

Q1 What about the Downtown Business District streetscape and public right-of-way (roads, sidewalks, plantings, green space) is special and should be maintained?

Answered: 168 Skipped: 60

#	RESPONSES	DATE
1	Maintain the scale, variety of uses including public seating, signage, landscaping, and misc. items - all together exude a sense of vibrance, safety and welcome. It encourages walking.	1/28/2025 2:51 PM
2	Walkability (sidewalks), community feel (sidewalk storefronts) and vibrant aesthetic (outdoor gathering places, benches, parks, green space). No left turn into parking spots!	1/27/2025 7:49 AM
3	Sidewalk size; Hometown drive up spots (3); No Left Turns; All existing trees for holiday lighting; Metra lot parking hours; One Way traffic down Tudor Ct.	1/22/2025 1:47 PM
4	Its charm. We have vibrant shops, restaurants, and services (banks, cleaners, salons) streetscape. We don't have parking garage buildings, that are typically unsightly.	1/19/2025 8:28 AM
5	The brick look, it is charming/practical and distinguishing. We also need a long term strategy for the trees on Park, maintaining and looking forward to how those appear now and how they grow to replace the dead Elms and provide some type of canopy would be ideal.	1/18/2025 3:05 PM
6	We like the greenery and trees and Wyman Green	1/18/2025 2:44 PM
7	Outside dinning and gathering	1/18/2025 7:22 AM
8	I especially love the banners, planters and lighting to celebrate holidays and other community events.	1/17/2025 11:05 PM
9	Sidewalks, plantings, garbage cans, recycling containers	1/17/2025 6:15 PM
10	The parks, historic buildings, and plantings. Love the Christmas lights and especially that they stay up through winter.	1/17/2025 4:26 PM
11	Walkability, plantings, benches	1/17/2025 4:20 PM
12	Plantings should be maintained along the strip of Glenview Rd through the downtown area & perhaps more plantings/trees added. Sidewalks need to stay cleared for pedestrian traffic...but greenery in pots could be put along storefronts/outdoor eating areas.	1/14/2025 3:42 PM
13	Trees	1/12/2025 1:02 PM
14	The Christmas lights and decorations were terrific. Please keep it up. Keep our beautiful library trading looking. Don't ruin it with a modern remodel. The little boutiques are nice	1/11/2025 5:58 PM
15	Yes	1/11/2025 4:25 PM
16	The public benches and planters at Vernon and Park (outside Walgreens, etc).	1/11/2025 12:00 PM
17	I like the wide sidewalks - the pedestrian scale - combining the height of the buildings, the width of the street and sidewalk.	1/11/2025 11:09 AM
18	outdoor dining and foliage	1/11/2025 9:31 AM
19	The deep corners at Park and Vernon.	1/11/2025 7:32 AM
20	Most areas should be should be maintained as is, particularly the landscaping	1/11/2025 6:54 AM
21	Love the downtown space. I do not want to see any parking garages built or buildings that are more than 2 stories tall.	1/10/2025 9:18 PM
22	The visual is very nice with planters, tree lighting in winter and the red brick.	1/10/2025 6:10 PM
23	The Village green is lovely. The Writer's theater and little park are nice.	1/10/2025 5:40 PM

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24	The small downtown feel.	1/10/2025 5:37 PM
25	The ability to walk around town freely. I enjoy seeing the planting and green space.	1/10/2025 5:18 PM
26	Wide sidewalks. Parking that can only be entered from one direction. Pedestrian safety.	1/10/2025 4:26 PM
27	Love our bustling downtown and all the diverse businesses. Thanks for offering parking at the Metra lot for business use.	1/10/2025 4:02 PM
28	The green between the library and Village Hall	1/10/2025 3:51 PM
29	The small town feeling	1/10/2025 3:49 PM
30	Plantings, sidewalks, and green space	1/10/2025 3:37 PM
31	We used to dine at Guildhall but the parking has become intolerable. Have also switched to Valentina in Winnetka and Foodstuffs in Glenview where parking is easier.	1/9/2025 6:42 PM
32	walk way by bank between park ave and writers theatre	1/9/2025 8:26 AM
33	the signs, lampposts, some greenery, sidewalks	1/7/2025 8:00 PM
34	Green space & historic charm need to remain intact.	1/7/2025 3:20 PM
35	All elements of the BD should be reviewed as there are many opportunities for improvement, but the brick sidewalks are unique and would be nice if they continued.	1/7/2025 2:31 PM
36	More green space for outdoor dining, walking, sitting and enjoying downtown without having to avoid cars	1/7/2025 12:27 PM
37	The cleanliness	1/7/2025 9:22 AM
38	Holiday lights should be kept	1/7/2025 8:52 AM
39	The plantings and trees, small green spaces, the older business signs, clearly marked pedestrian crossings, decorative brick pavers, use of curb bump-outs at intersections, wide walkable sidewalks, decorative streetlights, benches, and trash receptacles	1/6/2025 11:13 AM
40	All of it!	1/6/2025 8:46 AM
41	Big sidewalks and brick, holiday lights	1/6/2025 7:35 AM
42	Green space	1/5/2025 7:33 PM
43	I like the followers and that it is always clean.	1/5/2025 5:13 PM
44	Green space & plantings should be maintained.	1/5/2025 1:57 PM
45	No parking charges	1/5/2025 1:21 PM
46	Walkability	1/5/2025 11:53 AM
47	Love the landscaping and charm.	1/5/2025 10:16 AM
48	Snow removal on the sidewalks is a huge issue	1/5/2025 9:06 AM
49	Sidewalks, brick paved ways	1/5/2025 8:53 AM
50	The small town feel. Outdoor dining. No left turns into parking spaces.	1/5/2025 7:55 AM
51	All of it ! We have a beautiful downtown square !! Silly question !	1/5/2025 5:52 AM
52	Nothing that I am aware of	1/4/2025 7:46 PM
53	The green space behind the library.	1/4/2025 7:42 PM
54	I love the brick sidewalks and plantings.	1/4/2025 6:42 PM
55	Lighting, storefronts	1/4/2025 6:16 PM
56	Outdoor dining. Walking friendly zone. Brick sidewalks.	1/4/2025 5:41 PM
57	Charm, wonderful stores, wonderful restaurants.	1/4/2025 5:05 PM
58	All of it should be kept and maintained	1/4/2025 5:02 PM

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59	Charm	1/4/2025 4:49 PM
60	Sidewalks, plantings, green space , maintain pedestrian space to walk and browse and window shop	1/4/2025 4:27 PM
61	It's not too crowded. There is nice space to walk and for the various planters.	1/4/2025 4:23 PM
62	The brick sidewalks and the trees	1/4/2025 3:54 PM
63	All green space and plantings should be protected.	1/4/2025 3:50 PM
64	Plentiful planters and pretty benches are important for a warm and cohesive vibe. However, we need someone with refined taste to address both. Our benches are dated, the flower containers ugly and floral plantings too colorful - every color under the sun is used together. See Winnetka planters, flowers and benches (and signs!) as they are more in keeping with the tasteful and classy look Glencoe should be incorporating.	1/4/2025 3:40 PM
65	Love the lights as long as they are LED, green space is nice especially using Native perennial plantings not annuals.	1/4/2025 3:36 PM
66	Trees and flowers in the sidewalk	1/4/2025 3:25 PM
67	Diagonal parking, planters	1/4/2025 3:02 PM
68	It looks lovely with the brick sidewalks and planters	1/4/2025 2:59 PM
69	plantings and ability for people to gather and meet - it is unique to see this type of community gathering	1/4/2025 2:45 PM
70	Floral planters, corner tree planted by Chalet	1/4/2025 2:32 PM
71	Better parking should be available. Parking garage where the business lot is would be a good idea	1/4/2025 2:22 PM
72	No multi level parking lots. Green space awesome.	1/4/2025 2:14 PM
73	Street lamps and the plantings near the corners	1/4/2025 1:59 PM
74	sidewalks and plantings	1/4/2025 1:40 PM
75	all of it	1/4/2025 1:21 PM
76	On street parking.	1/4/2025 1:11 PM
77	Most of it. Further, the wintery lights are special and don't have to be limited to Christmas. Outdoor sidewalk dining is delightful.	1/4/2025 1:00 PM
78	Pedestrian areas. Wide sidewalks.	1/4/2025 12:48 PM
79	Walkable streets	1/4/2025 12:46 PM
80	The green spaces and plantings add a nice curb appeal and a homey small-town feel. I love the brick work and the general old fashioned look of the downtown.	1/4/2025 12:39 PM
81	The large curbs at crossings	1/4/2025 12:36 PM
82	The brick sidewalks and treescapes should remain	1/4/2025 12:35 PM
83	Planters along most of the sidewalks have lovely plants.	1/4/2025 12:32 PM
84	Aesthetics and convenience/practicality. Accessibility for those with handicaps, elderly, or parents with strollers.	1/4/2025 12:25 PM
85	all of it, the plants, green space, and sidewalks	1/4/2025 12:25 PM
86	The brick sidewalks should continue throughout and be maintained. Plantings and green space are part of the town charm. The area where true juice is should more outdoor seating - potentially accommodate a restaurant. A decorative canopy can protect from sun in sunny days. Although that entire area should be considered - continuing with courtyard idea.	1/4/2025 12:22 PM
87	Village/small town feel & brick pavers and planters.	1/4/2025 12:21 PM
88	Green spaces and plantings are a nice addition to the landscape	1/4/2025 12:19 PM

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89	All of it	1/4/2025 12:18 PM
90	The brick walkways and anything green	1/4/2025 12:13 PM
91	Sidewalks and plantingd	1/4/2025 12:08 PM
92	You do a great job with all of this.	1/4/2025 12:06 PM
93	Love whatever greenery there is	1/4/2025 12:02 PM
94	The historic charm.	1/4/2025 11:59 AM
95	The broad sidewalks and green space should continue to be prioritized.	1/4/2025 11:58 AM
96	Eating outdoor in warmer months	1/4/2025 11:55 AM
97	Charming small-town feel. Love the many independent businesses.	1/4/2025 11:54 AM
98	Trees, any plantings	1/4/2025 11:52 AM
99	The way everything looks is great	1/4/2025 11:49 AM
100	It's all beautiful but I think when it was completed the last time the wider areas around the corners decreased needed parking and that was a mistake	1/4/2025 11:49 AM
101	Sidewalks	1/4/2025 11:43 AM
102	Small town feeling, dining and shopping options, theater, services	1/4/2025 11:41 AM
103	The sidewalks and planters are pretty and add to ambiance	1/4/2025 11:41 AM
104	plantings	1/4/2025 10:38 AM
105	Sidewalks and plants and green spaces are all amazing.	1/4/2025 9:47 AM
106	roads should always be in good condition	1/4/2025 8:31 AM
107	Plantings are important and make Glencoe special. Outdoor gathering spaces. LOVE Hometowns heaters	1/4/2025 8:03 AM
108	Remove the restaurants' dining in the street and sidewalks	1/4/2025 7:59 AM
109	Nice sidewalks, benches, corner stone planters with plantings inside, overhead banners and holiday lights.	1/4/2025 6:27 AM
110	The stone flower beds on each corner. Have so much character, great to sit and congregate around	1/3/2025 11:41 PM
111	Very walkable!! Nice, wide sidewalks	1/3/2025 11:40 PM
112	Sidewalks, drivable roads, close to business parking,	1/3/2025 10:24 PM
113	Sidewalks and the flowers that line them	1/3/2025 10:03 PM
114	very walkable, corners offer room for pedestrians to congregate,	1/3/2025 8:54 PM
115	Park and Vernon!	1/3/2025 7:47 PM
116	Wide sidewalks, good for walking. Pedestrian crossings and pedestrian right of way over vehicles. Lots of trees on sidewalks. Excellent outdoor dining locations (HTC, Guildhall, Merlo, etc.). VOG are excellent at clearing snow from sidewalks in Central Business District (thank you !)	1/3/2025 7:04 PM
117	The look and feel of the town. We are watching Winnetka tear down an iconic looking corner and I do NOT want that for Glrnvoe.	1/3/2025 6:21 PM
118	Outdoor restaurant seating; holiday lighting	1/3/2025 6:16 PM
119	The brick accents are nice and the planters are well maintained	1/3/2025 5:27 PM
120	The downtown is quaint, beautiful and easily walkable. The parking is "hidden" in the middle of the village, which allows you to just see beauty of buildings and tree lined streets. We should keep the "bones" of the downtown even as we expand it. It should feel and look similar, even if bigger and more parking.	1/3/2025 5:17 PM

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121	Plantings, public right-of-way and no left turns into parking spots should remain.	1/3/2025 4:40 PM
122	Guild outdoor seating needs to be removed. It's an eye sore and we need the parking	1/3/2025 4:23 PM
123	Florals, lighting of trees.	1/3/2025 4:22 PM
124	The old world charm and upscale feel. For example, the lead planter boxes filled with vibrant flowers in front of the bank (is it BMO?) on Park Ave is fabulous and special.	1/3/2025 4:09 PM
125	love all the benches, planters and lighting.	1/3/2025 4:06 PM
126	Planters/greenery, street lights, openness with a sense of intimacy	1/3/2025 4:05 PM
127	The lights should be year around - the street lamps are are a nice touch.	1/3/2025 4:01 PM
128	Brick sidewalks, abundant trees, surrounded by parks, lively but measured mixture of restaurants, culture (theatre, library) and almost exclusively successful small independent businesses	1/3/2025 3:58 PM
129	Brick sidewalks and flower pots make the downtown unique. Need to maintain bricks and add more flower pots, upgrade landscaping in park next to library.	1/3/2025 3:54 PM
130	The more significant pedestrian hubs at the corners of Park and Vernon and Park Street and Village Court should be maintained for pedestrian safety and for villagers to congregate.	1/3/2025 3:44 PM
131	Brick walkways, plantings, planters, green space should all stay	12/28/2024 9:27 PM
132	Street scape accessible side walk areas with green space! Carry out spaces require more oversight with specified meal times to allow for regular parking. Kudos for improved parking lot scape across from train station!	12/28/2024 9:29 AM
133	More parking. Less space saved for restaurants to have tables in the streets. Covid is over.	12/27/2024 5:37 PM
134	Coffee shops and restaurants, parks	12/26/2024 3:50 PM
135	The quaint home town feel. It feels like a neighborhood gathering space and not commercial.	12/22/2024 10:55 AM
136	Much of what exists should be maintained and enhanced. Perhaps some planters (similar ones) or unifying store facades might make the streetscape more appealing and give the District a more dynamic identity.	12/20/2024 3:16 PM
137	Sidewalks	12/19/2024 5:41 PM
138	The entire overall vibe. Changing anything to make room for more parking will take away from what makes it special; I cannot believe our tax dollars were spent on hiring this firm to change the downtown at all.	12/19/2024 2:26 PM
139	The low level buildings (3 stories or shorter) provide a small town feel that I feel many of our neighboring towns of have lost. The streetside and sidewalk cafe space is special in Glencoe and makes it inviting. I love the greenery and think there can always be more.	12/19/2024 2:12 PM
140	All of the above.	12/19/2024 12:13 PM
141	The look and feel of a historic downtown with large trees and traditional sidewalks	12/19/2024 10:49 AM
142	Love the walkways and ability to sit outside of restaurants and cafes.	12/19/2024 9:17 AM
143	The outdoor restaurant dining and order pick-up in the parking spaces should be eliminated. This was an appropriate change to accommodate Covid, but Covid has passed. These spaces should be returned to parking, which are desperately needed.	12/18/2024 12:55 PM
144	sidewalks and trees/plantings. I appreciate outdoor seating for restaurants and cafes, but those often come with a cost of making sidewalk accessibility difficult (especially if you are someone in a wheelchair, etc)	12/17/2024 4:02 PM
145	I love the newer native plantings next to Village Hall. They look so great in the summer.	12/17/2024 3:43 PM
146	Free parking after 10am in the lots.	12/17/2024 1:34 PM
147	The walkability of downtown is so nice! It's great for locals and visitors to easily get around between shops, restaurants and entertainment.	12/17/2024 9:50 AM

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148	Seating, trees, outdoor dining	12/17/2024 8:57 AM
149	Outdoor dining, green scape	12/16/2024 10:37 PM
150	Bike racks. There used to be one on Park by the com ed property, a useful place to park for people cycling in from the west side of tiwb	12/16/2024 2:19 PM
151	Easy, very nearby parking for visits to local businesses. Wide, inviting sidewalks with adequate trash receptacles and space for occasional seating. Green space around library and Village Hall should be protected.	12/14/2024 12:41 PM
152	The brick sidewalks, planters and seating areas are a must. Bring back the no left turn into parking spaces signs.	12/14/2024 8:46 AM
153	The sidewalks need to be clear for pedestrians to walk freely and we need all of the parking places freed up.	12/14/2024 7:19 AM
154	Historic small-town feel	12/9/2024 4:59 PM
155	Sidewalks, of course. Plantings and green space	12/9/2024 3:33 PM
156	Pavers, streetscape, plantings, trees, street furniture, open seating (not enclosed)	12/8/2024 8:30 AM
157	Remove ugly black steel girder-look business district directional signs. Bring back the traditonal-design sign types that were previously at Village entry and bike trail entry points.	12/7/2024 8:45 PM
158	Sidewalks wide and clear of obstacles and parked bicycles.	12/7/2024 1:34 PM
159	I would like to see Park Avenue continue to allow cars and not have outdoor dining structures.	12/7/2024 1:25 PM
160	It's all fantastic other than the large ugly concrete bunker where Guildhall seems to have appropriated public land for private purposes.	12/6/2024 10:41 PM
161	Plantings. Winter lights. Sidewalk dining. Friends Park.	12/6/2024 6:53 PM
162	Love the plantings, small trees, and public crosswalks that give pedestrians the right of way.	12/6/2024 6:42 PM
163	Downtown Glencoe is walkable and beautiful. This separates Glencoe from many post-world war II suburban developments and should certainly be maintained.	12/6/2024 5:37 PM
164	.	12/6/2024 5:10 PM
165	Love that Glencoe is walkable.	11/30/2024 4:08 PM
166	Red brick sidewalks look and feel great. Love the new bike & walk path along Old Green Bay Road and the the train tracks that runs behind the Public Safety and Village Hall buildings -- they make it much easier and safe to pass through downtown when I'm exercising and running errands. I appreciate seeing crossing guards helping schoolchildren cross the street.	11/28/2024 11:40 AM
167	N/A	11/28/2024 8:35 AM
168	open space; small scale; small town/village "feel"	11/27/2024 3:31 PM

Q2 What about the Downtown Business District streetscape and public right-of-way (roads, sidewalks, planting, green space) should be improved or enhanced?

Answered: 181 Skipped: 47

#	RESPONSES	DATE
1	I am not a big fan of the amount of public sidewalk that the restaurants have privatized. Some is great, but now, it is excessive.	1/28/2025 2:51 PM
2	Main parking area feels difficult to maneuver and is unsightly	1/27/2025 7:49 AM
3	Brick street inlay cross walks for intersections on Park and Vernon and Harbor and Vernon; new cross walk section between BMO Harris Bank and Chase Bank; Improved Pedestrian crossing signaling at Green Bay Rd and Park - countdown or chirping signals	1/22/2025 1:47 PM
4	Think it is fine... can always add some trees, planters in the open parking lots.	1/19/2025 8:28 AM
5	Drivers are still making illegal turns into parking spots on Park and Vernon despite the signage - this is dangerous, and disrespectful to fellow drivers. More needs to be done to fix. this.	1/18/2025 3:07 PM
6	Need consistency in planting and other than the bricks and the Christmas lights, there is no other streetscape. Downtown Winnetka looks transformed and the proper design of streetscape with more modern curbing and pedestrian friendly areas/crossings would be very nice. Right now, it looks plain. We need more plantings/flowers/perennials	1/18/2025 3:05 PM
7	More parking	1/18/2025 2:44 PM
8	Yes better seating and plantings Dog friendly areas	1/18/2025 7:22 AM
9	More spaces for children to lock their bikes and ensuring that children don't lock their bikes on sidewalks — in front of Starbucks and Walgreens is especially congested.	1/17/2025 11:05 PM
10	The main thing that could somehow be enhanced is the parking situation (obviously) and maybe reduce the amount of space that Guildhall has in the street. Their restaurant is rarely full even if people are enjoying the outdoor dining.	1/17/2025 6:15 PM
11	A bit less 15 minute and carry out parking, especially around Meg's. Feels like those are really prime spots and that there isnt that much carry out happening there to warrant them.	1/17/2025 4:26 PM
12	Removal of Guildhall's dining area that takes up parking spaces. Great for their business but no one else's. It's not right. Enforcement of no turning left into parking spaces.	1/17/2025 4:20 PM
13	It would be nice if storefronts along Glenview Rd could have plantings in removable containers.	1/14/2025 3:42 PM
14	The dining shed for Guildhall should be eliminated year-round. It is ghastly looking and favors one business over the convenience of residents of the village who can't find parking and who enjoy the aesthetics of the village. Also, the Village's blue directional signage is ugly, and there are more signs than necessary. Large blue signs are not in keeping with the greenery and connection with nature that characterizes the Village. Also, the signs prohibiting overnight stays in parks are unnecessary and unwelcoming. Several of the parks are overwhelmed with signage. Also, either prominently display signage prohibiting left turns into parking spaces or allow it. The little yellow signs are confusing or easy to miss. Watching people try to get their large SUVs into spaces by making U-turns would be hilarious if not such a threat to safety and a menace to traffic. Also, I recommend a north-south cross walk at the corner of Green Bay and Park on the east side of Green Bay.	1/13/2025 7:33 AM
15	More flowers and plantings in our planters and by our village signs. Much more parking. Hometown customers seem to have taken over parking and the sidewalks. Try to attract more affordable restaurants than Guil Hall and Merlo across the street.	1/11/2025 5:58 PM
16	Reduce to one the number of "reserved for pick-up" parking spaces in front of Hometown Coffee , Meg's Cafe and GuildHall.	1/11/2025 12:00 PM

