning accordingly so that cash flows are covered during the delay in receipts. Series 2026 General Obligation Bonds were discussed in accordance with the CY 2026 budget, along with the Village's ten-year Community Investment Plan (CIP). Trustee Ruben said that the Village is pleased to have their AAA bond rating reaffirmed on this issue. He noted that the interest rate on the issue was below 4%.

Next, Trustee Ruben advised that there was discussion on changes to the CIP, including changes to the timelines for several projects that were planned for 2026. The Committee also had an update on the Glencoe Golf Club Project. He said that the Committee is very grateful for all the fundraising efforts of the Friends of the Glencoe Golf Club to support this project. He noted that they will make an initial donation in the amount of \$350,000.

The next Finance Committee meeting is Tuesday, July 14, 2026 at 6 p.m.

c. Plan Commission

Trustee Mihalopoulos reported that the Plan Commission convened on May 27 and approved an exterior appearance review for a fence enclosing a parking area at 371 Hazel which was intended to screen a dumpster area. They also discussed an exterior appearance review for Club V Health which included new windows, signage and color for renovation of the former Walgreens space at 63 Green Bay Road. Commissioners asked for some changes and new site photos from the applicant and the application was deferred to the June 24 meeting

The next Plan Commission meeting is Wednesday, June 24, 2026 at 7 p.m.

d. Golf Advisory Committee

Trustee Halwax reported that the Golf Advisory Committee met on June 15. He said the new building looks fantastic and the feedback from the golfers is really strong.

Continuing, Trustee Halwax advised that the Golf Course exceeded revenue budget for May by 17%, despite the lower temperatures. He noted that the weekend permanent tee times began with a record breaking 216 members. In addition, Trustee Halwax advised that staff is working with the architect and project manager to finalize the power and AV in the Club House. Finally, he reported that two new members were welcomed to the Golf Advisory Commission.

The next Golf Advisory Committee meeting is Monday, July 20, 2026 at 5:30 p.m.

e. Sustainability Task Force

Trustee Rosenblat reported that the Sustainability Task Force was to have met on May 26 but did not have a quorum for a meeting. He noted that they still had discussion which included an update on the Spring Curbside Buckthorn Collection which resulted in 107 cubic yards of Buckthorn mulch. They also had an update on the EV charging station construction outside of Village Hall and the new paper shredding station at the Takiff Center which is available for businesses and residents.

In addition, the Task Force coordinated volunteer efforts for upcoming events such as the Friends of Green Bay Trail Day on July 25 and the Annual Stargazing Event set for November 5 at the Golf Course.

Trustee Rosenblat concluded that the Task Force reviewed the communication plan for June and July. Planned outreach includes social media posts focused on sustainability education, including reminders to residents about the Village Board's coal tar ban approved last year, recycling opportunities, and sustainable landscaping and irrigation practices.

The next Sustainability Task Force meeting is Tuesday, June 23, 2026 at 7 p.m.

f. Glencoe Council for Inclusion and Community

Trustee Scott reported that the GCIC did not meet in June.

The next Glencoe Council for Inclusion and Community meeting is Monday, July 6, 2026 at 5:30 p.m.

g. Preservation Commission

Trustee Onderdonk reported that the Preservation Commission met on June 2 and continued its work on implementing the Village's Historic Preservation Incentive Program. The Commission reviewed a draft communication plan in preparation for the program's January 1, 2027 rollout. The Commission also provided feedback on a draft outreach letter that will be sent to owners of Designated Landmark properties to inform them of the new Incentive Program. In addition, letters will be sent to owners of Historically Significant properties encouraging them to consider pursuing Landmark designation.

Next, Trustee Onderdonk reported that the Commission received an update on a preservation lecture series hosted in partnership with the Glencoe Public Library.

Concluding, Trustee Onderdonk advised that the Commission reviewed a demolition permit application for 1125 Hohlfelder Road and as this property is not a designated landmark no formal action was taken.