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17	I don't think we need to have the carryout spaces in front of each restaurant. It would be better to have more 15 minute spaces scattered throughout the area available to anyone and not just the patrons of that establishment.	1/11/2025 11:09 AM
18	Apt, suite, floor, etc.	1/11/2025 9:31 AM
19	In general more parking is needed. I think that letting Guildhall have a permanent outdoor dining structure is unfair. It takes wwww significant parking. The brick area in front of the center parking lot on Vernon could be cut back. Possibly allowing more parking.	1/11/2025 7:32 AM
20	The large amount of space allocated for Guildhall outdoor dining should be reduced/reworked as it is an eyesore, more importantly impedes on car and pedestrian traffic making that section of Vernon more dangerous. Not to mention loss of parking spaces. All other dining establishments have outdoor dining on the sidewalks.	1/11/2025 6:54 AM
21	COVID is over! Remove Guild Hall outdoor seating arena. This is taking parking away & it is unfair to other restaurants that do not have as much seating.	1/10/2025 9:18 PM
22	No more outdoor restaurant spaces in the parking areas. Stick to a few outdoor tables on the sidewalks, but do not block for pedestrians walking through.	1/10/2025 7:01 PM
23	It can be difficult to find parking at peak times.	1/10/2025 6:10 PM
24	We need more parking! Pls build a structure in the employee lot	1/10/2025 5:40 PM
25	The four way intersection at Vernon and Park can be a little hazardous at times for me as a pedestrian. However, I wouldn't change it to a traffic light. Cars coming down Vernon from Dundee feel to me like they are going faster than the speed limit. Perhaps there is a way to slow them down. Greenbay road crossing from the train station lot by the writers theatre can be hazardous for pedestrians especially at night. Perhaps better lighting or yellow flashing signals when pets are in the roadway.	1/10/2025 5:37 PM
26	Sidewalk space and parking spaces should not be taken up by restaurant seating.	1/10/2025 5:18 PM
27	Congestion at Vernon Ave and Park Ave.	1/10/2025 4:26 PM
28	Can we have some designated parking spots that are for residents only?	1/10/2025 4:02 PM
29	Parking is insufficient for retail activity.	1/10/2025 3:51 PM
30	The stone planters by the walgreens and across the street need some care.	1/10/2025 3:49 PM
31	I'd love to see more trees planted to create more shade as they mature. Also, and its a much bigger project, but a two level parking garage at the Temple Court lot similar to the Hubbard Woods lot off of Scott Ave would be a huge value add.	1/10/2025 3:37 PM
32	When are you going to address the true IMPORTANT issue which is the complete lack of longer term parking?? I am switching hair salons soon because there is no parking of sufficient duration to get my hair colored/cut near Pascal.	1/9/2025 6:42 PM
33	there are planters that block drivers view that should be removed and restaurants should not be able to sue parking spaces as retail spaces or hold parking spaces for pick up. Maybe open a kiosk at the train station parking area where customers can drive through and pick up items: food, dry cleaning, etc.	1/7/2025 8:00 PM
34	As much as I love Hometown, their curbside pick up creates chaos. People turn left into the parking spots, block Vernon / Park intersection. Writers Theatre patrons should be encouraged to park at train station. Shops lose shoppers due to lack of parking.	1/7/2025 3:20 PM
35	Stricter parking enforcement, including more "general" 15 min pick up / curbside parking rather than business specific. I'd trade fewer parking spots on the street for more greenery and sidewalk cafe space. Hometown's cafe is great for the community but still feels tight for a family with a dog trying to just pass through the area. Tables are everywhere. In a dream world, why not consider a car-free downtown with parking in lots behind?	1/7/2025 2:31 PM
36	No vehicle's permitted through the main streets- Vernon & Park -between Hazel & Tudor.	1/7/2025 12:27 PM
37	Need for more parking.	1/7/2025 9:22 AM
38	Parking garage would solve many problems	1/7/2025 8:52 AM

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39	A safe bicycle path from west of town through town to the beach. Right now you feel like you are risking your life or others when you bike on Park Ave (cars backing up not looking, people walking, people sitting with dogs next to them, dogs walking). Not any better on Village Court or Hazel - a designated safe bike route is needed. Also need more bike racks in town but please make them pretty. More benches would also be nice.	1/6/2025 11:13 AM
40	More electric car chargers, bike lane	1/6/2025 7:35 AM
41	Not enough parking	1/5/2025 8:28 PM
42	Green space	1/5/2025 7:33 PM
43	I would remove the curbside pick up for hometown and guildhald	1/5/2025 5:13 PM
44	Do not allow u-turns into parking spaces. It is appallingly dangerous.	1/5/2025 3:04 PM
45	Would LOVE to have the downtown streets be CAR FREE. It's become so congested and dangerous for walkers and bikers.	1/5/2025 1:57 PM
46	None	1/5/2025 1:21 PM
47	Parking	1/5/2025 11:53 AM
48	Parking can be hard at times but the lots make it easier.	1/5/2025 10:16 AM
49	Parking also sucks	1/5/2025 9:06 AM
50	There's clearly not enough parking, also angled parking is difficult and caused a lot more driving than necessary. Eliminate curbside parking spaces	1/5/2025 8:53 AM
51	There are too many 5-minute and 15-minute max parking spaces. They're generally not used leading me to believe that number should be reduced to allow for those who are circling access to parking spots.	1/5/2025 8:03 AM
52	More dining, more EV charging.	1/5/2025 7:55 AM
53	Parking and ticketing	1/5/2025 6:19 AM
54	The 4 way stop at vernon & park could use some help ... it's crazy & the congestion is terrible! People everywhere & cars stopped to drop off /pick up kids too. And same with the 4 way stop at vernon & Hazel especially at 3pm during school pick up ... honestly not sure there is a real solution because people do what they want anyway ! I just stay out of downtown around school time NOTE - it was would be nice to have some 3 hour parking spots too ... especially for those of us getting hair color :salon treatments. Funny enough, 2 hours is NOT enough time and I'm terrified I'll get a ticket !! Maybe 3 hour parking on street behind The Grand Foods & across from Village Hall (can't remember name of the street 😊)	1/5/2025 5:52 AM
55	Longer parking time - I get my hair done at PascsI (\$400+ economic boost to Glencoe 6x year) and I need to park many blocks away because my service takes 3 hours+	1/4/2025 7:46 PM
56	Sidewalks	1/4/2025 7:02 PM
57	Guildhall should no longer be able to take up multiple parking spaces for their temporary outdoor dining. Covid is over so it is not necessary any longer. It's aLeo an eye sore and takes up much needed parking spaces. Aside from that I'd love to see the far south parking lot enhanced with plantings and signage indicating that local parking is just a few feet away from the shops. As well as the parking near the train station. Better signage will let people know it's ok to park in those areas. Also, why do two banks in town still have drive through windows? I see cars parked in their drive- through so clearly they are not needed for customers, so it would be wonderful to somehow convert those to additional parking areas.	1/4/2025 6:42 PM
58	The village MUST do something about the lack of parking in downtown. Village also needs to make parking available on the residential streets west of downtown. Remove no parking signs from those streets.	1/4/2025 6:18 PM
59	Enforcement of no u-turns.	1/4/2025 6:16 PM
60	Stop illegal turning into parking. Enforce speed and stop sign laws.	1/4/2025 5:41 PM
61	I think they are all lovely. I am frustrated with the amount of parking spots.	1/4/2025 5:05 PM
62	I can't stand when people turn into spots on the opposite side very annoying and rude	1/4/2025 5:02 PM

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63	More parking. Free up sidewalks especially around guild house	1/4/2025 4:49 PM
64	Wider sidewalk to walk stroll window shop without obstructions	1/4/2025 4:27 PM
65	need more access to parking, particularly on weekends. Also, if going to hair salon, need onions for longer parking- 2 hours is not enough time.	1/4/2025 4:23 PM
66	It might be nice to have benches or places to sit outdoors that don't involve having to buy a meal or a cup of coffee.	1/4/2025 3:54 PM
67	Remove the hideous "permanent" tent set up on public parking space on Vernon. Why did we give public parking to a private business??!! Ridiculous!	1/4/2025 3:50 PM
68	Will Glencoe's extend & use of Park Glencoe in Business District? The alley between Wiencke bldg and bldg on south side of Park is a disaster in winter with competing plow services and the public works moving snow making thru way parking dangerous and difficult to maneuver. This further limits parking. In summer unpruned trees don't help this area poor aesthetically for window views of residents and tenants working in this area. Note also lots of congestion with food service delivery in this limited area with trucks delivering during daytime hours makes alley traffic and maneuvering difficult.	1/4/2025 3:36 PM
69	Much more parking is needed. Over 50% of the time I can't find parking after one full circle of the town and will decide to go elsewhere.	1/4/2025 3:25 PM
70	Fewer restricted parking spots for restaurants and carryout establishments	1/4/2025 3:02 PM
71	I think parking is an issue so I wouldn't do anything to limit the amount of spaces that already exist. Also the 2 hour limit limits what I can do in town, If I get my hair done I cant shop or have lunch without moving my car. I find this to be a pain.	1/4/2025 2:59 PM
72	Parking	1/4/2025 2:51 PM
73	Parking is so challenging and the two-hour limit is not helpful when you are dining or getting a service done at a local salon, etc.	1/4/2025 2:45 PM
74	Parking! Too much space is given to restaurants for either pick-up or dining outside. I often have to park blocks away when getting a haircut at Pascal's - a real inconvenience in cold or wet weather	1/4/2025 2:32 PM
75	Parking	1/4/2025 2:22 PM
76	Get rid of the cage seating in the street. Walkway area fine for tables but taking up street space and parking is not fine.	1/4/2025 2:14 PM
77	No street parking taken away by restaurant seating	1/4/2025 1:59 PM
78	Not giving parking tickets	1/4/2025 1:21 PM
79	Get rid of the restaurant tents on the streets.	1/4/2025 1:14 PM
80	Better control of sidewalk cafes so it's easier to navigate the sidewalks, also maybe install some bike racks so bikes aren't strewn all around.	1/4/2025 1:11 PM
81	Some public art would be nice. And fewer bikes and strollers parked on the narrow sidewalk.	1/4/2025 1:03 PM
82	Idea: Start the 2-hour downtown parking limits at 8:00am instead of 7:00. Before 8:00 and even before 9:00, the town is empty and very accessible. There is nothing to gain by regulating empty early spaces by forcing parkers to leave or move their cars by 9:00am. The later start would add some early hours for those doing coffee, breakfast, early meetings, or hair appointments without adding to the usual late morning and mid-day congestion.	1/4/2025 1:00 PM
83	Need more street parking	1/4/2025 12:48 PM
84	Guildhall should not be allowed to take up all the street parking they do. This was for COVID.	1/4/2025 12:46 PM
85	The spaces are tight, and it can be difficult to navigate, especially as one of my children is wheelchair dependent. Both pedestrians and businesses create spaces that we are unable to fit through, and we are often forced onto the street, or rudely stared at when we need to get through.	1/4/2025 12:39 PM
86	More signage for crosswalks. Drivers to be made more aware.	1/4/2025 12:36 PM

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87	There is just not enough parking. The Guildhall structure needs to go, the multiple take-out spaces whould be reduced to one per restaurant. The parallel spaces should become angled spaces for more cars. No sandwich boards. No bikes on the sidewalks.	1/4/2025 12:35 PM
88	Definitely improve parking, such as allowing a left turn to get into a vacant spot, removing the large tent along the main street for one restaurant.	1/4/2025 12:32 PM
89	More parking if possible. Improved crossing at the corner by Hometown cafe.	1/4/2025 12:25 PM
90	looks good now	1/4/2025 12:25 PM
91	The courtyard area where true juice is located should be reconsidered or redesigned - continuing with courtyard idea. It has so much potential for restaurant, bar without taking valuable sidewalk space. Maybe gas station should be replaced with other restaurant options with outdoor seating.	1/4/2025 12:22 PM
92	Parking is an issue.	1/4/2025 12:21 PM
93	Remove parking time limits/ add more parking spaces for businesses	1/4/2025 12:19 PM
94	More parking	1/4/2025 12:18 PM
95	The amount of parking spaces	1/4/2025 12:13 PM
96	Parking	1/4/2025 12:08 PM
97	When visiting the salons, you should be able to get a pass to put on your dash which indicates that you are eligible for more than 2 hours time. You receive the pass when you check in, then you return it before you check out. The salon is in charge of passing out and collecting the passes.	1/4/2025 12:06 PM
98	Parking	1/4/2025 12:02 PM
99	Additional Parking. Additional outdoor seating. More holiday decorations. No need for pick up spaces other than hometown.	1/4/2025 11:59 AM
100	It's incredibly frustrating that guildhall has absorbed numerous parking spaces with their outdoor seating area. I would prefer those parking spaces be utilized as such and guildhall use the sidewalk for seating (like other restaurants do) for seating instead. It's still unclear to me why the outdoor pods, initially erected during Covid, were converted to permanent outdoor seating.	1/4/2025 11:59 AM
101	Given the vibrant businesses, we have a severe lack of parking	1/4/2025 11:59 AM
102	Eliminate parking spots for curbside pick up. While convenient for restaurant customers, they are often empty and make it very difficult to find parking for other businesses.	1/4/2025 11:58 AM
103	Pedestrian access, way-finding and safety should be improved and enhance. Enforcement of unsafe driving practices (left turn into spaces and repeat parking violations) should be enhanced through video surveillance and punitive fees for repeat offenses.	1/4/2025 11:58 AM
104	Parking is tough to find at times, many spots taken for short time (coffee runs?) but it's trickier to find a spot for other shoppers	1/4/2025 11:55 AM
105	Parking is frustrating. Compounded by so many spots given over to restaurant pick-ups.	1/4/2025 11:54 AM
106	On street parking, less pickup carry out spaces. The parking is not sufficient for the amount of business. This creates aggressive and mean drivers. I actively avoid going to downtown glencoe because of these reasons.	1/4/2025 11:53 AM
107	Tree plantings, planter pots, sidewalk seating. Get rid of the street seating using parking spaces on Vernon.	1/4/2025 11:52 AM
108	Sidewalks around the schools area should be salted during the winter, longer parking times, more parking for employees, employee parking should not be available on Saturdays for regular customers as employees get tickets for using other parking spots, no landscapers using employee parking.	1/4/2025 11:49 AM
109	I don't think anything should be improved necessarily but perhaps lessen the corners allowing a few more parking spaces	1/4/2025 11:49 AM

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110	Parking is terrible. You should completely eliminate curbside restricted spots. They are no longer needed and play to favoritism for certain retail stores such as Hometown They are needed for the general public and more handicap accessible spots	1/4/2025 11:43 AM
111	It's good as is. There should not be a limit on how long you can park. I can go to a mall and park all day. Why risk a ticket if coming to Glencoe.	1/4/2025 11:43 AM
112	Parking options	1/4/2025 11:41 AM
113	Parking is tough, especially at lunch time	1/4/2025 11:41 AM
114	Seems like a good set up currently.	1/4/2025 9:47 AM
115	REMOVE 2 hour parking and add more spaces aka a parking garage parking is AWFUL in the downtown area. Also, if you live in Glencoe do NOT USE the parking available for business workers. There is hardly any B permit parking open due to home owners using it for their extra cars etc.	1/4/2025 8:31 AM
116	Looks great!! Green spaces like Wyman Green are important and underused. Don't overdo it!	1/4/2025 8:03 AM
117	Remove the restaurant's dining in the street and on the sidewalks	1/4/2025 7:59 AM
118	Bring back the parking spaces in front of Guildhall for actual parking spaces.	1/4/2025 7:00 AM
119	Too many parking spots dedicated for "Curbside pickup" for restaurants. Parking is difficult already in Glencoe, the pandemic is over, each restaurant doesn't need multiple spots unusable to the venerable public because they are saved for curbside pickup.	1/4/2025 6:44 AM
120	I can't stand the big new village kiosks which block areas where people could gather on corners.. too big, bulky and in the way. Also ridiculous overdoing of all the signs on the roads around pointing to downtown Glencoe. Too many, ugly, obviously an expensive waste of money and bad change of character from the homey little white signs.	1/4/2025 6:27 AM
121	Shorten time limits for angled street parking	1/4/2025 4:54 AM
122	More recycling bins.	1/3/2025 11:40 PM
123	There is not enough parking at peak times. Residents cannot find spaces to patronize local businesses. Businesses are monopolizing parking spaces for carry out and outside activities even during non peak hours.	1/3/2025 10:24 PM
124	clear biking zones including bike parking would be nice. Enforcing driving laws would enhance traffic flow and pedestrian safety (too often large vehicles temporarily park on Vernon or Park in front of stores, obstructing flow of traffic and creating a hazard). More seating. Pickup from restaurants should NOT be on main road through downtown	1/3/2025 8:54 PM
125	The stretch in front of guildhall is over, we need it back for traffic flow and also for sidewalk beautification and space	1/3/2025 7:47 PM
126	Angled parking spaces make backing out hazardous; are other alternatives possible ? Keep bikes off sidewalks, but encourage drivers to give them more room so they feel comfortable in the street (stretch goal; I'll let you figure that one out 😊).	1/3/2025 7:04 PM
127	More planters would be nice.	1/3/2025 6:16 PM
128	Not enough parking! Why do we continue to have valuable spaces taken away by Guildhall!? They did a fine business before Covid, I highly doubt removing the tables in the street will hurt their business	1/3/2025 5:27 PM
129	We need more parking, absolutely. But again, we must not lose the look and feel of our "little hamlet". That is what makes Glencoe so unique - it does not feel like a downtown suburban district like Deerfield, Northbrook, or even Winnetka. It truly feels like the center of a small town. It can be expanded, and certainly needs to be, but we should not lose this "essence" And, where we can, we should continue to add more green spaces. Glencoe in the Spring, Summer, and Fall is stunning because of these green spaces. Where we can, let's find a way to add more (perhaps integrated into the new parking so it doesn't just feel like we're creating large lots that take the eye away from the village)	1/3/2025 5:17 PM
130	Keep maintaining.	1/3/2025 4:40 PM
131	Dog bathroom patches	1/3/2025 4:22 PM

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132	.	1/3/2025 4:09 PM
133	Not clear why, from a resident's perspective, Guildhall still has a concrete auxiliary space in the street. It takes up visual space which undermines one of the necesy features our our downtown, can't be made attractive (though they've clearly tried), and takes up parking spaces. Made sense for pandemic but now it just seems like favoritism to a well connected business.	1/3/2025 4:05 PM
134	We could do with a better Christmas tree. Also more small trees along sidewalks or a sort of "village" feel could help the ambiance	1/3/2025 4:01 PM
135	Village Court has lost significant parking to village employee and staff parking. Traditionally, these reserved parking spaces did not exist, and they are unnecessary for the operation of the village. Curbside pickup spaces should be rethought now that we are out of the pandemic.	1/3/2025 3:44 PM
136	Get rid of the restaurant outdoor parking spaces. There isn't enough parking and they aren't the only vendors in town. There ate too many carryout spaces as well.	12/30/2024 5:27 PM
137	Parking is an issue. Can circle the area many times before getting a parking spot.	12/28/2024 9:27 PM
138	Remove guildhall cafe space. Awful aesthetic and interruption of parking and walking rhythm on major Glencoe street. Improvement required at Home Town coffee corners, Friends Park, Wintrust Bank, Walgreens—Accident waiting to happen.	12/28/2024 9:29 AM
139	More parking for shopping. Move the restaurant tables off the streets!	12/27/2024 5:37 PM
140	would love a fence around friends park would love another restaurant similar to guild hall	12/26/2024 3:50 PM
141	Parking	12/22/2024 10:55 AM
142	When attempting to make a turn out of Village Court Parking onto Vernon, it is EXTREMELY difficult to see cars coming from the left going north on Vernon. In addition, when the sidewalk area was redone where cars turn right to go north on Vernon from the parking lot, the landscaped area comes out so far onto Vernon that you have to be careful as not to hit the cars going south when you turn. Exiting in either direction there is a huge problem.	12/20/2024 4:04 PM
143	There is a lack of cohesiveness about downtown Glencoe. The design elements are too varied. There is no aesthetic commonality. Perhaps this could be remedied (only) partly with a directory of shops at a couple of locations in the district.	12/20/2024 3:16 PM
144	The condition of the sidewalks should be improved.	12/19/2024 5:41 PM
145	The more quaint and pedestrian it can be made, the better. Make it LESS attractive for increased car traffic. It is a unique downtown in that our kids can roam freely (as is close to the jr high) - every other town's parents is jealous of this fact. This will be destroyed if we make room for busier streets by increasing parking and adding any more appartments downtown, etc. Very few towns in America allow for kids to roam freely, and study after study shows how important autonomy is for children. The entire reason we chose Glencoe was to give our kids as much of a free range childhood as possible in current society. To take that away is foolish - and a hired study committee will not realize that.	12/19/2024 2:26 PM
146	The cross walk at Vernon and Hazel is a tricky crossing that could be improved for safety. Biking downtown is also difficult with many alleys, cars backing out of spots, and drivers focused on parking during busy times. It makes it hazardous for some of our younger bike riders. More bike racks at the outside of the heart of downtown would be ideal. I typically ride with my kids and stop at the edge of downtown and lock up in front of The Grand, but only street sign polls are available. I also think if there was a way to make the entrances of the parking lot one way only and change the flow of traffic it would be easier to predict drivers movements for pedestrians and bikers.	12/19/2024 2:12 PM
147	Parking for employees. It's often impossible to find parking on a weekday in the middle of the day in any of the lots while the lot by the tracks is empty. I am forced to drive around to the various lots to look for a space. In Temple Court, cars & trucks often take up more than one space so there is no space available. There would be more parking in town if Guildhall didn't take up so many spots. Because I can't park easily & conveniently to town, I no longer come to Glencoe to shop when I'm not working or to go to any of the beauty salons or banks or dry cleaners or yoga studio or restaurants. I go to other towns where parking isn't a hassle	12/19/2024 12:46 PM
148	Why does Guildhall get to take up needed parking spots with an outdoor tent?	12/19/2024 12:13 PM

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149	parking availability	12/19/2024 10:49 AM
150	A parking structure would be nice (not enough parking for employees/staff or it is too far).	12/19/2024 9:17 AM
151	I have one very specific suggestion: Many of the retail and residential properties that face the main streets use the rusty old-style in-window air conditioning units. These units are an eyesore, and there are many of them. To improve the aesthetics of our sidewalks, I recommend that these units be removed and replaced with the new-style indoor wall mounted (I think they are called duct-less) air conditioners that are also more energy efficient. I recognize that these are private properties, but I believe a small investment (maybe with the village subsidizing or offerings to replace them for the tenants) would be a small investment that would generate a big improvement. I've noticed our neighboring villages seem to have addressed this issue, so maybe we can too!	12/17/2024 8:52 PM
152	Cars speed through crosswalks far too often. It's not very pedestrian friendly sometimes. Also parking. Parking. Parking. Parking. So many people get frustrated trying to find parking places that that frustration gets a little too "road ragey" and creates unsafe driving, thus making it unsafe for pedestrians.	12/17/2024 4:02 PM
153	Please ensure that there is adequate available parking for business employees who arrive at work midday (11 am - 2 p.m.) It can be very challenging to find parking in the Metra or Temple Court lots.	12/17/2024 3:43 PM
154	More parking. Extension of the 2-hour parking limits on streets (to 3 or 4 hours).	12/17/2024 1:34 PM
155	The parking for employees needs to be greatly improved. There is not nearly enough B-permit parking, making for an incredibly frustrating experience.	12/17/2024 9:50 AM
156	More shade trees	12/17/2024 8:57 AM
157	Green space should be improved	12/16/2024 10:37 PM
158	I think the park space in front of village hall and behind the library could be enhanced for more public usage.	12/16/2024 10:10 PM
159	Limit sidewalk seating. The restaurants make it difficult to walk down the sidewalk.	12/16/2024 2:19 PM
160	The lack of all-day parking for employees of local businesses. On days when I cannot take the Metra from the city, parking can be extremely difficult in the commuter lot without having to park on Old Green Bay Road and walk about half a mile. It also becomes difficult when arriving later in the day, and especially when we hold events in the evenings.	12/16/2024 10:00 AM
161	Not enough parking for folks that work in Glencoe.	12/16/2024 9:07 AM
162	I am an employee of a downtown business and parking has become very tight for B permit holders since the southwest Metra lot was turned into public parking. By midday the Metra and Temple lots are often full with very little turnover. I've never seen the new public parking area more than 1/3 full during the day since it changed over. I wonder if there's a way to split the difference and keep some of those spots for B permit holders. Thanks!	12/16/2024 8:50 AM
163	Adequacy of easy parking. The reserved spots for "curbside pickup" made sense during covid but no longer do and unfairly advantage the adjacent restaurant businesses, which are not likely to be providing carryout food during major parts of the shopping day. If we want to encourage shorter term parking, then perhaps a time-limitation on those spots as done elsewhere in town would make sense, be more efficient distributors of parking, and be more fair. Also, the Guildhall extension into several parking spaces should be removed. It is unsightly, takes up several public parking spaces, unsafely blocks sightlines for drivers and pedestrians and blocks the storefront for poor Reach Studio. Again, this might have made sense during Covid but no longer does. Free parking across GBR is good to have, but not a realistic option for a mom of young children or an older person who just wants to run into a store to pick something up.	12/14/2024 12:41 PM
164	Eliminate Guild Halls outdoor restaurant section, which probably takes up five to ten parking spots. COVID is over and the restaurant has plenty of indoor dining space.	12/14/2024 8:46 AM
165	There are no right-of-ways in some places, especially in front of some restaurants. The dining spills onto the sidewalks making them impassable. I am a resident and have had trouble finding a parking spot to run in and out of a store to quickly grab something. Please keep the "feel" of downtown Glencoe--it is charming and the envy of other communities. Please do not	12/14/2024 7:19 AM

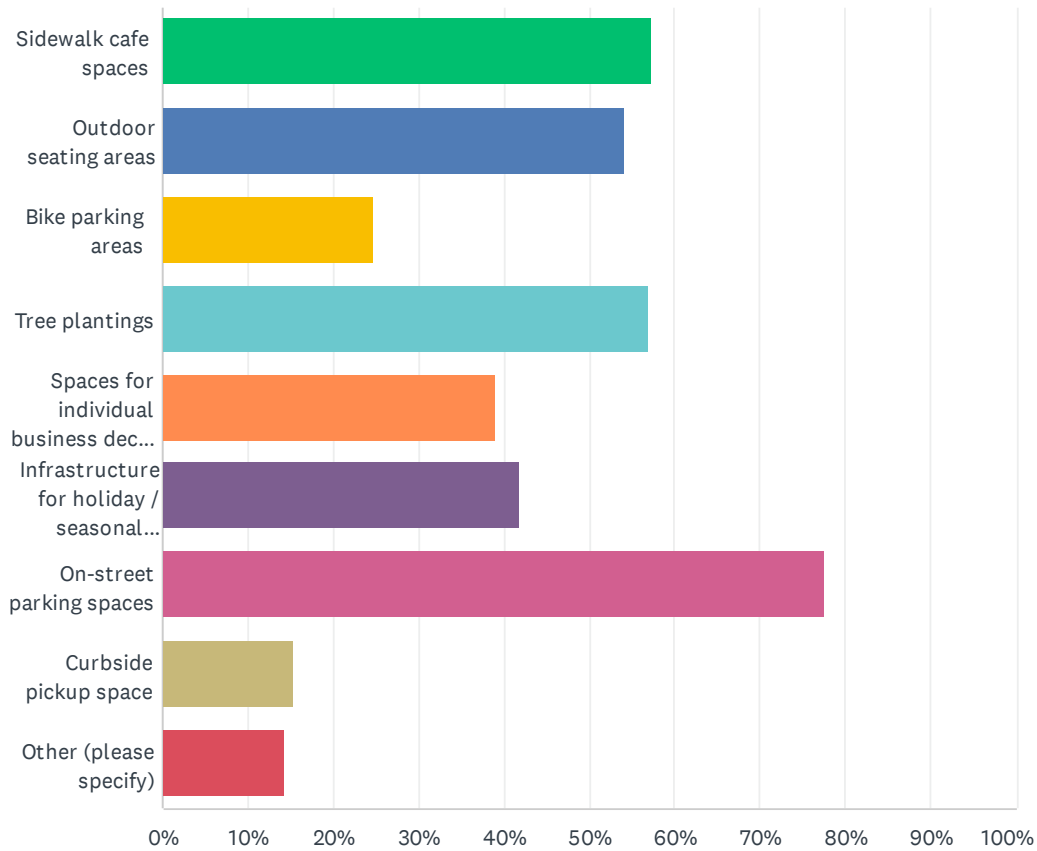
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build a multi-story parking garage. We do need those parking places and sidewalk spaces that are used by restaurants--the COVID shutdown is over/they were supposed to be temporary. The Village of Glencoe seems to cater to the restaurant owners and not the residents who regularly shop (and are the bread and butter) the local businesses. Also, I feel that the Village undercharges the restaurants for use of the parking spots and sidewalks.

166	Large cars in parking space block driving down Vernon	12/9/2024 4:59 PM
167	Remove sidewalk cafes.	12/9/2024 3:33 PM
168	Crosswalks and traffic conflicts, RR crossing, illegal left turns into slanted parking. Overall looks pretty good. Needs to be ADA friendly.	12/8/2024 8:30 AM
169	Remove ugly black steel girder-look business district directional signs. Change Writer's Theatre streetscape on Tudor Court to match Iannoni stone types in the business district. Remove off of public property Weinecke building restaurant tents and concrete barriers on Vernon.	12/7/2024 8:45 PM
170	Width of roadway -- too many oversized cars and trucks parked extending out into roadway.	12/7/2024 1:34 PM
171	Ever since Guildhall put dining structures in parking spots, Vernon Avenue has been compromised aesthetically and practically, both as a street to enjoy walking down and as a street to safely and easily drive down. Sure, it is nice to have outdoor dining but NOT at the expense of our streetscape, which in the Downtown TuneUp document required certain proportions we no longer have thanks to Guildhall and the Board of Trustees allowing them to construct a second structure on the street. Here are two possible solutions. 1) Given that Guildhall is a particularly noisy restaurant partially due to all of the hard surfaces it has inside, (including the tin ceiling from the original building), why not suggest to them that they fix their interior so people will want to dine inside? THEY have the problem and yet Glencoe citizens pay for it because our downtown aesthetics on Vernon Avenue have been ruined by them. Of course gaining back the parking spots they currently rent from Glencoe would also be a win. 2) If you really want to have outdoor dining on Vernon Avenue, if it's that important, then close the street to cars and open it up entirely as a walking street. One more thing -- Meg's Cafe has been in business in Glencoe for how many years? In its current location they have a few tables outside and a nice interior dining room. I don't hear about them whining about outdoor dining. They do a wonderful business with the space they have.	12/7/2024 1:25 PM
172	Remove the Guildhall bunker. End reserved parking for specific businesses. The pandemic has ended.	12/6/2024 10:41 PM
173	Parking always a bit painful.	12/6/2024 6:53 PM
174	No dedicated parking for restaurants. I recommend some spots for pickup that have 15 minute windows like for coffee or food.	12/6/2024 6:42 PM
175	Parking. To the detriment of Glencoe residents, businesses have taken over at least a dozen parking spaces for carry out and Guildhall's "outdoor" dining. I am angry every time I come to town for a five-minute errand and I am expected to happily park in the commuter lot west of Green Bay to pick up a prescription at Parkway or dry cleaning while 3 (three!!) parking spaces reserved for Hometown carry out are empty across the street. Guildhall's "outdoor" dining is an eyesore and takes up an additional 8 spaces. Who is pandering to these businesses? Covid is over. Enough is enough.	12/6/2024 5:53 PM
176	It would be nice if downtown Glencoe were equally bikeable as it is walkable.	12/6/2024 5:37 PM
177	Increase the amount of plantings (native and nonaggressive nonnatives) —but design the areas carefully.	12/6/2024 5:10 PM
178	Let's enhance walkability downtown and hopefully get people to be willing to walk from parking one/two blocks away from the store they want to visit.	11/30/2024 4:08 PM
179	More flowers, trees, and large planted pots would enhance the downtown look, especially along Hazel, Park, and Vernon. I *do not like* and have never liked nor understood the U-shaped, recessed, strip-mall-looking area next to Savin Dental and J. Terri Ross that seems to host a revolving door of businesses. It is an eyesore.	11/28/2024 11:40 AM
180	cluttered sidewalks line-of-sight difficulties for motorists too many parking spaces that permit 2-hour parking	11/28/2024 8:35 AM

Q3 Based on the list below, please indicate which streetscape functions that you feel provide the most value to the Downtown Business District in Glencoe.

Answered: 223 Skipped: 5



ANSWER CHOICES	RESPONSES	
Sidewalk cafe spaces	57.40%	128
Outdoor seating areas	54.26%	121
Bike parking areas	24.66%	55
Tree plantings	56.95%	127
Spaces for individual business decor (planter pots, sandwich boards)	39.01%	87
Infrastructure for holiday / seasonal lighting	41.70%	93
On-street parking spaces	77.58%	173
Curbside pickup space	15.25%	34
Other (please specify)	14.35%	32
Total Respondents: 223		

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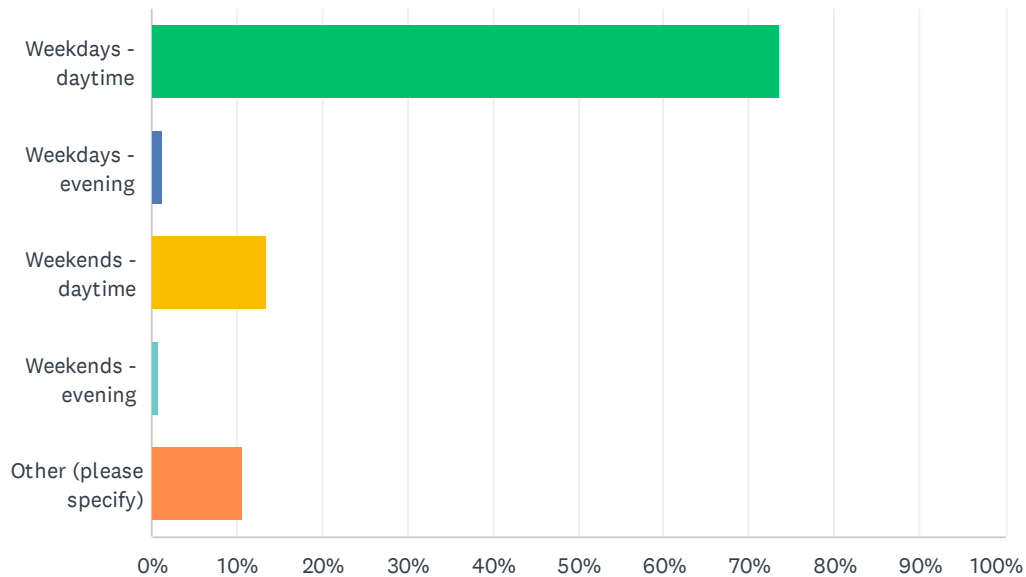
#	OTHER (PLEASE SPECIFY)	DATE
1	The main intersections need attention (near Walgreens on Park and North and South of Vernon from that spot); it is the primary point of crossing for pedestrians, and almost the only one given how far East Greenbay road is from there.	1/18/2025 3:05 PM
2	Get rid of reserved pick up spots it takes away from other businesses	1/18/2025 7:22 AM
3	Seasonal pots/planters	1/12/2025 1:02 PM
4	Keeping our town quaint and small is what attracts many people. A true village!	1/11/2025 5:58 PM
5	I've enjoyed piped music in other small business districts.	1/11/2025 6:54 AM
6	We NEED more parking	1/10/2025 5:40 PM
7	I like the sidewalk cafes and outdoor seating as long as they don't interfere with the ability to walk on the sidewalks.	1/10/2025 5:18 PM
8	small green spaces	1/6/2025 11:13 AM
9	It is RIDICULOUS that Hometown has 3 spots blocked for pick ups. I am so tired of having trouble parking in town I am SERIOUSLY considering no longer shopping locally. The disparate treatment for different businesses (Guildhall too) is INSANE	1/4/2025 8:08 PM
10	Places to park over two hours free	1/4/2025 7:02 PM
11	It's hard to say that outdoor cafe spaces are not needed. Of course it's needed but I feel like two establishments have monopolized two large areas of sidewalks - those being Hometown and Guildhall. There needs to be limits based on how many seats per square foot so there's still room for people to walk by (not in single file line).	1/4/2025 6:42 PM
12	The only street scape that would provide value is a additional parking lots or structures	1/4/2025 6:18 PM
13	Definitely need more parking and longer parking times.	1/4/2025 5:34 PM
14	Individual businesses have an outdoor bench. Not sidewalk cafes	1/4/2025 4:27 PM
15	More planters/flowers	1/4/2025 3:40 PM
16	Parking lot spaces	1/4/2025 2:51 PM
17	Re-direct parking. Diagonal space reduces sidewalk space.	1/4/2025 12:22 PM
18	Parking!!	1/4/2025 12:00 PM
19	what would be most valuable is limiting time a car can park, not ownership of a parking spot	1/4/2025 10:38 AM
20	I would be interested in riding my bike downtown instead of driving except I'm concerned about Glencoe's high rate of locked bikes being stolen.	1/3/2025 4:09 PM
21	Plenty of Parking spaces exist; unfortunately they are not always in the areas servicing business and restaurants. Redo large blocks of parking to "create" additional business and street parking.	12/28/2024 9:29 AM
22	Curbside makes sense for Hometown, but less so for Guildhall now that the pandemic has passed.	12/22/2024 10:55 AM
23	No more banks, salons or dry cleaners. Glencoe needs more food choices	12/20/2024 4:04 PM
24	I work in Glencoe and have for over 30 years. The Village parking rules have become more and more ridiculous. Glencoe businesses need workers and those workers come from outside of Glencoe. Business employees need a reasonable place to park. In addition to working in Glencoe, I also spend money in town. Why should I continue to spend any more here if the Village is so resentful and hostile to people who work in town?	12/19/2024 5:41 PM
25	Parking for in-town employees. I know this is a known issue, but many employees are older or have physical limitations that make parking in distant spaces an issue.	12/18/2024 9:05 AM
26	general parking is a MAJOR issue for Glencoe.	12/17/2024 4:02 PM
27	Enhance benches as meeting spots in front of parkway and in front of a properties	12/16/2024 10:10 PM

Village of Glencoe Streetscape and Parking Study

28	Roomy sidewalk space for people to walk at least 2 or 3 abreast (children, partner, older parent), browse and chat with others	12/14/2024 12:41 PM
29	Lighting, snow clearing, reducing auto-ped conflicts	12/8/2024 8:30 AM
30	Lannon stone raised planters and brick paver sidewalks	12/7/2024 8:45 PM
31	Space for pedestrians to walk. Walking close to dining tables is uncomfortable. It feels invasive to walk very close to people who are eating.	12/7/2024 1:25 PM
32	The ability to walk on the sidewalks unimpeded by chairs, tables, tents, business decor, etc.	11/28/2024 8:35 AM

Q4 When do you typically visit the Downtown Business District in Glencoe?

Answered: 224 Skipped: 4



ANSWER CHOICES	RESPONSES
Weekdays - daytime	73.66% 165
Weekdays - evening	1.34% 3
Weekends - daytime	13.39% 30
Weekends - evening	0.89% 2
Other (please specify)	10.71% 24
TOTAL	224

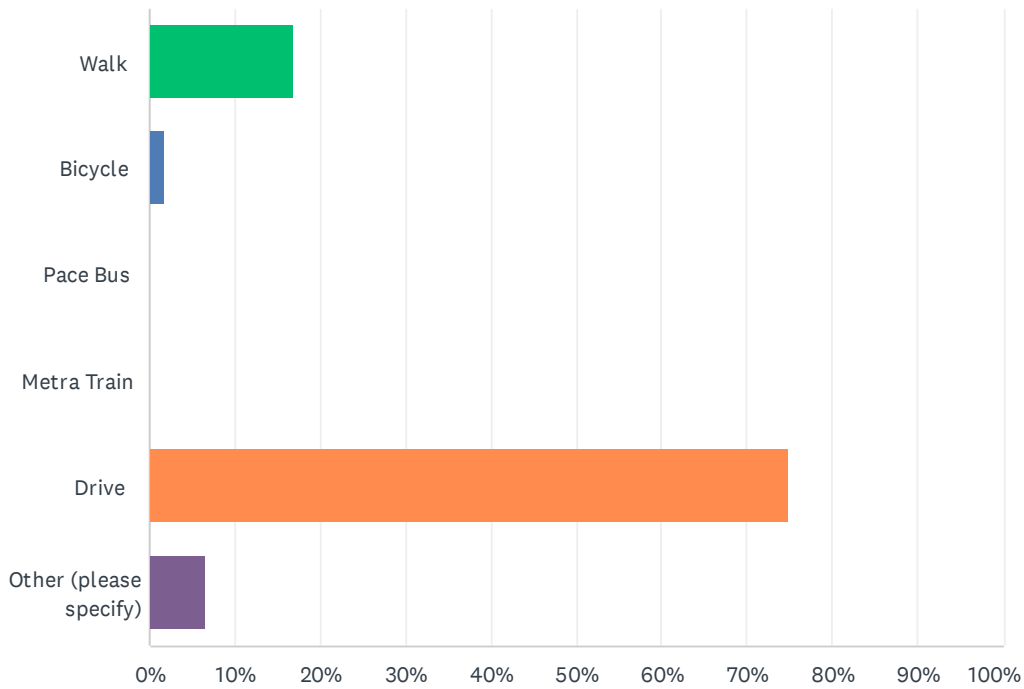
#	OTHER (PLEASE SPECIFY)	DATE
1	I go to town at least twice a day every day (weekends and weekdays)	1/27/2025 7:49 AM
2	I go all times of day; mulitple times of day including both weekdays Day/Night and weekends Day/Night	1/22/2025 1:47 PM
3	Weekdays daytime and evening and weekends daytime and evening	1/17/2025 6:15 PM
4	All times	1/13/2025 7:33 AM
5	All the times above	1/10/2025 7:01 PM
6	Visit every day, not evening	1/10/2025 3:51 PM
7	If parking doesn't improve FAST I will not be patronizing any of our local businesses. It is a travesty	1/4/2025 8:08 PM
8	All the time. I walk my dog, I go grocery shopping, I go to the Library. I live 4 blocks away so I'm a frequent visitor	1/4/2025 6:42 PM

Village of Glencoe Streetscape and Parking Study

9	All the above I live work and own property in Bus Distruct	1/4/2025 3:36 PM
10	A	1/4/2025 1:03 PM
11	we visit during all times.	1/4/2025 12:39 PM
12	Tuesday-Saturday all day, and evenings	1/4/2025 11:49 AM
13	Most days - day time	1/4/2025 11:41 AM
14	ALL OF THE ABOVE	1/4/2025 10:38 AM
15	I own a business in downtown glencoe. I live here, work here, eat here, shop here 24/7	1/3/2025 4:06 PM
16	Work at wild child	12/27/2024 5:37 PM
17	I am going in Glencoe days, nights & weekends	12/19/2024 12:46 PM
18	Mainly during the day to go to hometown or DJs or the library (which should have its own parking), but also occasionally at night for Writers	12/19/2024 12:13 PM
19	I work days, evenings, and weekends in Downtown Glencoe	12/17/2024 3:43 PM
20	All	12/17/2024 8:57 AM
21	All of the above times	12/16/2024 10:37 PM
22	Late afternoons we meet at Foodstuffs and walk to the beach and around town . It could be fun to map out a mile walk.	12/16/2024 10:10 PM
23	Both weekday and weekend during the day	12/6/2024 6:53 PM
24	There should be an option for more than one choice. I come downtown on weekdays and weekends in the daytime.	12/6/2024 5:53 PM

Q5 How do you usually travel to Downtown Glencoe?

Answered: 226 Skipped: 2



ANSWER CHOICES	RESPONSES	
Walk	16.81%	38
Bicycle	1.77%	4
Pace Bus	0.00%	0
Metra Train	0.00%	0
Drive	74.78%	169
Other (please specify)	6.64%	15
TOTAL		226

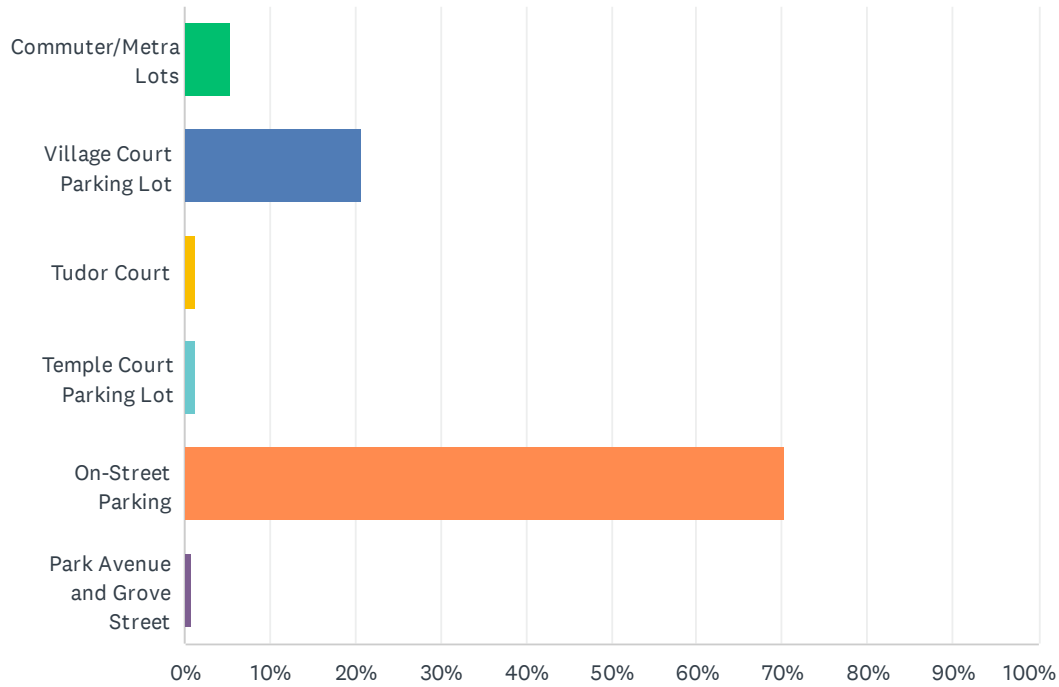
#	OTHER (PLEASE SPECIFY)	DATE
1	Both walk and drive	1/19/2025 8:28 AM
2	I drive, but I would come more often if parking wasn't such a challenge.	1/11/2025 5:58 PM
3	walk in good weather	1/9/2025 8:26 AM
4	Half the time walking half the time driving and occasionally riding a bike.	1/4/2025 6:42 PM
5	I usually walk or bike because it's often difficult to park	1/4/2025 3:54 PM
6	Walk, bike drive	1/4/2025 3:36 PM
7	depends on the weather	1/4/2025 11:49 AM
8	walk or drive.	1/4/2025 10:38 AM

Village of Glencoe Streetscape and Parking Study

9	Walk and drive/ depends on weather	1/4/2025 7:00 AM
10	Walk or bicycle always. I live 1 mile from downtown Glencoe and never drive there.	1/3/2025 7:04 PM
11	i drive, but also walk as much as the weather allows (i do have a private parking spot behind my business, the next question doesnt allow for that answer)	1/3/2025 4:06 PM
12	Bike when nice out, drive when weather is bad. Have always been able to find a parking spot, even if have to circle once.	12/19/2024 2:26 PM
13	Bicycle, walk and drive. Survey should allow multiple answers	12/16/2024 2:19 PM
14	Depends if I'm walking dog or doing an errand where dog is not allowed.	12/9/2024 3:33 PM
15	There should be an option for more than one choice. I drive or walk to downtown Glencoe.	12/6/2024 5:53 PM

Q6 When visiting the Downtown Business District in Glencoe by car, where do you typically park?