The next Preservation Commission meeting is Tuesday, July 7, 2026 at 5:30 p.m.

h. Tree Commission

Trustee Onderdonk reported that the Tree Commission met on June 10 and received updates regarding the 2027 Green Bay Trail Project, the spring tree planting efforts, the spring curbside Buckthorn Collection Program, Buckthorn removal and restoration activities. He said they also looked at the Forest Edge Tree Planting Plan and implementation. Information was also shared about the recently planted Memorial Tree at

the train station, a White Oak, which is intended to commemorate the United States 250th Anniversary. The planting will be celebrated on July 4th.

Continuing, Trustee Onderdonk advised that Forestry Supervisor Robert Waring provided an update on Oak tree illnesses. He said the "Tree of the Year" program will continue and there will be a tree giveaway at the Green Bay Trail event on July 25th. Finally, there was discussion about a tree presentation for this fall about pear trees which are defined as invasive species in some areas.

The next Tree Commission meeting is Monday, August 10, 2026 at 12:00 p.m.

V. VILLAGE MANAGER'S REPORT

- a. *Presentation and Acceptance of the Annual Comprehensive Financial Report and Management Letter from Lauterbach & Amen, LLP for the Calendar Year ending December 31, 2025*

Village Manager Phil Kiraly introduced Joseph Laudont of Lauterbach & Amen, LLP and invited him to present the final deliverables from the Village's 2025 financial audit. Mr. Laudont began by recognizing Deputy Village Manager/CFO Nikki Larson, Assistant CFO Margaret Schwarz and their team for their efforts throughout the audit process. He reported on three primary deliverables: the SAS 114 Communication Letter, the Annual Comprehensive Financial Report (ACFR) and the Certificate of Achievement for Excellence in Financial Reporting.

Mr. Laudont presented key components of the report, including the Independent Auditors' Report, which reflects an unmodified opinion, the highest and cleanest form of audit opinion, for Fiscal Year 2025, as well as the Management Discussion and Analysis, Government Fund Balance Sheet, Government Fund Income Statement and Enterprise Fund statements covering the Water Fund and Golf Fund.

Mr. Laudont then presented the Management Letter, which identifies best practices and highlights upcoming GASB announcements. He noted one comment related to IT and security awareness, explaining that Lauterbach & Amen has been sharing this observation with all clients considering the increasing prevalence of cybersecurity threats.

President Roin noted that the Finance Committee held a thorough meeting on June 16 during which the Board and staff engaged in an in-depth review of the Annual Comprehensive Financial Report.

Village Manager Kiraly thanked Mr. Laudont and the team at Lauterbach & Amen for their work, and extended additional recognition to Nikki Larson, Margaret Schwarz and the Finance team for their partnership throughout the process. Village Manager Kiraly also announced that the Village has once again received the Government Finance Officers Association (GFOA) Triple Crown Award, which recognizes excellence in all three of the GFOA's premier reporting categories in a single year: the Annual Comprehensive Financial Report, the Popular Annual Financial Report and the Distinguished Budget Presentation. Village Manager Kiraly noted that fewer than 450 governments across the United States and Canada achieve this distinction and that Glencoe has now earned the Triple Crown for the fourth or fifth consecutive year. He expressed his gratitude to the Finance Team, Finance Committee and Village Board for their collective efforts in achieving this recognition.

Next, Village Manager Kiraly reported that this is America's Semi quincentennial, which is the 250th Anniversary of the signing of the Declaration of Independence on July 4th. He advised that 2026 is also a big year for events in the Village and he asked Communications Manager Sammy Hanzel to present information on upcoming events. Communications Manager Sammy Hanzel announced that Glencoe's Sidewalk Sale will be held this weekend, June 19 and 20 and she invited everyone to come out and shop local. She also highlighted the following upcoming events:

- Glencoe Al Fresco – June 26, July 24, and August 28 – sponsored by Wells Fargo

- Party in the Park – Party at the Lake Front Park – July 3 – 5:00 to 10:00 p.m.
- July 4th Events include: Fun Run at 8 a.m. at the Train Station, along with a Memorial Tree Dedication for the 250th Anniversary; Kid's Red/White/Blue Party at Kalk Park – 9:30-11:30; Bags Tournament at Kalk Park – 10:30 a.m.-12:30 p.m.; Parade – 1 p.m. Downtown
- Festival of the Arts – July 19 – Downtown
- Green Bay Trail Day – July 25

VI. VILLAGE PRESIDENT'S REPORT

- a. *Consideration of the Appointment of Daniel Rubinstein to the Public Safety Commission to a one-year term ending April 30, 2027*

Trustee Rubin moved, seconded by Trustee Scott, to approve the Appointment of Daniel Rubinstein to the Public Safety Commission to a one-year term ending April 30, 2027. The Motion was approved by unanimous voice vote.