Answered: 223 Skipped: 5



ANSWER CHOICES	RESPONSES	
Commuter/Metra Lots	5.38%	12
Village Court Parking Lot	20.63%	46
Tudor Court	1.35%	3
Temple Court Parking Lot	1.35%	3
On-Street Parking	70.40%	157
Park Avenue and Grove Street	0.90%	2
TOTAL		223



MEETING SUMMARY

VILLAGE OF GLENCOE

DOWNTOWN STREETScape + PARKING STUDY

Public Meeting

June 2, 2025 | Writers Theatre | 5pm – 6:30pm

The purpose of the Downtown Glencoe Streetscape and Parking Study Open House Meeting was to review the outcomes of public feedback received to date; the parking analysis; and preliminary concepts and alternatives for public feedback.

Meeting announcements were distributed throughout the community via the Village’s website, printed flyers, social media postings and emails to local businesses.

Approximately 20 people attended the meeting.

During the meeting, the consultant team made a slide show presentation following which participants were invited to view and provide feedback on the illustrative exhibits posted throughout the room.

The slide show presentation and illustrative exhibits are attached to the end of this summary.

Your feedback is needed!

OPEN HOUSE DOWNTOWN GLENCOE STREETScape & PARKING STUDY

Share your feedback on current and future needs for Glencoe’s downtown streetscape and parking at this open house event.

 **Monday, June 2**
5-6:30 p.m.
Writers Theatre

About the Study
The Village Board hired Teska Associates to study parking and streetscape conditions in the Downtown Business District. The study has examined current parking use, infrastructure, and streetscape design, aiming to improve parking efficiency, pedestrian safety, and aesthetics. It also considers outdoor dining impacts and parking time limits.

What to Expect at the Open House
Join staff and the Village’s consultants to review outcomes of the community survey, a summary of the existing parking assessment, and alternative streetscape concepts for community review and feedback. Representatives from Teska Associates and TYLin will make a slideshow presentation, following which the community is invited to review and provide feedback on the planning exhibits.

For questions about this process, please reach out to Development Services Director Taylor Baxter at tbaxter@villageofglencoe.org.




The following Village staff members and consultant team representatives participated in the meeting:

VILLAGE STAFF	CONSULTANT TEAM
Phil Kiraly, Village Manager Taylor Baxter, Development Services Director Monica Sarna, Public Works Director Sammy Hanzel, Communications Manager	Jodi Mariano, VP of Design, Teska Associates Aaron Lewis, Associate, Teska Associates Kelly Conolly, Associate, TYLin

During the meeting, representatives of the consultant team presented a slide show containing project information; public feedback received to date; findings of the parking analysis; design strategies and preliminary concepts. The presentation slides and exhibits are attached to this meeting summary. Following the slide show, meeting participants were invited to visit the illustrative exhibits posted throughout the room and provide feedback via stickers and post-it notes.

Following the meeting, presentation materials and exhibits were posted to the project webpage for additional viewing and feedback, linked below:

https://www.villageofglencoe.org/government/current_projects/downtown_business_district_streetscape_and_parking.php


18 Illustrative exhibits were posted throughout the room. All exhibits are included at the end of this summary. Public feedback provided for the following exhibit boards is documented on the following pages:

PARKING MANAGEMENT STRATEGIES

This exhibit presents a range of parking management policies and strategies that can improve parking within Downtown. Participants were invited to provide comments on these concepts.

PARKING MANAGEMENT STRATEGIES


INCREASE PARKING TURNOVER



- Pilot **targeted and flexible** paid parking and the use of technology. Paid parking may be considered for specific times and locations to encourage turnover and may be adapted as needed.
- Consistent enforcement and use of existing Public Safety's license plate recognition equipment.
- Restructure parking fines.

I'm opposed to pay for parking

REALLOCATE SUPPLY




- Reallocate underutilized 15-minute spaces and explore limit to number of short-term spaces per block.
- Relocate reserved on-street spaces to more remote locations.

Create smaller EV parking spots in prime area + side areas + restrict areas + restrict

Put in prime area when people shop for 15 min or less


IMPROVE MARKETING + OUTREACH



- Rename/brand parking lots to be user friendly and feature visitor lot.
- Recreate parking maps to be interactive and show walking distances.
- Prepare consistent messaging for businesses regarding parking options.
- Encourage businesses to input parking information on OpenTable, Yelp, Google.
- Outreach to businesses about employee parking.

Sounds terrible Awful ideas


PARKING SIGNAGE AND WAYFINDING



- Parking wayfinding plan with rebranded lot names.
- Label parking type/user on signage.
- Improve messaging that commuter parking is free after 10AM.


We should not have more signage.

INCREASE UTILIZATION OF REMOVED SPACES




- Enhance pedestrian and bike connections across Green Bay Road via widened sidewalks defined by landscaping, lighting and amenities.
- Explore valet service during peak times, determine times and location.
- Explore services such as pedicabs and shuttles to beach
- Explore shared parking assets.

PROMOTE ALTERNATIVE TRAVEL MODES / WELCOME BIKES




- Maximize traffic calming elements.
- Increase bike parking capacity.
- Improve trail access and trailhead signage.
- Market trail connection and proximity to downtown.
- Highlight walking/biking distances.
- Incentivize walking and biking through business partnerships and events.
- Consider / delineate that bikes share road through downtown core.

INPUT ACTIVITY: USE THE FIT NOTES TO ADD YOUR COMMENTS



Village of Glencoe | Downtown Parking + Streetscape Study

Public Meeting | June 2, 2025



Participant comments follow below:

1. Increase Parking Turnover – I'm opposed to pay for parking
2. Reallocate Supply – Create small car and EV parking and put in prime area and direct SUV's to side areas; create more spots and reduce carbon; Put 15-minute parking where people 'shop' for 15-minutes
3. Improve Marketing and Outreach – Sounds like awful ideas
4. Parking Signage and Wayfinding – We should not have more signage

3

MIN STREETScape CONCEPT

This concept maintains existing travel lanes and parking along Vernon Avenue and expands corner bumpouts for additional sidewalk spaces. Participants were invited to provide comments on these concepts.

MIN STREETScape CONCEPT

MAINTAIN EXISTING TRAVEL LANES + PARKING ON VERNON, EXPAND CORNER BUMP

PARKING IMPACTS

	EXISTING PARKING SUPPLY	EXPANDED PARKING SUPPLY	
ON STREET PARKING	412	480	-18 (due to expanded bumpouts)
OFF STREET PUBLIC LOTS	618	618	NO CHANGE

VERNON AVE EXISTING - MIN CONCEPT

INPUT ACTIVITY
USE THE POST-IT NOTES TO ADD YOUR COMMENTS

Change the math on this chart # rise 18.5

Add closing Village Court parking lot to this option to offset loss of spots

Village of Glencoe | Downtown Parking + Streetscape Study

Public Meeting | June 2, 2025

10

Participant comments follow below:

1. Check the math on this chart; numbers are misleading. *Planning Team Note: the chart represents on-street and off-street parking for the full Downtown area. The numbers indicated on the Vernon Avenue (column at right) represents the change in Vernon Avenue parking to accommodate the Min Streetscape concept presented herein.*
2. Add closing Village Court parking lot to this option to offset the loss of three spots.

MID STREETSCAPE CONCEPT

This concept maintains existing travel lanes and converts one row of diagonal parking to parallel parking along Vernon Avenue for additional sidewalk spaces. Participants were invited to provide comments on these concepts.

MID STREETSCAPE CONCEPT
 MAINTAIN EXISTING TRAVEL LANES, CONVERT ONE ROW OF DIAGONAL TO PARALLEL PARKING ALONG VERNON AVENUE

PARKING IMPACTS	EXISTING PARKING SUPPLY	EXPANDED PARKING SUPPLY	MID CONCEPT
ON STREET PARKING	412	480	-11 (diagonal to parallel parking)
OFF STREET PUBLIC LOTS	618	618	+9 (Village Court Parking Lot)

Village of Glencoe | Downtown Parking + Streetscape Study
 Public Meeting | June 2, 2025

teska TYLin 11

Participant comments follow below:

1. Check the math on this chart; numbers are misleading. *Planning Team Note: the chart represents on-street and off-street parking for the full Downtown area. The numbers indicated on the Vernon Avenue (column at right) represents the change in Vernon Avenue parking to accommodate the Mid Streetscape concept presented herein.*
2. Love closing Village Court parking lot access; I agree!

MAX STREETScape CONCEPT

This concept maintains existing diagonal parking on both sides of the street and converts two-way travel lanes to a one-way southbound travel lane along Vernon Avenue for additional sidewalk spaces. Participants were invited to provide comments on these concepts.

PARKING IMPACTS	EXISTING PARKING SUPPLY	EXPANDED PARKING SUPPLY	MAX CONCEPT
ON STREET PARKING	412	480	0 (no change)
OFF STREET PUBLIC LOTS	618	618	+9 (Village Court Parking Lot)

Village of Glencoe | Downtown Parking + Streetscape Study
Public Meeting | June 2, 2025

teska TYLin 12

Participant comments follow below:

1. Closing parking entrance at Vernon Ave could force traffic along narrow Village Court right in front of Wyman Green with pedestrians.
2. Worried about Park / Village Court intersection handling traffic northbound.
3. Obvious concern that this will create a traffic nightmare downtown. *Planning Team Note: if this concept is pursued, a traffic study is recommended to understand relative traffic impacts and other improvements that can help maintain traffic flow.*
4. 1-way along Vernon = better for bikes

WYMAN GREEN PUBLIC PLACEMAKING CONCEPT

This Wyman Green plan concept depicted below was included in the Village's recently adopted Comprehensive Plan. This exhibit depicts public greenspace concept photographs for public feedback. Participants were invited to provide comments and to mark their preferences on the photographs with up to three stickers.

WYMAN GREEN PUBLIC PLACEMAKING CONCEPT
The photographs represent functions that may take place in Wyman Green. Styles, forms and materials would be evaluated and selected at a later date. Please select your preferred functions.

INPUT ACTIVITY:
USE UP TO (3) STICKERS TO SELECT YOUR PREFERRED ENHANCEMENTS
USE THE POST-IT NOTES TO ADD YOUR COMMENTS

Village of Glencoe | Downtown Parking + Streetscape Study
Public Meeting | June 2, 2025

teska TYLin 13

Participant comments follow below:

1. Respect Library Plan
2. Terraced seating for small events and block noise on Green Bay Road
3. Don't damage existing trees
4. No hardscaping for performance 'stage' – keep it green! BTW we have a bandshell area – Green Bay Road
5. No large dedicated performance space

Voting activity results are as follows:

1. Open lawn: 5 votes
2. Terraced seating: 4 votes
3. Shade shelter: 3 votes
4. Performance stage: 1 vote
5. Bench swings: 1 vote

EXISTING STREETScape MATERIALS + PRODUCTS

Which materials and products should be protected or reused in the future streetscape plan? Participants were invited to provide comments and to mark their preferences on the photographs with up to seven stickers.

EXISTING STREETScape MATERIALS + PRODUCTS:
Which materials and products should be protected or reused in the future streetscape Plan? Please select your preferences.

PHOTO 1: Precast Concrete Planter Pots (1 yellow sticker)

PHOTO 2: Straight Wood Benches with Backs and Arms (1 green sticker)

PHOTO 3: Limestone Seatwall Planters (3 green stickers, 1 pink sticker)

PHOTO 4: Curved Wood Benches with Arms (2 green stickers)

PHOTO 5: Decorative Light Poles and Banners (4 green stickers, 2 yellow stickers)

PHOTO 6: Bench Toppers on Seatwalls with Backs and Arms (1 green sticker)

PHOTO 7: Decorative Light Bollards (1 green sticker, 1 yellow sticker)

Village of Glencoe | Downtown Parking + Streetscape Study
Public Meeting | June 2, 2025

TYLin

Voting activity results are as follows:

1. Decorative light poles and banners: 6 votes
2. Limestone seatwall planters: 5 votes
3. Decorative light bollards: 2 votes
4. Curved wood benches with arms: 2 votes
5. Bench toppers on seatwalls with backs and arms: 1 vote

NEW STREETScape MATERIALS + PRODUCTS

Which materials and products should be considered for the future streetscape plan? Participants were invited to provide comments and to mark their preferences on the photographs with up to two stickers for each category.

NEW STREETScape MATERIALS + PRODUCTS:
Which materials and products should be considered for the streetscape Plan? Please select your preferences.

SEATING

Bench Mounted to Stone Planter Wall Bench Mounted to Concrete Planter Wall Wood and Metal Bench - A Wood and Metal Bench - B Wood Seatwall and Metal Planter

PLANTER POTS

Planter A - Cast Limestone Planter B - Precast Concrete Planter C - Metal and Rotomolded Planter D - Precast Concrete

PROTECTIVE BOLLARDS

Bollard A - Metal Bollard B - Metal Bollard C - Metal Bollard D - Precast Concrete

Village of Glencoe | Downtown Parking + Streetscape Study
Public Meeting | June 2, 2025

teska TYLin 15

INPUT ACTIVITY:
USE UP TO (2) STICKERS TO
SELECT YOUR PREFERRED
ENHANCEMENTS FOR EACH
CATEGORY
USE THE POST-IT NOTES TO ADD
YOUR COMMENTS

Voting activity results are as follows:

1. Seating, Bench mounted to stone planter wall: 5 votes
2. Planter pots, Planter A, Cast Limestone: 5 votes
3. Protective Bollards: Bollard B, Metal: 3 votes

NEW STREETSCAPE MATERIALS + PRODUCTS

Which materials and products should be considered for the future streetscape plan? Participants were invited to provide comments and to mark their preferences on the photographs with up to two stickers for each category.

NEW STREETSCAPE MATERIALS + PRODUCTS:
Which materials and products should be considered for the streetscape Plan? Please select your preferences.

LANDSCAPE PLANTINGS
Manicured + Colorful Native Grasses Rain Garden Native Grasses + Wildflowers

AMENITIES
Fountain Feature Fireplace Feature Pergola + Swing Bench Feature

DECORATIVE LIGHTING
Festoon lighting over sidewalk areas Festoon lighting over roadway areas Integrated pavement lighting Undermounted bench lighting Catenary light fixture Light Column Lantern

INPUT ACTIVITY:
USE UP TO (2) STICKERS TO SELECT YOUR PREFERRED ENHANCEMENTS FOR EACH CATEGORY
USE THE POST-IT NOTES TO ADD YOUR COMMENTS

Village of Glencoe | Downtown Parking + Streetscape Study
Public Meeting | June 2, 2025

teska TYLin

Voting activity results are as follows:

1. Landscape Plantings, Native Grasses and Wildflowers: 4 votes
2. Amenities, Fountain Feature and Fireplace Feature: 1 vote each
3. Decorative lighting, Undermounted bench lighting: 6 votes

VERNON AVENUE STREETSCAPE SCENARIOS

Help us evaluate the Vernon Ave streetscape scenarios. Participants were invited to mark their preferences for each of the questions below:

HELP US EVALUATE THE VERNON AVENUE STREETSCAPE SCENARIOS BETWEEN PARK AVENUE AND HAZEL AVENUE
Use your stickers to select your preferences for the two questions below

QUESTION #1

THE MIN CONCEPT REALLOCATES 18 PARKING SPACES FOR WIDENED BUMPOUT AREAS. DOES THIS CONCEPT PROVIDE VALUE TO THE STREETSCAPE? PLACE YOUR STICKER IN ONE BOX BELOW.

YES **NO**

THE MID CONCEPT REMOVES 11 ON-STREET SPACES AND ADDS 9 VILLAGE COURT PARKING SPACES FOR A NET LOSS OF 2 SPACES TO CREATE WIDENED SIDEWALKS. DOES THIS CONCEPT PROVIDE VALUE TO THE STREETSCAPE? PLACE YOUR STICKER IN ONE BOX BELOW.

YES **NO**

THE MAX CONCEPT REMOVES 0 ON-STREET SPACES AND ADDS 9 VILLAGE COURT PARKING SPACES FOR A NET GAIN OF 9 SPACES TO CREATE WIDENED SIDEWALKS. DOES THIS CONCEPT PROVIDE VALUE TO THE STREETSCAPE? PLACE YOUR STICKER IN ONE BOX BELOW.

YES **NO**

VERNON AVE STREETSCAPE SCENARIOS

MIN CONCEPT:
Maintain Vernon Avenue travel lanes and diagonal parking. Expand corner bumpouts to provide additional amenity spaces.

MID CONCEPT:
Reduce Vernon Ave traffic lane widths, convert west diagonal parking to parallel parking to provide widened sidewalks.

MAX CONCEPT:
Maintain diagonal parking along Vernon Ave and establish one-way traffic to provide widened sidewalks.

QUESTION #2

USE (1) STICKER TO SELECT YOUR PREFERRED CONCEPT BELOW

MIN CONCEPT (VOTE HERE)

MID CONCEPT (VOTE HERE)

MAX CONCEPT (VOTE HERE)

City of Glencoe | Downtown Parking + Streetscape Study
Meeting | June 2, 2025

Voting activity results are as follows:

1. Question #1: The Min Concept reallocates 18 parking spaces for widened bumpout areas. Does this concept provide value to the streetscape?
 - a. Yes: 1 vote
 - b. No: 0 votes
2. Question #2: The Mid Concept removes 11 on-street spaces and adds 9 Village Court parking spaces for a net loss of 2 spaces to create widened sidewalks. Does this concept provide value to the streetscape?
 - a. Yes: 5 votes
 - b. No: 0 votes
3. Question #3: The Max Concept removes 0 on-street spaces and adds 9 Village Court parking spaces for a net gain of 9 spaces to create widened sidewalks. Does this concept provide value to the streetscape?
 - a. Yes: 4 votes
 - b. No: 0 votes
4. Select your preferred concept:
 - a. Max concept: 5 votes
 - b. Mid Concept: 3 votes
 - c. Min Concept: 0 votes
5. Written comment: They all add value but Max is best!

MEETING PHOTOS





The meeting adjourned at approximately 6:30pm.

Encl: slideshow presentation; exhibit boards



Glencoe Streetscape + Parking Study

Public Meeting | Writers Theatre | June 2, 2025, 5pm



Agenda

1. Introductions: *project, team*
2. Parking + Streetscape Analysis
3. Community Feedback Received to Date
4. Parking + Streetscape Strategies and Concepts
5. Next Steps + Tonight's Feedback Opportunities

Project Introduction

Study Area

Purpose of the study:

- Improve parking usage + management
- Enhance pedestrian safety + comfort
- Support streetscape amenities
(trees, outdoor seating + dining, lighting, pavements, plantings + site furnishings)

Anticipated outcomes:

- Public feedback
- Concept plans + costs
- Guide future discussions about downtown infrastructure



Parking + Streetscape Analysis

Streetscape Character Zones



ENTRY CORRIDOR



RESIDENTIAL / PARK CORRIDOR

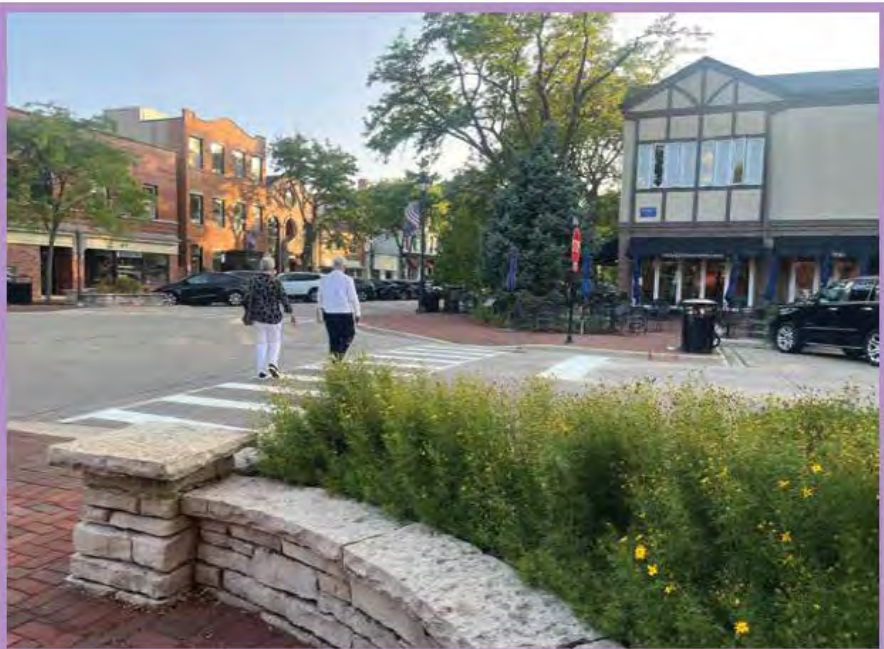


SHOPPING / DINING CORRIDOR



SERVICE CORRIDOR

Streetscape Character | Shopping + Dining



Streetscape Character | Primary + Secondary Entrances



Streetscape Character | Service + Residential / Park



Inventory of Parking

Type	Space Count
On-Street	376
Public Off-Street	<u>651</u>
Total Public	1,027
Private	<u>36</u>
Total Inventoried	1,063

DOWNTOWN PUBLIC PARKING



Parking Type

- 15 Minute Parking
- 2 Hour Parking
- B Permit
- B Permit, 2 Hour Limit
- Commuter Permit
- Commuter or B Permit
- Grand Foods Customers Only
- Handicap Parking (HC)
- All Day Parking After 9 am
- Free Parking
- 3 Hour Parking
- 4 Hour Parking



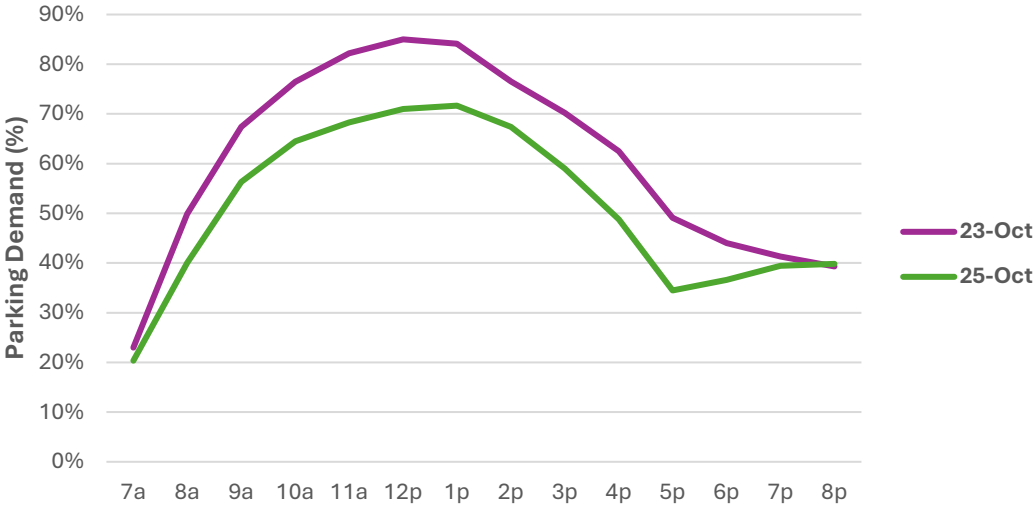
Parking Data Collection

- **Wednesday, October 23rd**
 - Parking utilization collected hourly 7:00a-9:00p
 - Typical business day
 - School in session
 - Writers Theater evening show (7:30p)
 - Partly sunny, high of 64

- **Friday, October 25th**
 - Parking utilization collected hourly 7:00a-9:00p
 - Typical Friday
 - School in session
 - Writers Theater evening show (7:30p)
 - Cloudy/partly sunny, high of 66

Hourly Parking Analysis

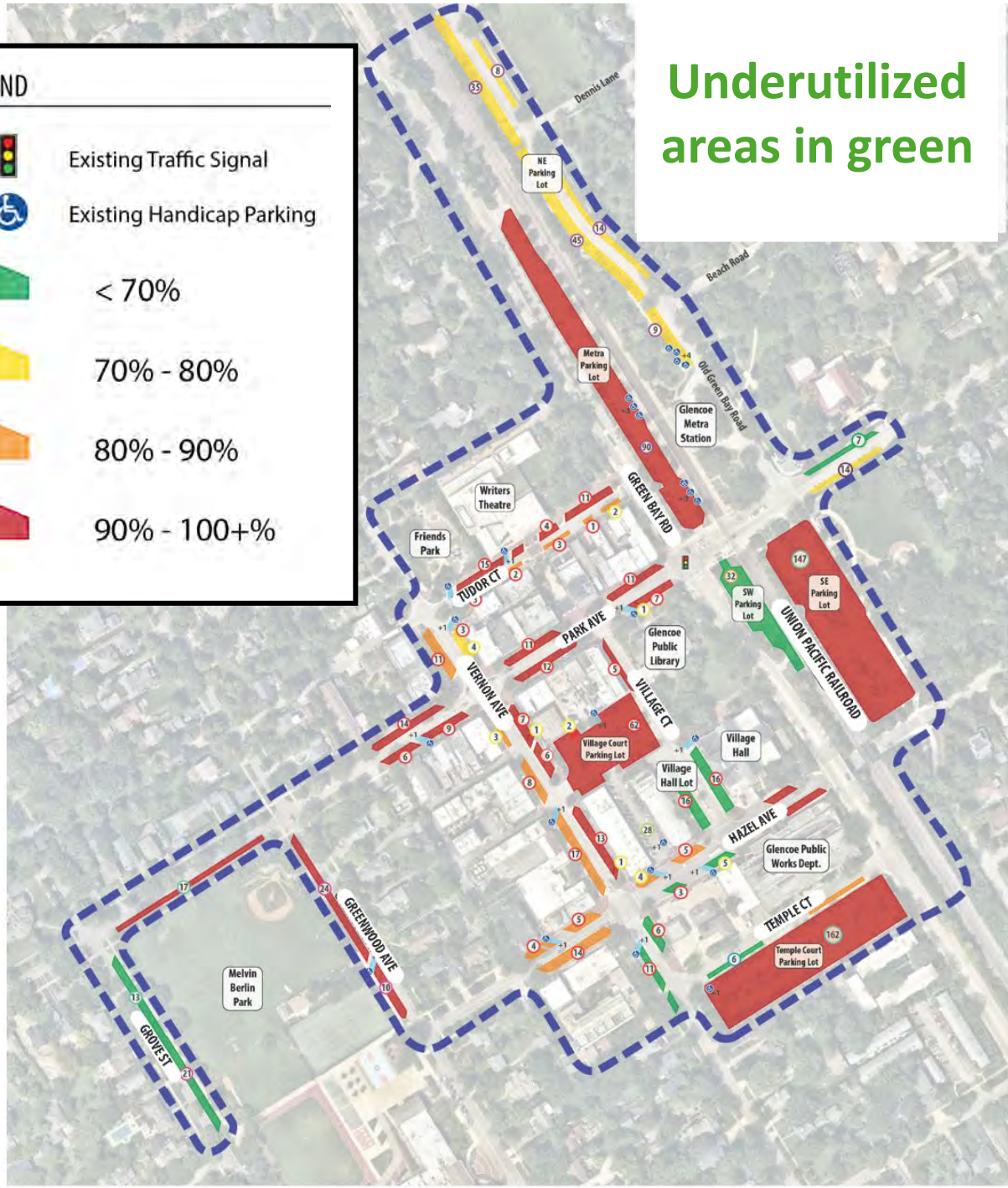
Parking Utilization, All Zones



LEGEND

- Existing Traffic Signal
- Existing Handicap Parking
- < 70%
- 70% - 80%
- 80% - 90%
- 90% - 100+%

Underutilized areas in green



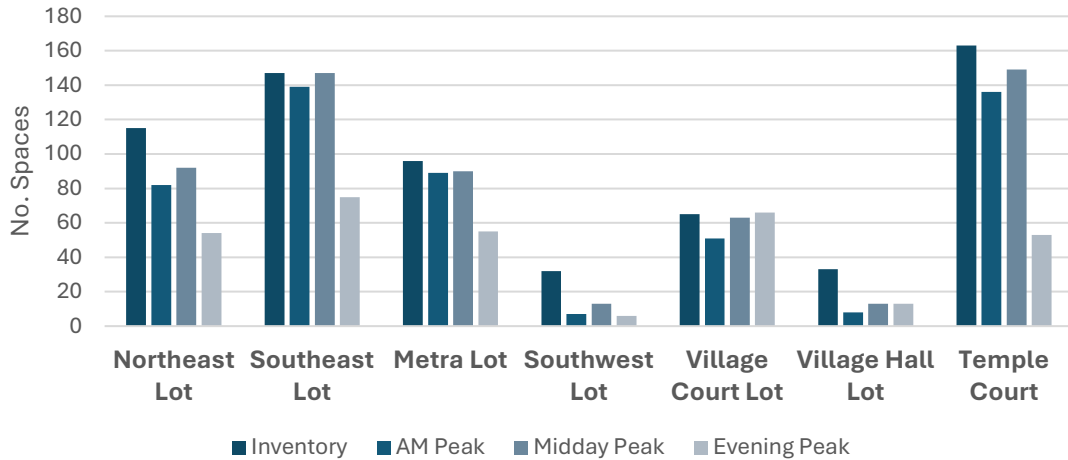
	Peak Utilization	
	Wed 23-Oct	Fri 25-Oct
Off-Street	85%	66%
On-Street	85%	82%
Combined	85%	72%

Utilization by Lot

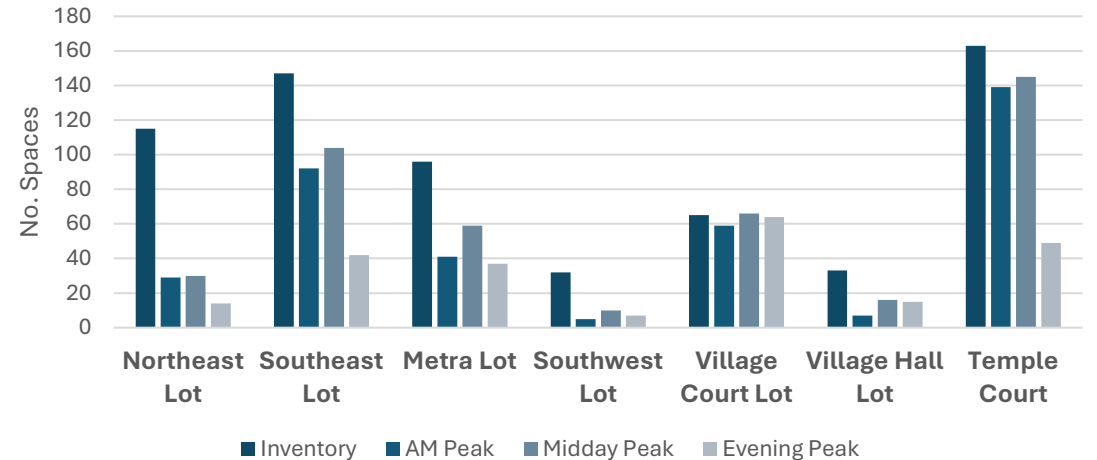
Parking demand in lots peaks midday then goes down except for Village Court Lot.

Lot	Total
Northeast Lot	115
Southeast Lot	147
Metra Lot	96
Southwest Lot	32
Village Court Lot	65
Village Hall	33
Temple Court Lot	163
Total	651

Peak Demand by Lot
Wednesday



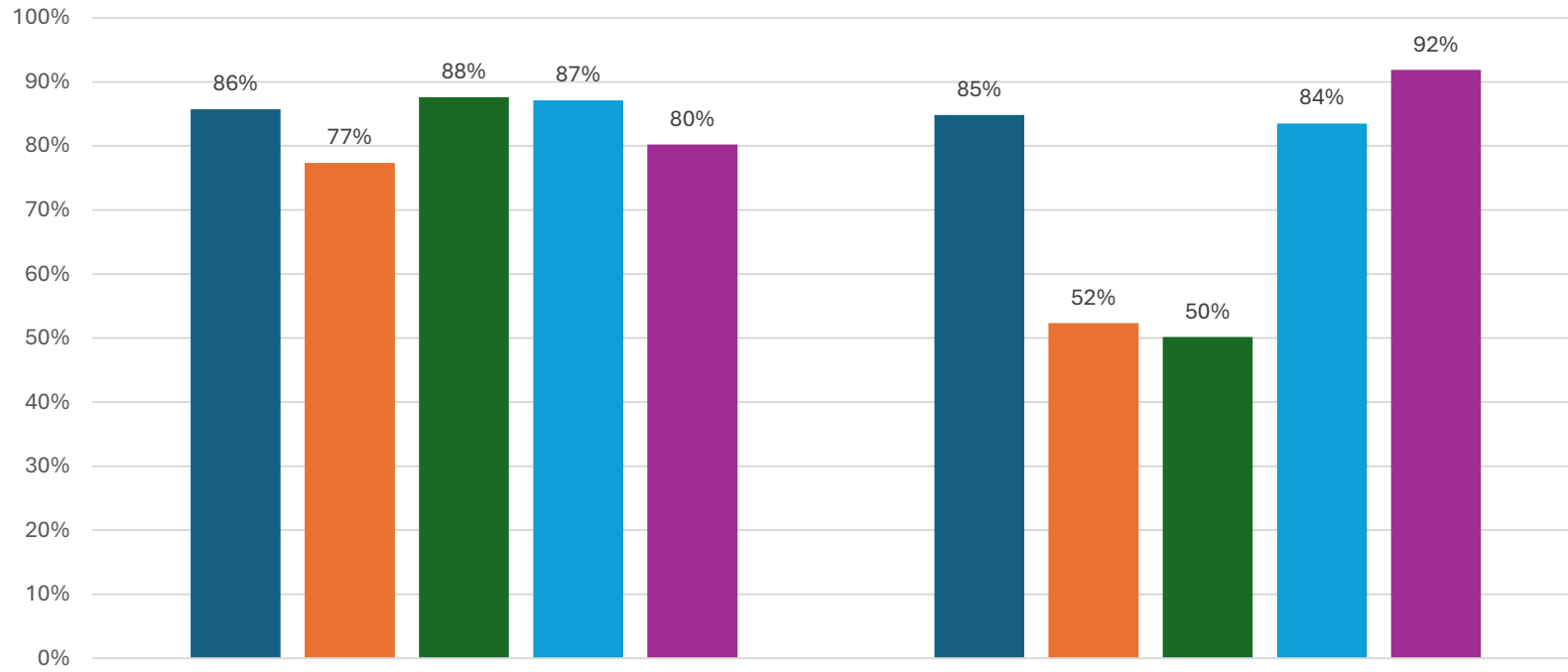
Peak Demand by Lot
Friday



AM: 7-10a
 Midday: 11a-4p
 PM: 5-9p

Zone Analysis

Zones	Inventory	Wednesday		Friday	
		Peak Demand	Surplus	Peak Demand	Surplus
Zone 1: Core	336	288	+48	285	+51
Zone 2: Green Bay Rd	128	99	+29	67	+61
Zone 3: East	283	248	+35	142	+141
Zone 4: South	194	169	+25	162	+32
Zone 5: West	86	69	+17	79	+7



■ Zone 1: Core
 ■ Zone 2: Green Bay Road
 ■ Zone 3: East
 ■ Zone 4: South
 ■ Zone 5: West

Turnover Analysis

2-hour spaces

Average duration: **84 minutes**

15-minute spaces

Average duration: **23 minutes**

Average turnover: **7 cars / day** use each space



Walgreens
9.8 cars/day



Vernon
9.3 cars/day



Village Court Lot
5.0 cars/day



Little Red Hen
6.0 cars/day



OK Cleaners
4.3 cars/day



Post Office
7.0 cars/day

Community Feedback Received to Date

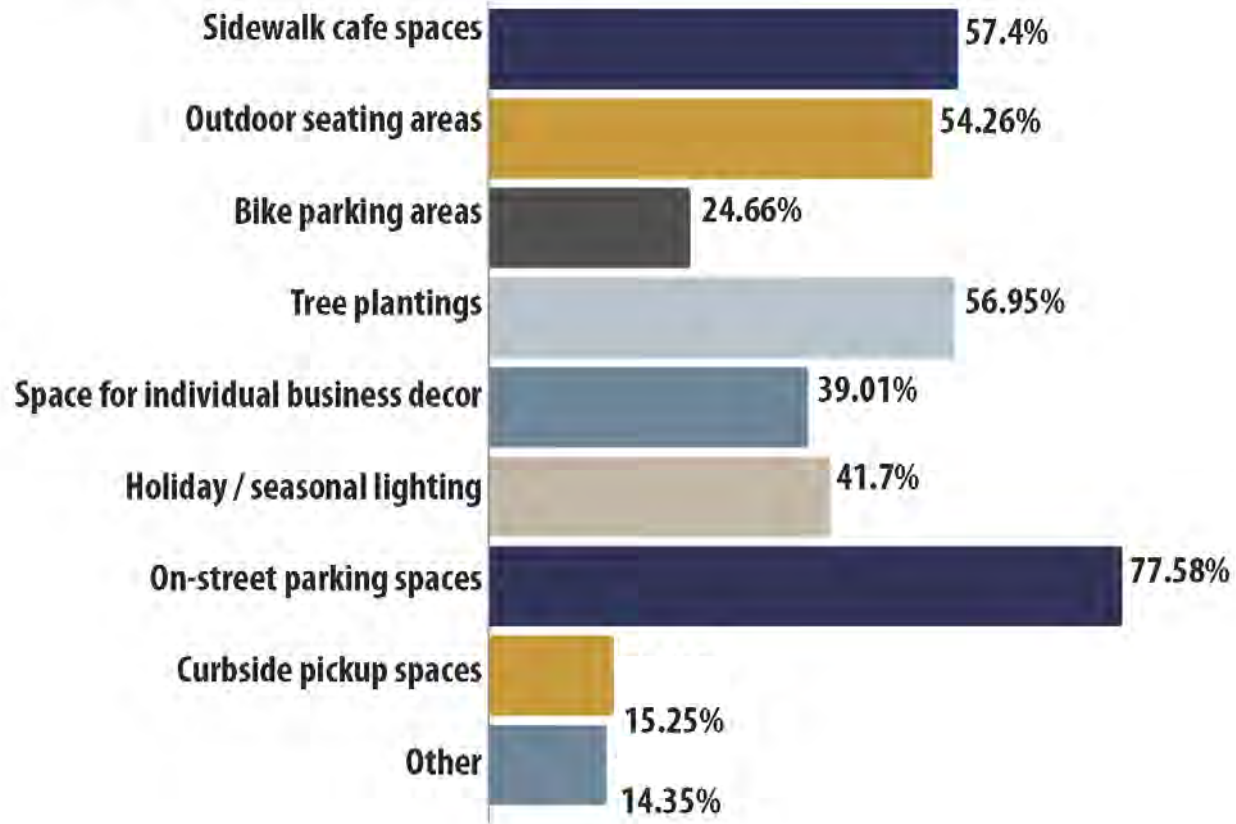
Public Feedback Survey

- **Community Participants:** *228 responses*
- **Survey Dates:** *Nov 26, 2024 – Jan 24, 2025*
- **Distribution:** Village website, social media, newsletters

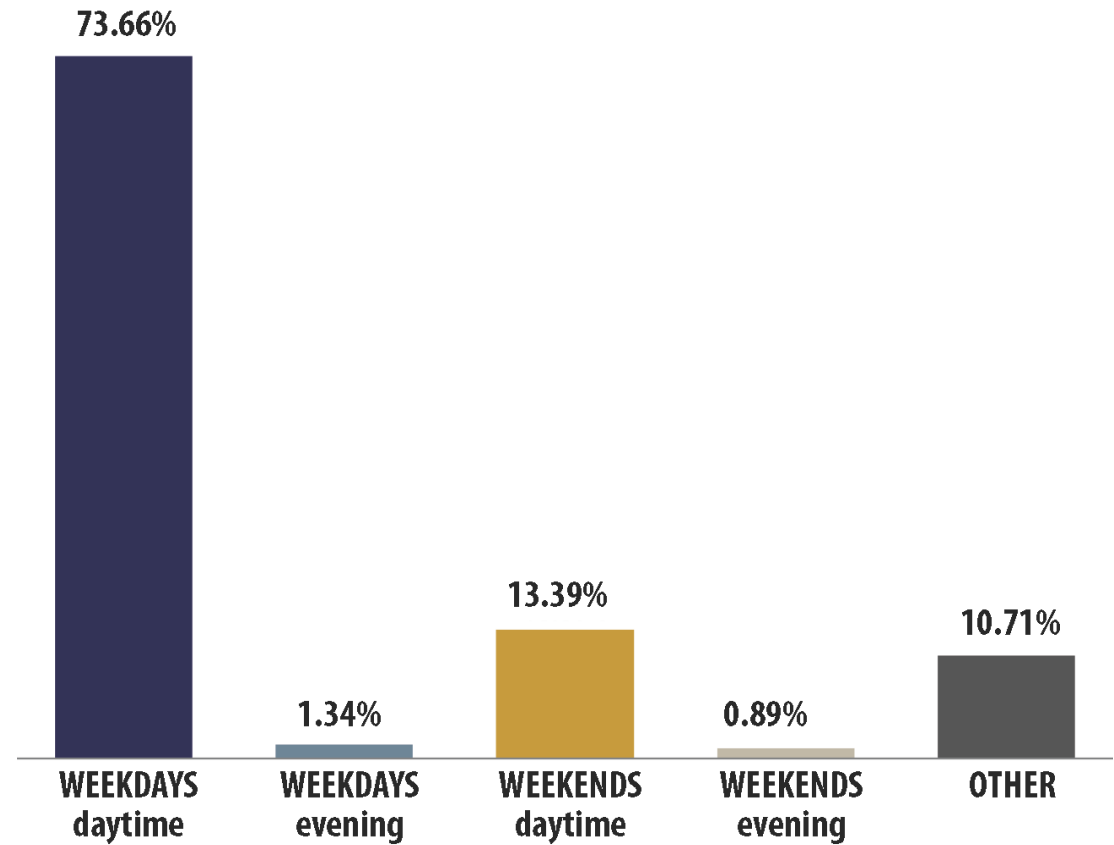
Focus Group Meetings

- **Resident Focus Groups:** *February 24, Hometown, 25 participants*
- **Business Focus Groups:** *April 9, Village Hall, 8 participants*

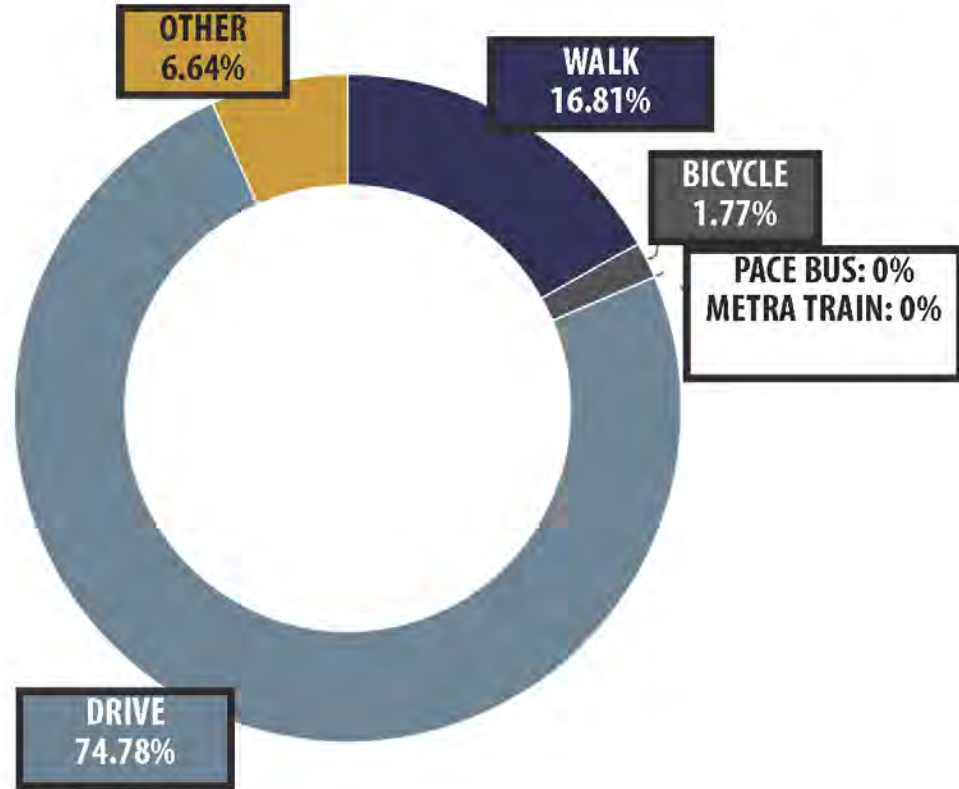
Which streetscape functions provide the most value to Downtown?



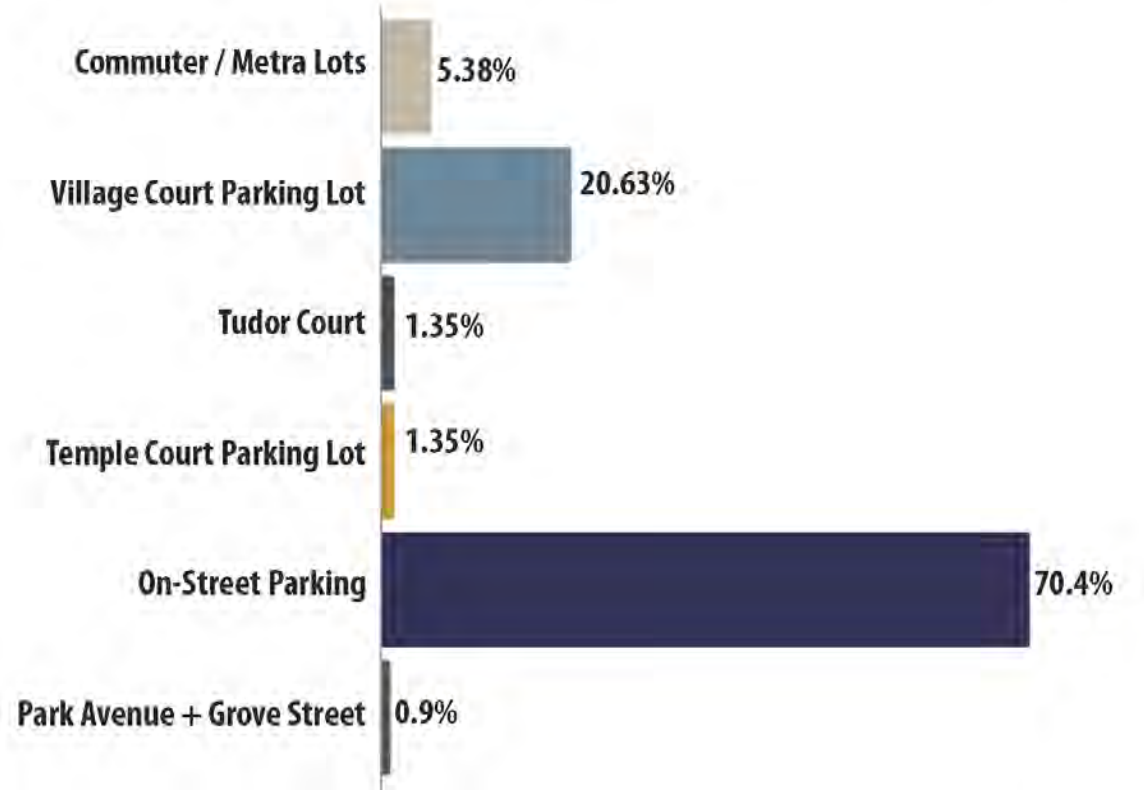
When do you visit Downtown?