- b. *Resolution Honoring Commissioner Amy Mysel for Over Five Years of Service to the Glencoe Council for Inclusion and Community*
- c. *Resolution Honoring Commissioner Michael La Porte for Eight Years of Service to the Glencoe Golf Club Advisory Committee*
- d. *Resolution Honoring Commissioner Gerry Wine for Eight Years of Service to the Glencoe Golf Club Advisory Committee*

Trustee Scott moved, seconded by Trustee Onderdonk, to approve the above three listed Resolutions for the Village of Glencoe. The motion was approved by unanimous voice vote.

VII. CONSENT AGENDA

Trustee Halwax moved, seconded by Trustee Scott, to approve the following consent agenda items:

- a. *Review of the May 2026 Village Treasurer's Report and Golf Financial Report*
- b. *May 2026 Check Register for the Village of Glencoe and Glencoe Golf Club*
- c. *Ratification of the May 2026 Early Check Register List*
- d. *Consideration of a Resolution Authorizing the Village Manager to Execute a Contract with Hollembeak Construction, Inc., Big Rock, Illinois, for the Construction of a Short Game Area and Croquet Court for a Total Cost not-to-exceed \$255,398 and to Authorize a Fifty Percent Deposit Upon Ratification of the Contract*
- e. *Consideration of a Resolution Authorizing the Village Manager to Execute a Contract with Midwest Netting Solutions, Glenview, Illinois to the Installation of a Driving range Protective Netting System for a Total Cost not-to-exceed \$126,538 and to Authorize a Fifty Percent Deposit Upon Full Execution of the Contract*
- f. *Consideration of a Resolution Authorizing the Village Manager to Execute a Contract with Trackman Inc. of Phoenix, Arizona for the Purchase of Two Trackman IO Commercial Launch Monitors for the New Golf Simulators for a Total Cost not-to-exceed \$39,490*
- g. *Consideration of a Resolution Authorizing the Village Manager to Execute an Easement Relocation Contract with the Contract Purchaser of 1094 Oak Ridge Drive*
- h. *Consideration of a Resolution Ratifying the Village Manager's Prior Execution of a Contract with DiMeo Brothers, Inc. of Elk Grove, Illinois for Emergency Sanitary Sewer Repairs for a Total Cost not-to-exceed \$35,000*
- i. *Consideration of a Resolution Approving a Professional Services Agreement with Teska Associates for Landscape Plan Review and Inspection Services and Continuing Planning Support Services Related to Phase 1 Engineering Services for STP Streets*

The motion was approved with the following roll call vote:

APPROVED

AYES: Halwax, Mihalopoulos, Onderdonk, Rosenblat, Ruben, Scott (6)

NAYS: None (0)

ABSENT: None (0)

VIII. REGULAR BUSINESS

- a. *Consideration and Action on an Ordinance Providing for the Issuance of Approximately \$10,090,000 General Obligation Bonds, Series 2026A and Approximately \$3,895,000 General Obligation Bonds, Series 2026B, of the Village, to Finance Various Capital Improvements in and for the Village, Providing for the Levy and Collection of a Direct Annual Tax Sufficient to Pay the Principal and Interest on Said Bonds, and Authorizing the Sale of Said Bonds to the Purchasers Thereof*

Deputy Village Manager/CFO Nikki Larson reported that the Village Board was being asked to consider approval of an ordinance authorizing the issuance of two series of General Obligation Bonds. Series 2026A is proposed to finance infrastructure improvements throughout the Village over the next three years and Series 2026B is proposed to fund the first installment of financing for the Glencoe Public Library renovation and expansion project.

Deputy Village Manager Larson provided background on the Village's Community Investment Program (CIP), which establishes a ten-year framework for prioritizing infrastructure investments. The CIP includes a corresponding funding plan drawing on a combination of charges for services, cash reserves, grants and bond proceeds. She explained that the CIP, as approved in the CY 2026 Budget, had originally contemplated the issuance of \$7.0 million in General Obligation Bonds and \$3.4 million in General Obligation Alternate Revenue Water Bonds. However, following consultation with the Village's financial advisors and bond counsel, it was determined that the Village may instead issue a single consolidated series of \$10.4 million in General Obligation Bonds. She noted that because the Village is now a home rule unit of government, issuing two separate bond types is no longer necessary; the accounting distinction between Water Fund-supported and non-Water Fund projects can be managed administratively.

Deputy Village Manager Larson stated that the infrastructure improvements to be funded through the 2026A series include Sanitary Sewer Improvements (\$1.5 million), Storm Sewer Improvements (\$400,000), sidewalk and bicycle path improvements (\$1.5 million) and water main improvements (\$3.4 million). The water main allocation will focus primarily on planned work along Bluff, Milton, and Grove in 2026, while also funding improvements planned for the two subsequent years.

Regarding Series 2026B, Deputy Village Manager Larson reported that the Glencoe Public Library is planning a comprehensive renovation and expansion of its facility, which was originally constructed in 1940. On March 17, 2026, voters approved a Village-initiated non-binding referendum authorizing the issuance of up to \$17.5 million in bonds for Library renovations and improvements. As the Library moves into the planning phase of the project, it has requested that the Village issue the first installment of bonds to fund initial soft costs. Based on the draft project budget, approximately \$4 million is anticipated to be needed for this phase. Soft costs include architecture and engineering services, surveying, commissioning, environmental consulting, geotechnical services, permitting support, materials testing, development management and other professional consulting expenses.

Deputy Village Manager Larson also explained the Village's annual levy abatement process. She reported that as part of the budget cycle, the Finance Committee reviews the Village's financial policies and long-term projections to evaluate whether to abate the automatic property tax levy that would otherwise be associated with the bond debt and instead to make annual debt payments from reserves. The process also preserves the

ability to reinstate the levy in the event of a financial downturn and is designed to retain maximum flexibility for the Village.

Deputy Village Manager Larson reported that Speer Financial, the Village's financial advisor, conducted a competitive bond sale earlier that morning with an anticipated closing date of July 2, 2026. She introduced Mark Jeretina, Senior Vice President of Speer Financial, to present the results.

Mr. Jeretina reported that five bids were received for each series. For the 2026A Bonds (\$10.4 million), the winning bid was submitted by R. Seelaus and Company, Inc., at an interest rate of 3.917%. For the 2026B Library Bonds, the winning bid was submitted by TD Financial Products LLC at an interest rate of 3.891%. Mr. Jeretina characterized both sales as successful, noting that all bids received were competitive and closely grouped.

Trustee Halwax moved, seconded by Trustee Ruben to approve an Ordinance Providing for the issuance of not-to-exceed \$10,090,000 General Obligation Bonds, Series 2026A, for the purpose of paying the cost of storm sewer improvements, sanitary sewer upgrades, street resurfacing and lighting and sidewalk installation and replacement, within the boundaries of the Village and for the payment of the expenses incident thereto, providing for the levy and collection of taxes to pay said bonds, and authorizing the sale of said bonds to the purchaser thereof and the issuance of not-to-exceed \$3,895,000 General Obligation Bonds, Series 2026B, for the purpose of renovating the Glencoe Public Library and for the payment of the expenses incident thereto, providing for the levy and collection of taxes to pay said bonds.

The motion was approved with the following roll call vote:

APPROVED

AYES:	Halwax, Mihalopoulos, Onderdonk, Rosenblat, Ruben, Scott (6)
NAYS:	None (0)
ABSENT:	None (0)

President Roim asked that Item d be moved up and be addressed before Items b and c.

b. Consideration of a Resolution Adopting the Glencoe Streetscape + Parking Study

Development Services Director Taylor Baxter reported that since November 2024, the Village has been conducting a study of the public way within Glencoe's Central Business District. He noted that while the area continues to thrive parking availability has historically presented challenges for visitors and businesses alike.