How do you travel to Downtown?



Where do you typically park?



What about the Downtown streetscape is special and should be maintained?

1. Old world charm + upscale feel
2. Vibrant shops, restaurants + services
3. Walkable downtown + historic buildings
4. Outdoor seating + dining
5. Green spaces, brick sidewalks, tree lighting

What about the Downtown streetscape should be improved or enhanced?

1. Add parking; Reallocate short term to long term spaces
2. Consider alternative parking management strategies
3. Remove privatized outdoor dining in public spaces
4. Improve pedestrian safety
5. Widen + declutter sidewalks
6. Add more seating areas + landscaping
7. Don't overdo it!

Parking + Streetscape Strategies and Concepts

Strategies



1. Calm traffic + improve crosswalks
2. Expand sidewalk bumpouts
3. Widen sidewalks
4. Consolidate driveways
5. Increase parking supply
6. Establish community gathering spaces
7. Enhance Green Bay Rd crossings + landscaping
8. Develop a materials palette that builds upon the existing streetscape

Strategies

Increase Parking Turnover



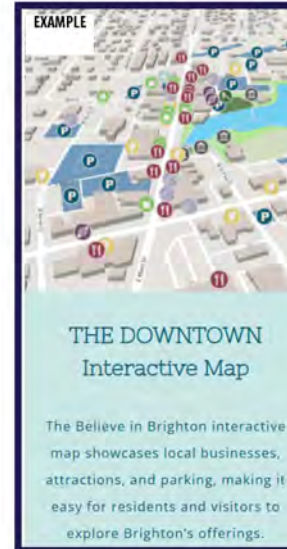
- Pilot targeted / flexible paid parking + use of technology
- Consistent enforcement

Reallocate Supply



- Reallocate underutilized spaces
- Relocated reserved spaces to more remote locations

Improve Marketing/Outreach



- Rename / brand parking lots
- Create interacting parking maps
- Outreach to businesses about employee parking

Parking Signage + Wayfinding



- Parking wayfinding plan with rebranded lot names
- Improve parking messaging

Increase Remote Parking Use



- Enhance ped/bike connections across Green Bay Road
- Explore valet service during peak times
- Explore shared parking assets.

Promote Alternative Modes/Welcome Bikes



- Traffic calming features
- Increase bike parking
- Improve trail access
- Highlight walking / biking distances

Existing Parking Supply

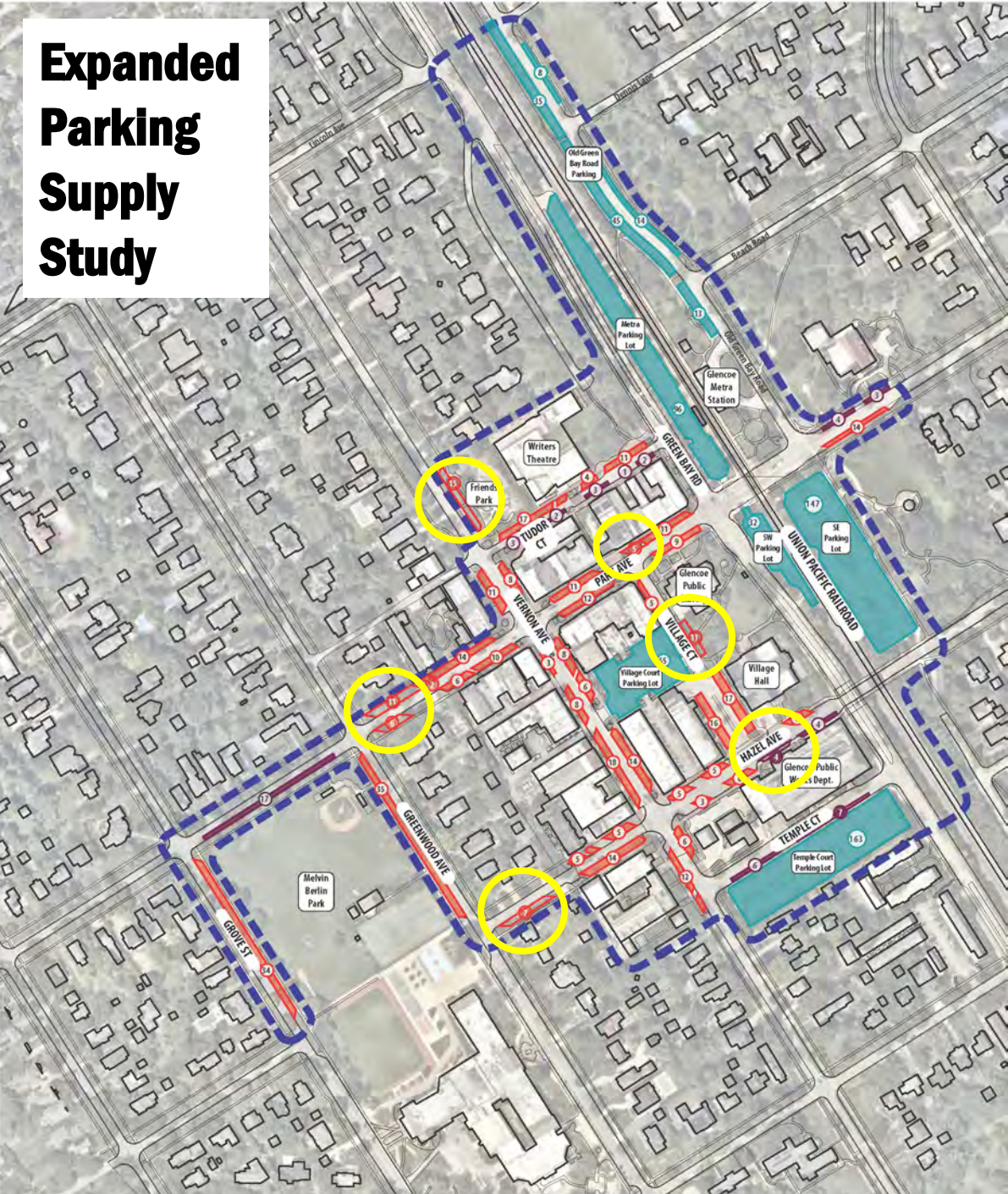


Street parking subtotal: 412

Public parking lot subtotal: 618

Total Parking: 1,030

Expanded Parking Supply Study



Street parking subtotal: 480

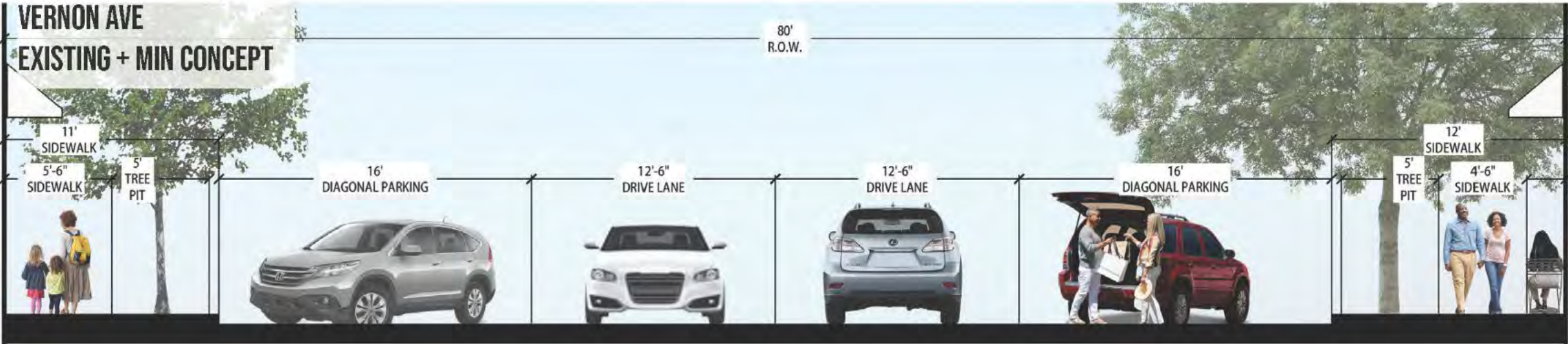
Public parking lot subtotal: 618

Total Parking: 1,098

Total Increase from Existing: 68

Min Streetscape Concept

Maintain existing travel lanes and diagonal parking on Vernon Ave; Expand corner bumpouts for seating and gathering



Min Streetscape Concept | *view looking south along Vernon Ave*

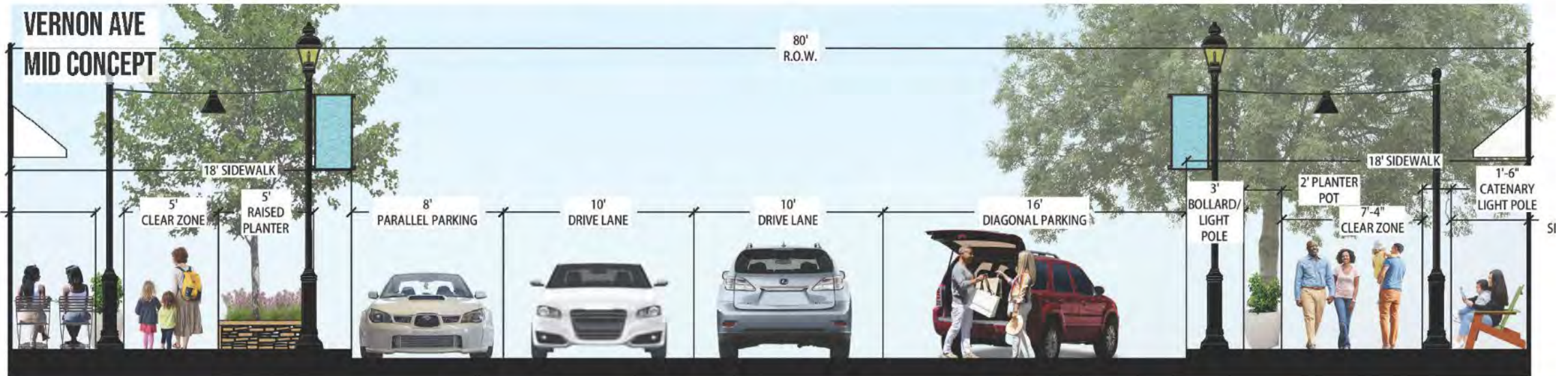
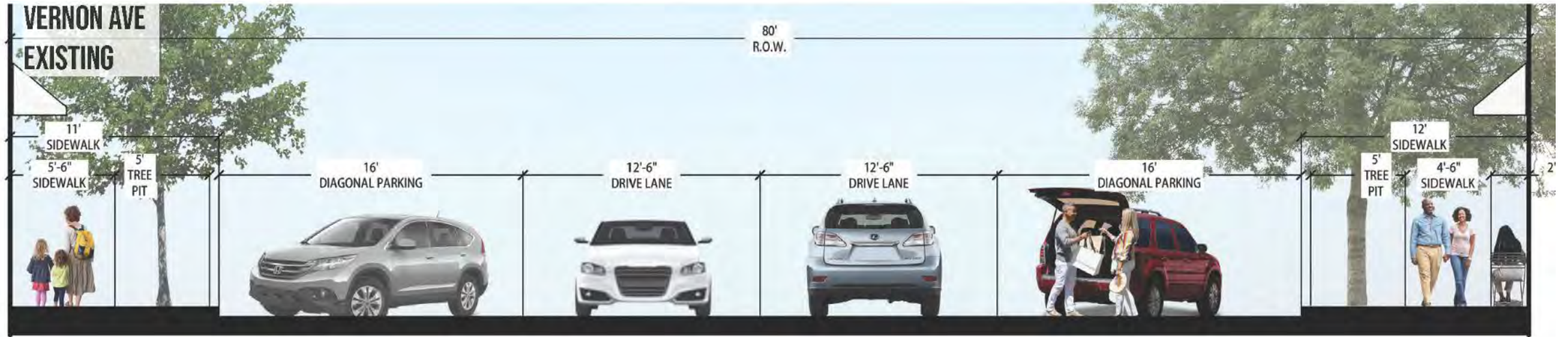
Maintain existing travel lanes and diagonal parking on Vernon Ave; Expand corner bumpouts for seating and gathering



Parking Impacts:
On-street parking: -16
(expanded bumpouts)
Public parking lots: no change

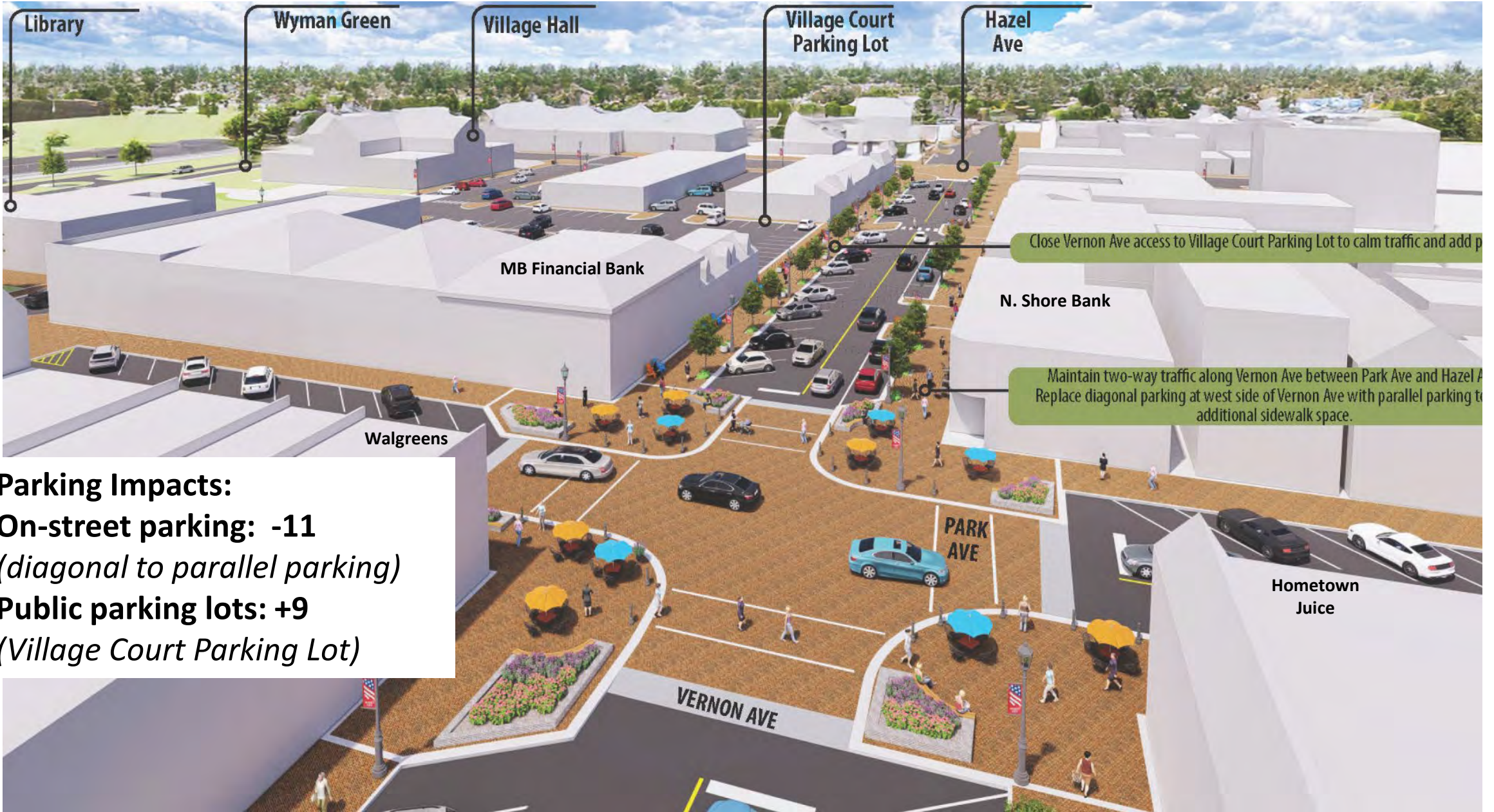
Mid Streetscape Concept

Maintain existing travel lanes on Vernon Ave; Convert one row of diagonal to parallel spaces for wider sidewalks



Mid Streetscape Concept | *view looking south along Vernon Ave*

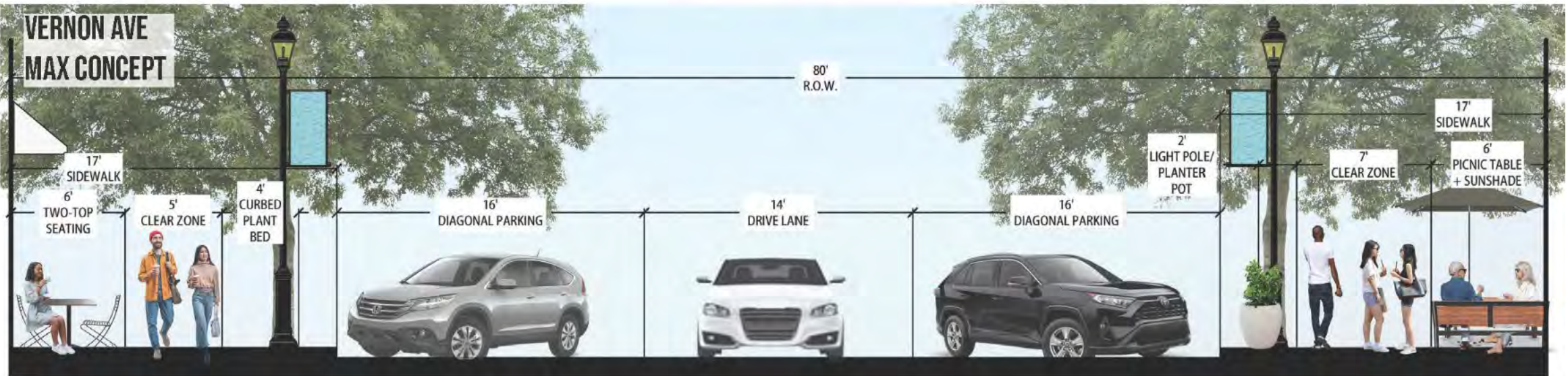
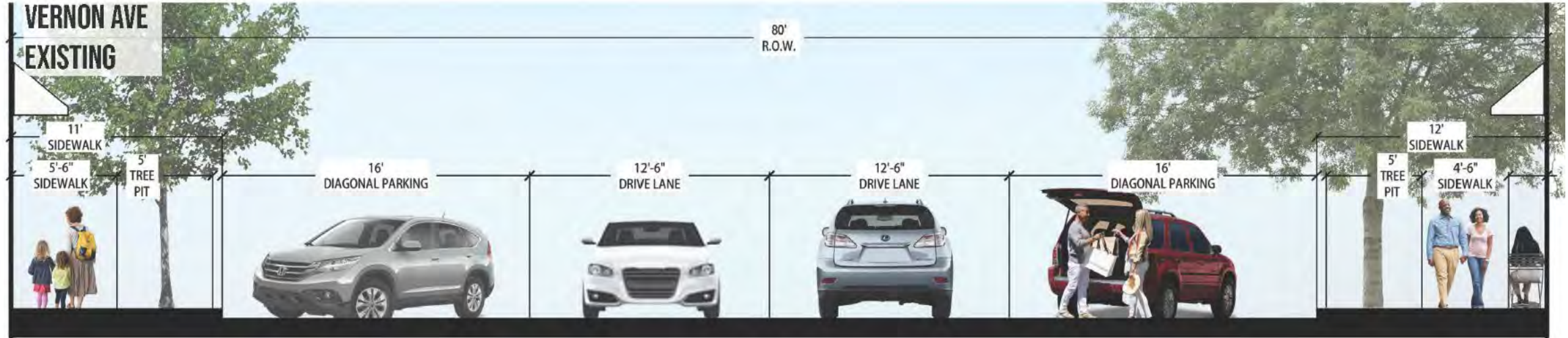
Maintain existing travel lanes on Vernon Ave; Convert one row of diagonal to parallel spaces for wider sidewalks



Parking Impacts:
On-street parking: -11
(diagonal to parallel parking)
Public parking lots: +9
(Village Court Parking Lot)

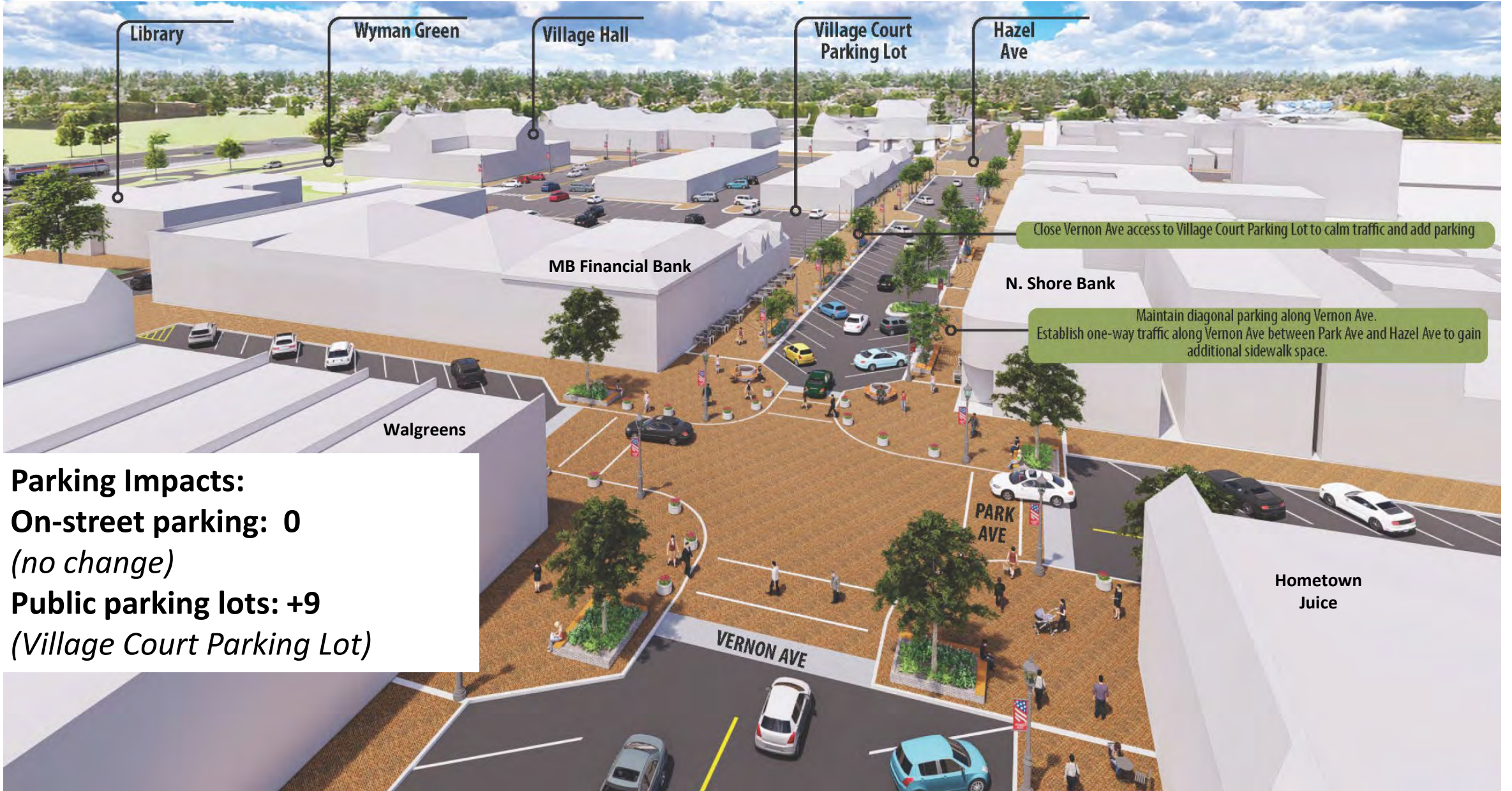
Max Streetscape Concept

Maintain two rows of diagonal parking on Vernon Ave; Convert two-way travel lanes to one-way SB for wider sidewalks



Max Streetscape Concept | *view looking south along Vernon Ave*

Maintain two rows of diagonal parking on Vernon Ave; Convert two-way travel lanes to one-way SB for wider sidewalks



Parking Impacts:
On-street parking: 0
(no change)
Public parking lots: +9
(Village Court Parking Lot)

Close Vernon Ave access to Village Court Parking Lot to calm traffic and add parking

Maintain diagonal parking along Vernon Ave.
Establish one-way traffic along Vernon Ave between Park Ave and Hazel Ave to gain additional sidewalk space.