Director Baxter explained that the Glencoe Streetscape + Parking Study was undertaken to develop viable options for improving parking usage and management alongside the pedestrian environment, with attention to existing trees, outdoor seating and dining, plantings and site furnishings. The Study's parking component explores both physical and programmatic improvements to advance efficiencies within the parking system and builds upon previous planning efforts including the Village's 2024 Comprehensive Plan and the 2016 Downtown Plan.

Director Baxter advised that the Village Board had recently reviewed a draft of the Study, considered the Plan Commission's recommendations and directed the planning team to present a final draft for adoption at tonight's meeting. The final draft incorporates several updates from the version most recently reviewed by the Board, including a revised action plan, new language regarding streetscape grants and the addition of three potential parallel parking spaces on Vernon Avenue south of Temple Court.

The final draft also includes a summary of the 2024 parking study, which found peak utilization of approximately 85% of available spaces within the study area. While 85% peak utilization is generally considered a desirable outcome, Director Baxter noted that available parking is not evenly distributed at peak times and the core of the Central Business District approaches or reaches capacity. The Study identifies strategies for encouraging visitors to park in the lots east of Green Bay Road with an emphasis on making bicycling, walking and transit access more inviting and improving the experience of crossing Green Bay Road.

He continued stating that the Study recommends prioritizing a comprehensive analysis of potential improvements to the Park Avenue/Green Bay Road intersection, the Hazel Avenue underpass and a potential multi-block crossing of Green Bay Road south of Park Avenue. The Study also identifies targeted locations throughout the Central Business District where new on-street parking spaces could be introduced. Director Baxter noted that at the May 2026 Committee of the Whole meeting the Board directed staff to proceed with adoption of the Study with those proposed spaces included, with the understanding that any final decisions regarding their construction would require additional public outreach and careful design and engineering review.

President Roin emphasized that no parking changes are being implemented at this time and that all proposals remain under study. He stressed that prior to any changes affecting parking in residential areas, residents would be notified and the Village would conduct public hearings and additional studies before any final determinations are made.

President Roin then opened the floor to public comment.

Abby Persky expressed concern about traffic on Vernon Avenue and objected to any extension of the B-1 commercial district, asking that this concept be excluded from the Study entirely. She also stressed the importance of including residents in future discussions.

Robbie Schloss noted that parking spaces near the park serve an important function for children's events and expressed opposition to repurposing those spaces for the business district. He suggested that business district employees be directed to park in the Temple Court lot or at the Metra Station and recommended converting additional spaces downtown to two-hour time limits.

Kim McAdams, a resident living across the street from Friends Park, shared a letter from her mother-in-law Patricia, who opposed the proposal to add parking across from Friends Park noting that the existing crosswalk had improved safety in the area and expressed concern that additional parking would reverse those gains. She urged the Village to explore alternative solutions.

Jennifer Scott also expressed opposition to parking across from Friends Park, noting that the area already experiences congestion from semi-trucks staging to make deliveries to the business district.

Mark Varovxalcis recalled that the same proposal had been discussed and rejected in both 1996 and 1982 due to safety concerns. He suggested that the Village focus instead on enforcing parking regulations for business employees.

Gina Prop-Schmarak noted that employees are currently parking in spaces intended for patrons and asked that the possibility of parking in residential areas be removed from consideration entirely.

Ben Miller expressed opposition to parking near Friends Park, noting that sustainability is a core community value and that residents are opposed to additional pavement.

Hamilton Hill agreed with the preceding comments and also requested that residential parking be taken off the table, asking to be notified if the issue were to arise again.

Nicole Downie concurred with her neighbors and cited language within the Study itself indicating that parking should only be placed where it is compatible with the surrounding area.

John McAdams agreed with the neighbors' concerns and referenced an attempt approximately twelve years ago by the Village to remove a home to create parking spaces, noting that residents had not been adequately notified by the Village at that time.

Harry Maisel agreed that parking near Friends Park would be dangerous given the proximity of the park and the volume of delivery truck traffic on Vernon Avenue. He suggested that other options and locations be explored before any decisions are made.