Wyman Green Placemaking



Performance Stage



Terraced Seating



Hammocks



Tables and Chairs



Nature Play



Open Lawn



Bench Swings



Shade Shelter

Next Steps + Tonight's Feedback Opportunities

HELP US EVALUATE THE VERNON AVENUE STREETScape SCENARIOS BETWEEN PARK AVENUE AND HAZEL AVENUE

Use your stickers to select your preferences for the two questions below

QUESTION #1

THE MIN CONCEPT REALLOCATES 18 PARKING SPACES FOR WIDENED BUMPOUT AREAS.
DOES THIS CONCEPT PROVIDE VALUE TO THE STREETScape?
PLACE YOUR STICKER IN ONE BOX BELOW.

YES

NO

VERNON AVE STREETScape SCENARIOS

MIN CONCEPT:

Maintain Vernon Avenue travel lanes and diagonal parking. Expand corner bumpouts to provide additional amenity spaces.



QUESTION #2

USE (1) STICKER TO SELECT YOUR PREFERRED CONCEPT BELOW

MIN CONCEPT
(VOTE HERE)

THE MID CONCEPT REMOVES 11 ON-STREET SPACES AND ADDS 9 VILLAGE COURT PARKING SPACES FOR A NET LOSS OF 2 SPACES TO CREATE WIDENED SIDEWALKS.
DOES THIS CONCEPT PROVIDE VALUE TO THE STREETScape?
PLACE YOUR STICKER IN ONE BOX BELOW.

YES

NO

MID CONCEPT:

Reduce Vernon Ave traffic lane widths, convert west diagonal parking to parallel parking to provide widened sidewalks.



MID CONCEPT
(VOTE HERE)

THE MAX CONCEPT REMOVES 0 ON-STREET SPACES AND ADDS 9 VILLAGE COURT PARKING SPACES FOR A NET GAIN OF 9 SPACES TO CREATE WIDENED SIDEWALKS.
DOES THIS CONCEPT PROVIDE VALUE TO THE STREETScape?
PLACE YOUR STICKER IN ONE BOX BELOW.

YES

NO

MAX CONCEPT:

Maintain diagonal parking along Vernon Ave and establish one-way traffic to provide widened sidewalks.



MAX CONCEPT
(VOTE HERE)



EXISTING STREETScape MATERIALS + PRODUCTS:

Which materials and products should be protected or reused in the future streetscape Plan? Please select your preferences.



Precast Concrete Planter Pots



Straight Wood Benches with Backs and Arms



Limestone Seatwall Planters



Decorative Light Poles and Banners



Curved Wood Benches with Arms



Bench Toppers on Seatwalls with Backs and Arms



Decorative Light Bollards



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NEW STREETScape MATERIALS + PRODUCTS:

Which materials and products should be considered for the streetscape Plan? Please select your preferences.

SEATING

Bench Mounted to Stone Planter Wall



Bench Mounted to Concrete Planter Wall



Wood and Metal Bench - A



Wood and Metal Bench - B



Wood Seatwall and Metal Planter



INPUT ACTIVITY:
USE UP TO (2) STICKERS TO
SELECT YOUR PREFERRED
ENHANCEMENTS FOR EACH
CATEGORY
USE THE POST-IT NOTES TO ADD
YOUR COMMENTS

PLANTER POTS

Planter A - Cast Limestone



Planter B - Precast Concrete



Planter C - Metal and Rotomolded



Planter D - Precast Concrete



PROTECTIVE BOLLARDS

Bollard A - Metal



Bollard B - Metal



Bollard C - Metal



Bollard D - Precast Concrete



Timeline + Next Steps

STREETSCAPE + PARKING ANALYSIS	October – December 2024
COMMUNITY SURVEY	November 26, 2024 – January 24, 2025
RESIDENT FOCUS GROUP MEETINGS	February 27, 2025
BUSINESS FOCUS GROUP MEETINGS	April 9, 2025
CONCEPT PLAN DEVELOPMENT	April - May 2025
PUBLIC OPEN HOUSE MEETING	June 2, 2025
VILLAGE BOARD MEETING #1	Summer 2025
DRAFT STREETSCAPE + PARKING PLAN	Late Summer 2025
VILLAGE BOARD MEETING #2	Fall 2025
FINAL STREETSCAPE + PARKING PLAN	Late Fall 2025



Thank you!

WELCOME TO THE PUBLIC OPEN HOUSE!

PROJECT INTRODUCTION

PROJECT SCOPE + STUDY AREA:

This planning project is focused on balancing Downtown Glencoe's parking supply and management with a vibrant and welcoming streetscape environment.

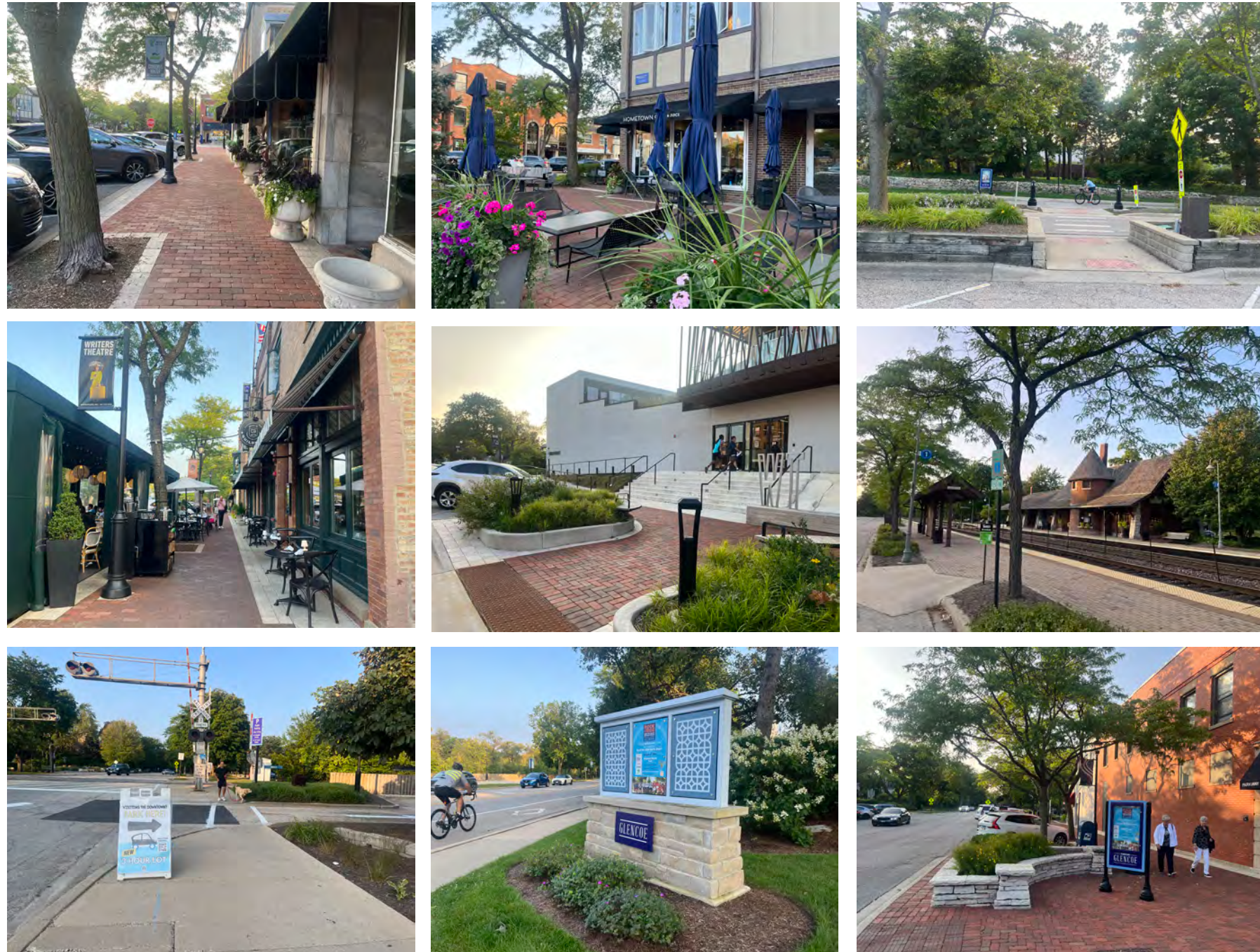
The study area is focused on Village controlled public rights of way and the study area limits are identified on the map.

Throughout this study, the Village is seeking public feedback about desired improvements via online surveys and public meetings.

The results of this study will be a Concept Plan that will be used by the Village to guide future improvements within Downtown Glencoe.



ANTICIPATED PROJECT TIMELINE



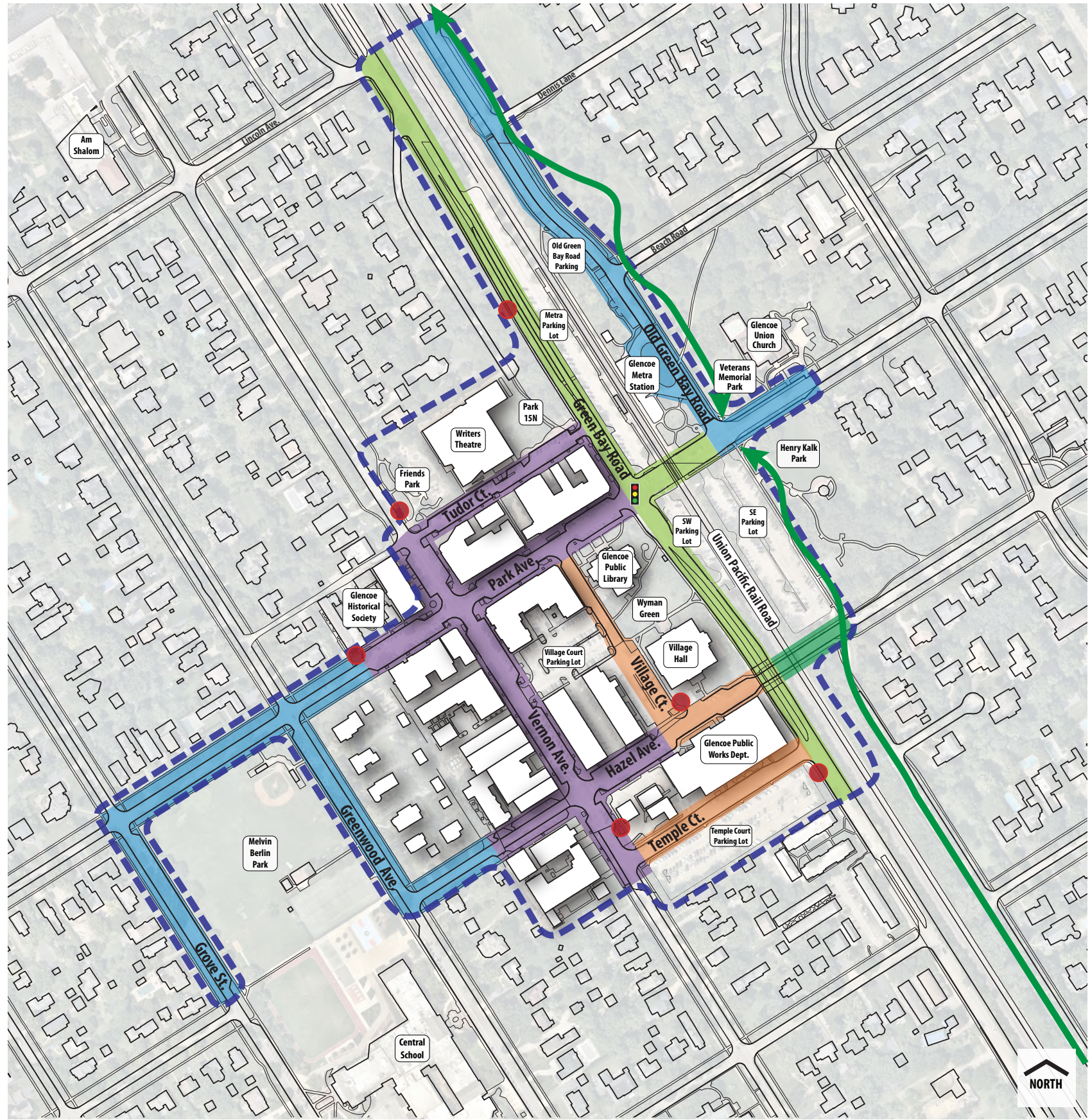
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EXISTING STREETScape CONDITIONS AND CHARACTER



LEGEND

-  Existing Traffic Signal
-  Entry Corridor
-  Secondary Entry Corridor
-  Residential / Park Corridor
-  Shopping / Dining Corridor
-  Service Corridor
-  Green Bay Trail
-  Downtown Gateway Signs



ENTRY CORRIDOR



RESIDENTIAL / PARK CORRIDOR



SHOPPING / DINING CORRIDOR



SERVICE CORRIDOR



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EXISTING STREETScape CONDITIONS AND CHARACTER

SHOPPING / DINING CORRIDOR



ENTRY CORRIDOR



SECONDARY ENTRY CORRIDOR

SERVICE CORRIDOR



RESIDENTIAL / PARK CORRIDOR



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COMMUNITY SURVEY | SUMMARY OF RESPONSES

The purpose of the community survey was to hear feedback about issues and opportunities related to parking and placemaking in Downtown Glencoe.

Community Participants: 228 responses
 Survey Dates: Nov 26, 2024 – Jan 24, 2025
 Distribution: Village website, social media, newsletters

Q1: WHAT ABOUT DOWNTOWN IS SPECIAL AND SHOULD BE MAINTAINED?

Community response themes:

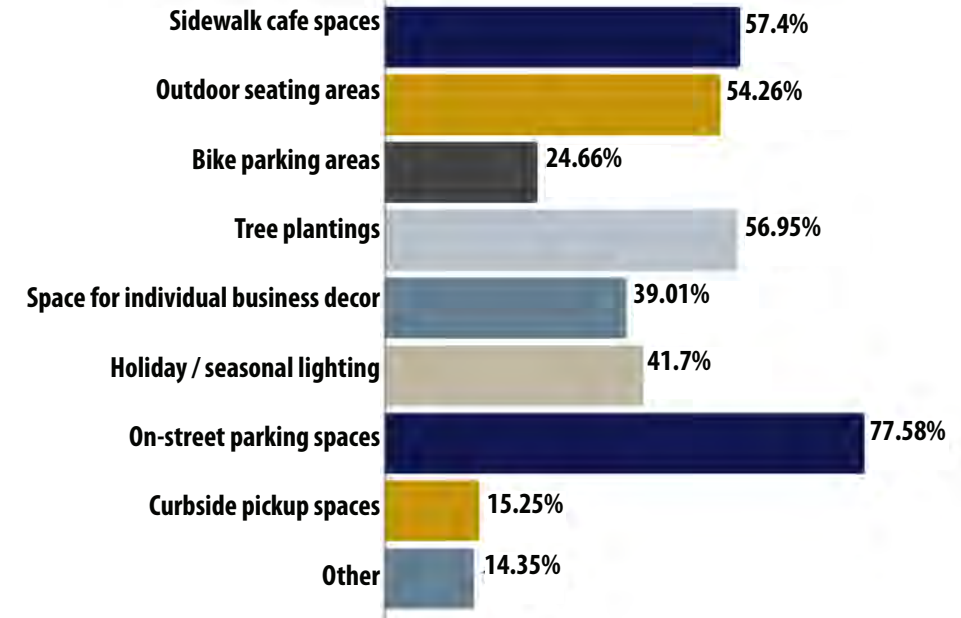
1. Old World Charm, Upscale Feel
2. Vibrant shops, restaurants + services
3. Walkable downtown (human scale buildings + wide sidewalks)
4. Historic buildings
5. Green spaces (parks and plantings)
6. Holiday lighting
7. Brick sidewalks
8. Outdoor seating + dining
9. Corner bumpouts + sidewalk gathering spaces

Q2: WHAT ABOUT DOWNTOWN SHOULD BE IMPROVED OR ENHANCED?

Community response themes:

1. Provide more parking + reallocate short term spaces to longer term spaces
2. Consider alternative parking management strategies
3. Remove privatized outdoor dining in public spaces
4. Enhance crosswalks for visibility and safety (decorative treatments + signage)
5. Unify the appearance of the streetscape, it currently looks plain
6. Add more seating areas + landscaping
7. Improve parking enforcement (U-turns, speeding)
8. Improve parking lot landscaping
9. Improve maintenance in winter
10. Don't overdo it!

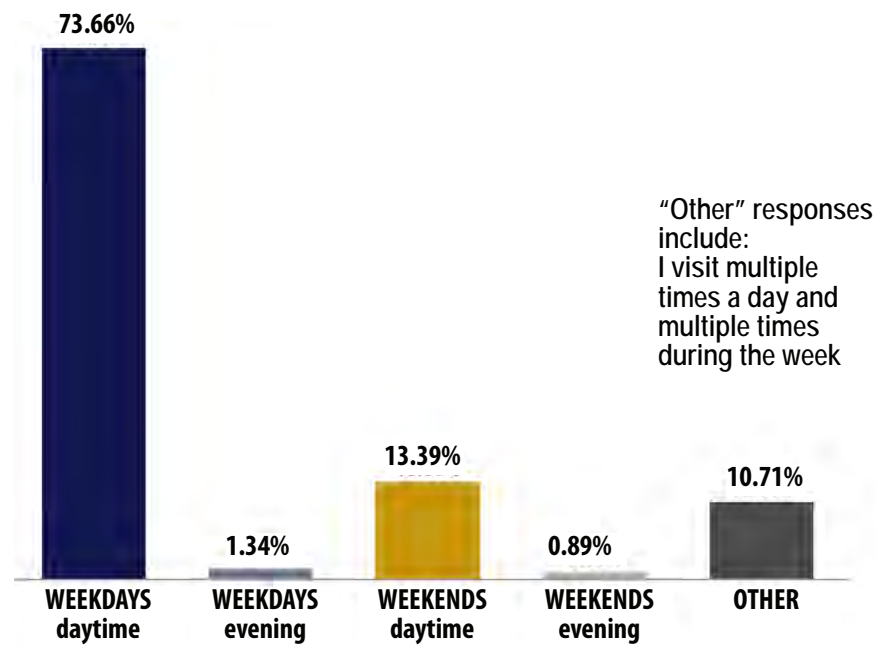
Q3: INDICATE WHICH STREETScape FUNCTIONS PROVIDE THE MOST VALUE TO GLENCOE'S DOWNTOWN BUSINESS DISTRICT.



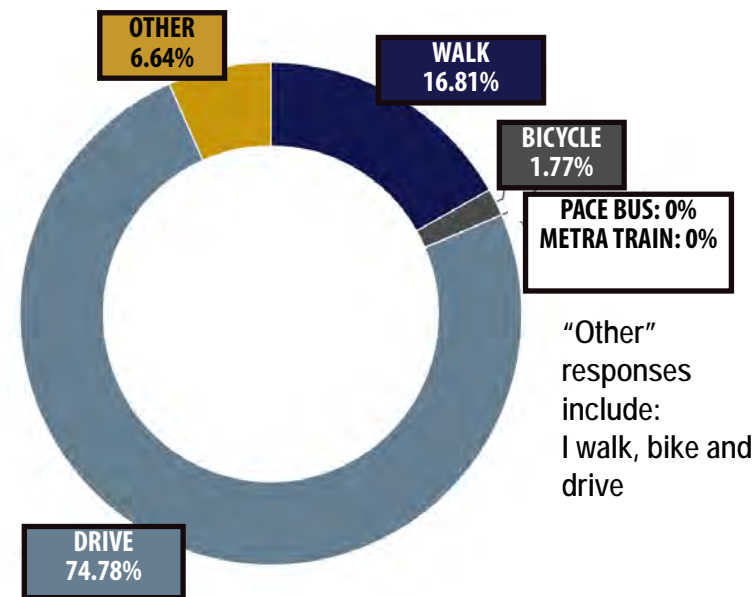
"Other" responses include:

1. Reduce clutter, provide continuous + clear sidewalk spaces.
2. Provide more parking and improved parking management.
3. Improve main intersection areas.
4. Increase maintenance.
5. Add more lighting.
6. Reconfigure parking for more people spaces.

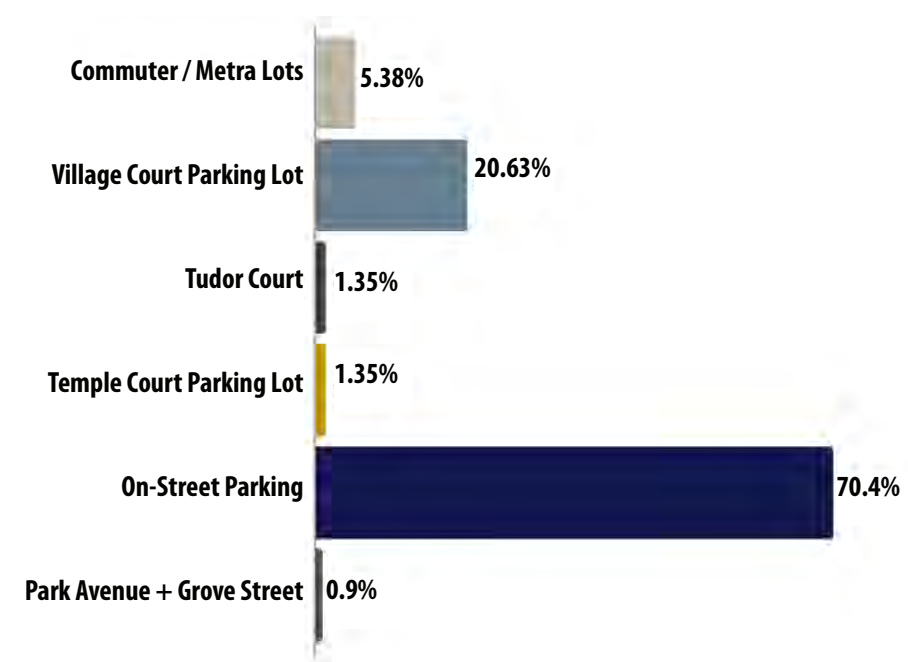
Q4: WHEN DO YOU TYPICALLY VISIT DOWNTOWN?