Lydia Barrett echoed her neighbors' concerns and noted that driveways in the area would likely be used as turnarounds, adding to traffic disruption.

Lee Bublil cautioned that parking near Friends Park would create a bottleneck and suggested adding a pedestrian-activated flashing light at the crosswalk as an alternative safety improvement.

Jon Katz questioned whether parking is truly a problem, noting that additional spaces appear to be available on weekends and that the municipal lot is underutilized. He expressed concern about increasing traffic volume on Vernon Avenue.

Jeff Shapak suggested using the Village's license plate recognition cameras to more accurately measure parking utilization and availability of Glencoe residents versus non-resident visitors.

There being no further public comment, President Roin invited the Trustees to provide input.

Trustee Rosenblat stated that in the future the Village should do a better job of providing a more advance notification of proposals affecting their neighborhoods and noted that staff are actively working to increase parking availability east of Green Bay Road.

Trustee Ruben acknowledged the residents' comments and expressed agreement that parking should not be introduced near Friends Park or in residential areas. He expressed support for the crosswalk flashing light suggestion and commended staff on the quality of the Study, while questioning whether the current draft should be modified prior to adoption.

Trustee Scott clarified that the Board's action would indicate a commitment to further study, not the implementation of any final plans.

President Roin noted that the Board and staff have been engaged in parking discussions with the community for many months and that tonight's action represents only the first step in formalizing a study. He observed that circumstances and data evolve over time and expressed his personal view that continued study of parking conditions is warranted.

Trustee Mihalopoulos asked whether parking was being studied in other areas adjacent to residential homes than those mentioned at this meeting. Director Baxter confirmed that the Study only examined potential locations at Friends Park, Park Avenue and Hazel Avenue.

Trustee Onderdonk noted that the Village could pursue both engineering improvements and a more detailed analysis of parking utilization patterns. He suggested a "tactical urbanism" approach by implementing changes incrementally and adjusting based on observed outcomes.

Following further discussion, the Trustees expressed consensus in favor of removing from the Study all the proposed new parking spaces in residential areas adjacent to the business district (Items A, B, and C).

Trustee Ruben moved, seconded by Trustee Mihalopoulos, to approve an Ordinance adopting the Glencoe Streetscape + Parking Study, as amended, to remove consideration of parking spaces for the business district in residential areas.

The motion was approved with the following roll call vote:

APPROVED

AYES: Halwax, Mihalopoulos, Rosenblat, Ruben, Scott (5)

NAYS: None (0)

ABSTAIN: Onderdonk (1)

ABSENT: None (0)

- c. *Consideration of a Resolution Approving Change Order No. 5 with W.B. Olson for IT and Security Scope Inclusion Under the Prime Contract with W.B. Olson, Inc. for Construction Management for the Construction of the Glencoe Golf Club Clubhouse Project in an Amount not-to-exceed \$120,845*

Public Works Director Monica Sarna reported that on March 20, 2025, the Village Board authorized the Village Manager to execute an amended contract with W.B. Olson, Inc. (WBO), establishing a Guaranteed Maximum Price (GMP) for Construction Management Services related to the Glencoe Golf Clubhouse Project in an amount not to exceed \$14,815,533. Project funding is included in the Capital Projects Fund in the CY 2025 Budget and is supported through a combination of the \$15 million referendum approved by voters in April 2023, donations from the Friends of the Glencoe Golf Club and Golf Fund reserves.

Director Sarna noted that since 2023 staff have worked closely with WBO in its role as Construction Manager throughout the design development and pre-construction phases of the project. She noted that at the time the GMP was approved, construction drawings for the new clubhouse were still under review by permitting agencies. Final permit approval from the Metropolitan Water Reclamation District was issued on August 27, 2025 and final permit approval from Cook County followed on December 15, 2025.

Director Sarna then presented Change Order No. 5, which incorporates the IT and security scope for the clubhouse into the electrical subcontractor's existing scope of work under WBO. This work had originally been scoped as an owner's item, allowing the Village to contract directly with a vendor for its design and installation. As construction progressed it became clear that elements such as door locks, data connections and security cameras required close coordination with the ongoing electrical work. After the Village provided its design to WBO's subcontractors the electrical subcontractor prepared pricing to absorb this work into its scope, streamlining coordination and simplifying project management going forward.

Director Sarna also explained that Change Order No. 5 extends the anticipated project completion date by two weeks to August 28, 2026 to accommodate the additional scope. She noted that the previously established provisions for late completion penalties remain in effect, beginning at \$1,500 per day and escalating to \$4,500 per day.

Director Sarna concluded by recommending approval of Change Order No. 5, noting that the scope of work was already accounted for in the project budget as an owner's item and that timely incorporation of this work into the contractor's scope is essential to maintaining the project's construction schedule.

Trustee Ruben moved, seconded by Trustee Halwax, to approve Change Order Number 5 with W. B. Olson for IT and Security scope inclusion with a revised substantial completion date of August 28, 2026, for the construction of the Glencoe Golf Clubhouse Project, for a total not-to-exceed cost of \$120,845.

The motion was approved with the following roll call vote:

APPROVED

AYES: Halwax, Mihalopoulos, Onderdonk, Rosenblat, Ruben, Scott (6)

NAYS: None (0)

ABSENT: None (0)

d. Consideration of a Referral to the Zoning Commission of a Proposed Zoning Code Amendment to Adopt a Planned Development Ordinance

Development Services Director Taylor Baxter reported that Glencoe's 2024 "All In Glencoe" Comprehensive Plan is organized around five "Big Ideas," the first of which is to "build upon Glencoe's character." That character is defined by quality housing and architecture, strong schools, community institutions, places of worship, local businesses and cultural resources, Lakefront parks and golf courses, tree-lined streets and the connection the Metra rail station provides to the broader Chicago metropolitan region. Director Baxter noted that the Comprehensive Plan also includes a goal of providing a variety of housing types to serve the full spectrum of life stages, lifestyles and economic circumstances, accommodating multiple generations of Glencoe residents. Among the Plan's recommendations for achieving this goal is a direction to develop a Planned Unit Development (PUD) Ordinance.

Director Baxter explained that the Comprehensive Plan's "Future Land Use" section includes a specific strategy to create a PUD Ordinance establishing a process for integrating planning and engineering while enhancing design character across mixed-use or multi-lot developments. The strategy envisions two distinct components: a residential PUD framework with standards tailored to residential settings and a business district PUD framework to guide new development or redevelopment, particularly for mixed-use projects or buildings exceeding three stories in height.

Director Baxter further explained that a Planned Development ordinance is a regulatory tool that provides flexibility from otherwise applicable zoning standards, allowing developments to achieve desirable design enhancements through a detailed review process. The goals of such a process include flexible zoning and development standards, Comprehensive Plan implementation, economic development and context-sensitive outcomes achieved through in-depth development review. A well-crafted Planned Development ordinance should clearly define which development standards are subject to flexibility and the limits of that flexibility, establish design enhancement standards against which proposals are evaluated and set forth a transparent and predictable review process for applicants.

President Roin asked whether the Public Works garage site could be considered under such an ordinance. Director Baxter confirmed that the garage site would be precisely the type of proposal suited for a Planned Development process. He also noted that beginning June 1, 2026, owing to state legislation, the Village may no longer enforce parking requirements for properties located within one mile of a train station.

In conclusion, Director Baxter advised that if the Village Board determines that further consideration of this topic is warranted, staff recommends referring the proposed Zoning Code amendment to the Zoning Commission for a public hearing and formal recommendation.

Trustee Mihalopoulos moved, seconded by Trustee Scott to refer the proposed Zoning Code amendment to adopt a Planned Development Ordinance, to the Zoning Commission for a public hearing and a recommendation.

The motion was approved with the following roll call vote:

APPROVED

AYES: Halwax, Mihalopoulos, Onderdonk, Rosenblat, Ruben, Scott (6)

NAYS: None (0)

ABSENT: None (0)

IX. OTHER BUSINESS

There was no other business.

X. CLOSED SESSION

There was no closed session.

XI. ADJOURN

At 9:06 p.m., President Roin asked for a motion to adjourn.

Trustee Halwax moved, seconded by Trustee Mihalopoulos, to adjourn the meeting. The motion was approved by unanimous voice vote.