Q5: HOW DO YOU USUALLY TRAVEL TO DOWNTOWN GLENCOE?



Q6: WHEN VISITING DOWNTOWN BY CAR, WHERE DO YOU TYPICALLY PARK?

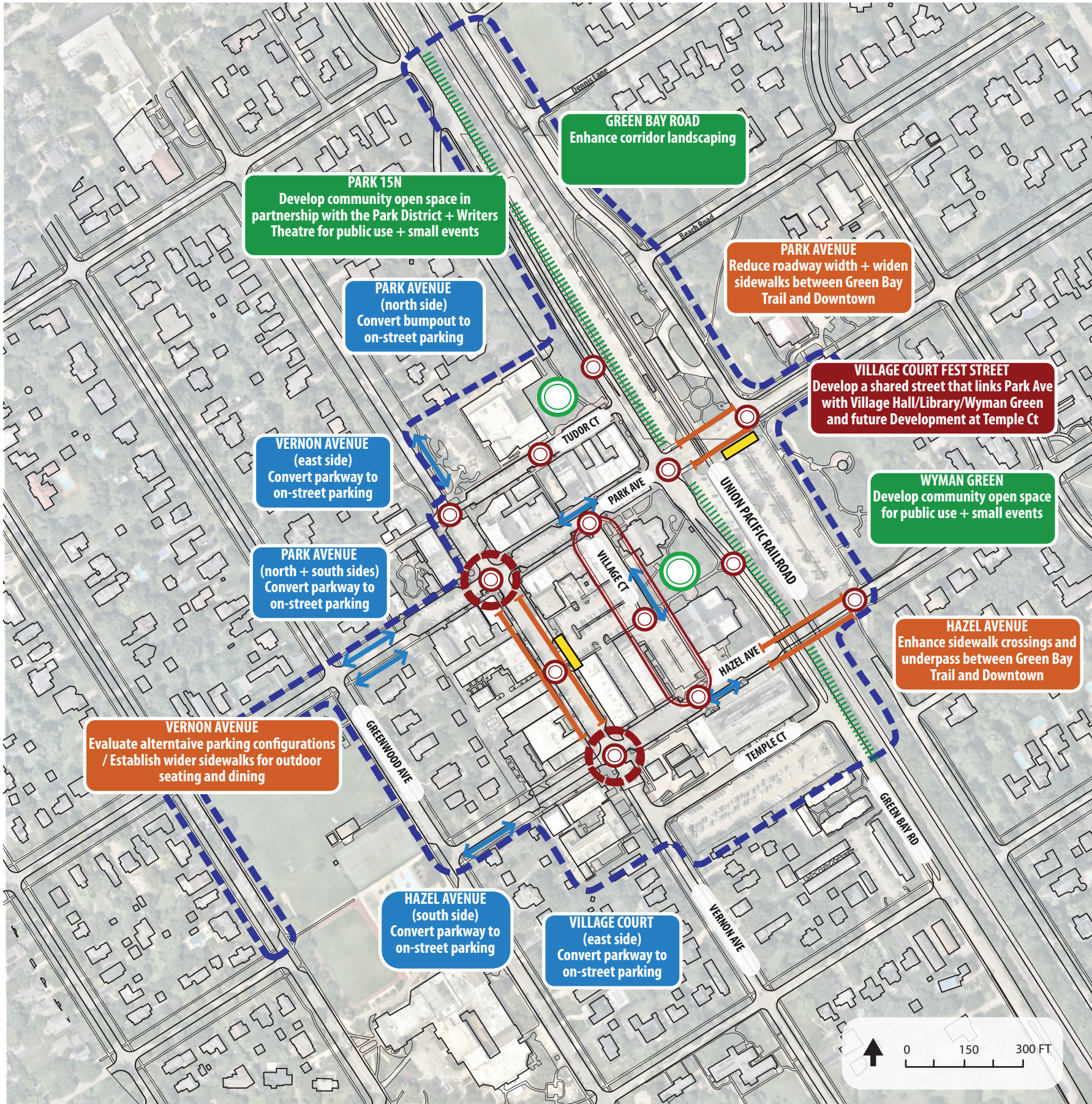


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PARKING AND STREETScape STRATEGIES



- CALM TRAFFIC + IMPROVE CROSSWALKS**
(establish raised and/or decorative intersections)
- EXPAND SIDEWALK BUMPOUTS**
(convert parking to expanded gathering spaces)
- WIDEN SIDEWALKS**
(reduce road width; convert diagonal to parallel parking)
- CLOSE / CONSOLIDATE DRIVEWAYS**
(expand pedestrian use / landscape areas)
- INCREASE PARKING SUPPLY**
(convert public parkway to parking)
- ESTABLISH COMMUNITY GATHERING SPACES**
- ENHANCE CORRIDOR LANDSCAPING**
- DEVELOP A MATERIALS PALLETTE THAT BUILDS UPON EXISTING QUALITY STREETScape MATERIALS**



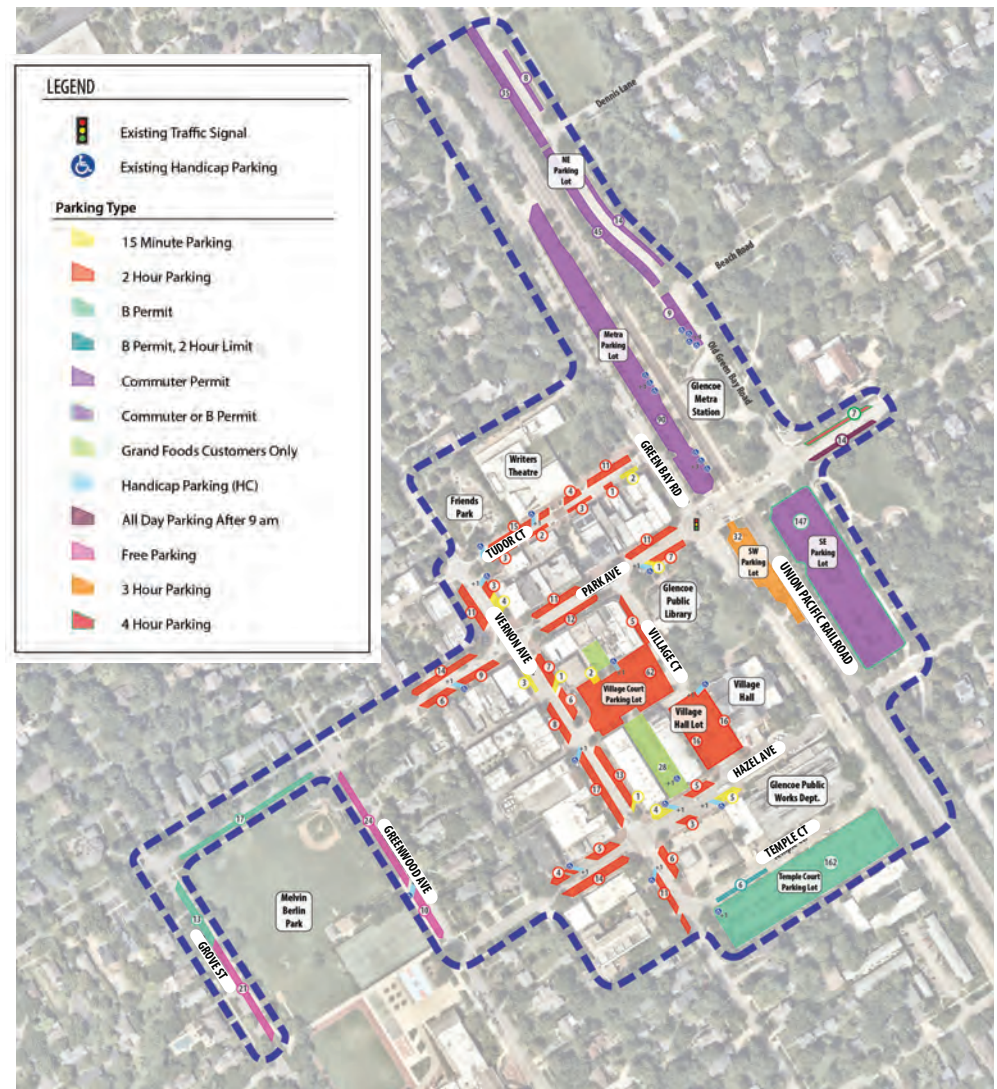
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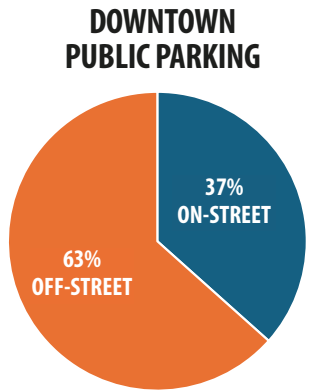


PARKING ANALYSIS SUMMARY

PARKING INVENTORY



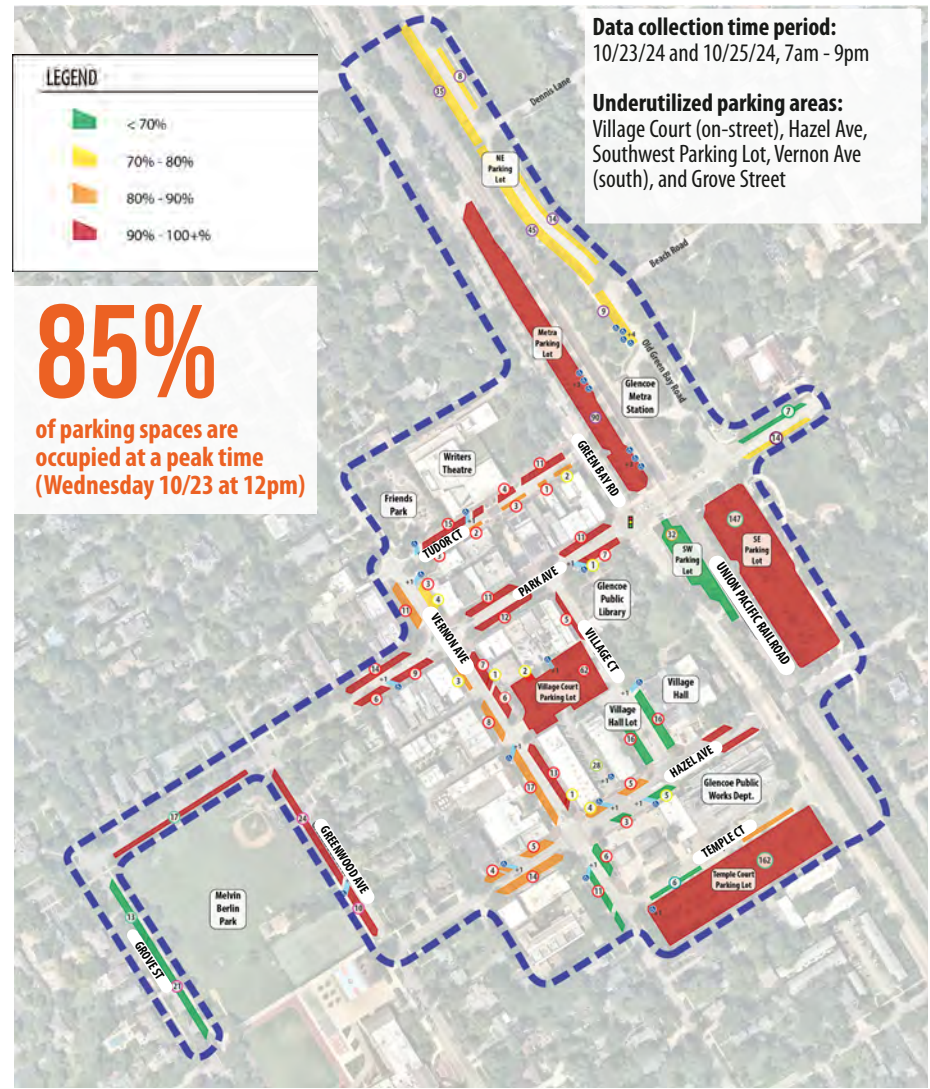
PARKING TYPE	PARKING COUNTS
On-Street Parking	376
Public Off-Street Parking	651
TOTAL PUBLIC PARKING	1,027
Private Parking	36
TOTAL INVENTORIED	1,063



PARKING TURNOVER BEHAVIOR

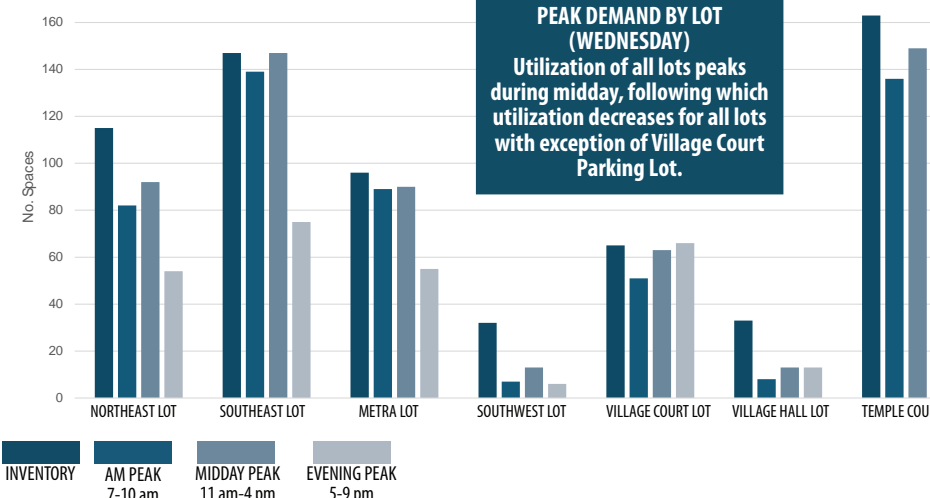
- In 15-minute spaces
 - Average duration: 23 minutes
 - 7.0 cars used each space per day
- In 2-hour spaces
 - Average duration: 84 minutes

PEAK DEMAND



	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p
Wed	23%	50%	67%	76%	82%	85%	84%	77%	70%	63%	49%	44%	41%	39%
Fri	20%	40%	56%	64%	68%	71%	72%	67%	59%	49%	34%	37%	39%	40%

OFF-STREET PARKING UTILIZATION

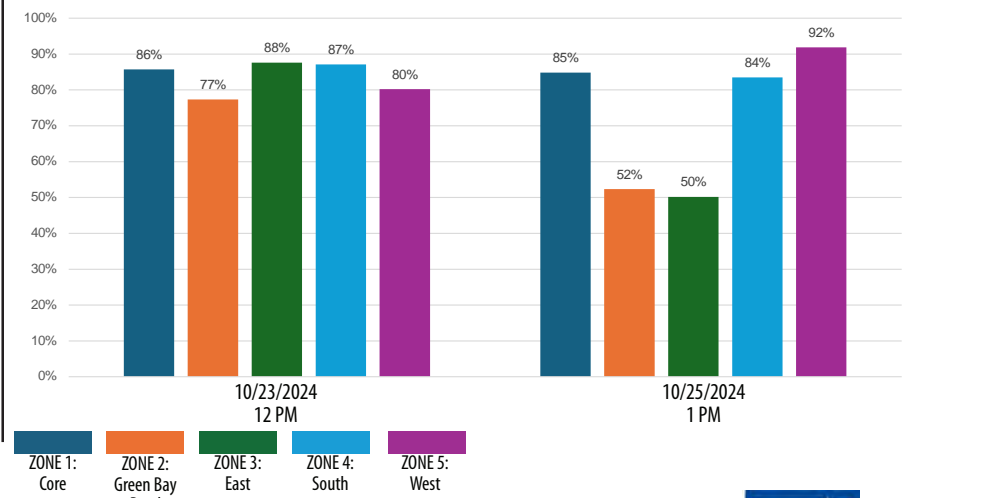


ZONE ANALYSIS



Zones	Inventory	Wednesday		Friday	
		Peak Demand	Surplus	Peak Demand	Surplus
Zone 1: Core	336	288	+48	285	+51
Zone 2: Green Bay Rd	128	99	+29	67	+61
Zone 3: East	283	248	+35	142	+141
Zone 4: South	194	169	+25	162	+32
Zone 5: West	86	69	+17	79	+7

PARKING UTILIZATION BY ZONE



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PARKING MANAGEMENT STRATEGIES

INPUT ACTIVITY:
USE THE POST-IT
NOTES TO ADD YOUR
COMMENTS

INCREASE PARKING TURNOVER



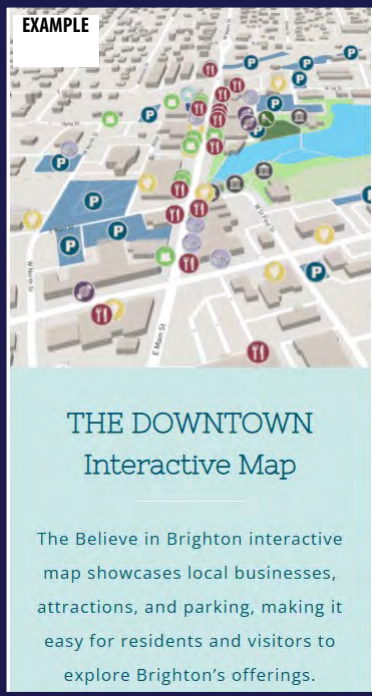
- Pilot **targeted and flexible** paid parking and the use of technology. Paid parking may be considered for specific times and locations to encourage turnover and may be adapted as needed.
- Consistent enforcement and use of existing Public Safety's license plate recognition equipment.
- Restructure parking fines.

REALLOCATE SUPPLY



- Reallocate underutilized 15-minute spaces and explore limit to number of short-term spaces per block.
- Relocate reserved on-street spaces to more remote locations.

IMPROVE MARKETING + OUTREACH



- Rename/brand parking lots to be user friendly and feature visitor lot.
- Recreate parking maps to be interactive and show walking distances.
- Prepare consistent messaging for businesses regarding parking options.
- Encourage businesses to input parking information on OpenTable, Yelp, Google.
- Outreach to businesses about employee parking.

PARKING SIGNAGE + WAYFINDING



- Parking wayfinding plan with rebranded lot names.
- Label parking type/user on signage.
- Improve messaging that commuter parking is free after 10AM.

INCREASE UTILIZATION OF REMOTE PARKING



- Enhance pedestrian and bike connections across Green Bay Road via widened sidewalks defined by landscaping, lighting and amenities.
- Explore valet service during peak times, determine times and location.
- Explore services such as pedicabs and shuttles to beach
- Explore shared parking assets.

PROMOTE ALTERNATIVE TRAVEL MODES / WELCOME BIKES



- Maximize traffic calming elements.
- Increase bike parking capacity.
- Improve trail access and trailhead signage.
- Market trail connection and proximity to downtown.
- Highlight walking/biking distances.
- Incentivize walking and biking through business partnerships and events.
- Consider / delineate that bikes share road through downtown core.

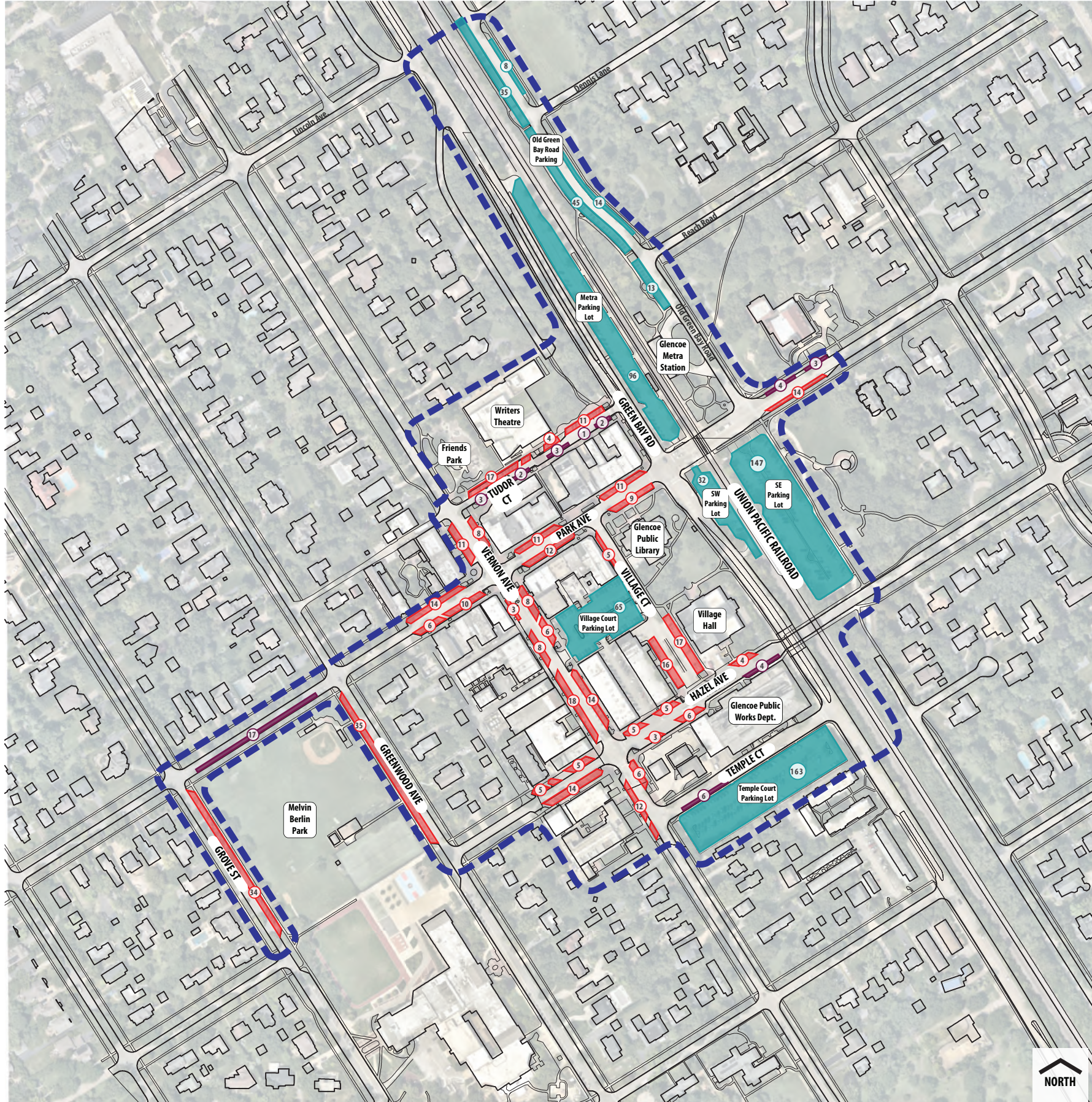


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EXISTING PARKING SUPPLY



LEGEND

-  Existing Traffic Signal
- Parking Type**
-  Existing Parallel Parking
-  Existing Angled Parking
-  Existing Perpendicular Parking

PARKING TABLE

STREET PARKING	EXISTING			TOTAL
	PARALLEL	ANGLED	PERPENDICULAR	
GROVE ST. 600 BLK (MELVIN BERLIN PARK)	0	34	0	34
PARK AVE. 400 BLK (MELVIN BERLIN PARK)	17	0	0	17
PARK AVE. WEST 300 BLK (GREENWOOD AVE. TO VERNON AVE.)	0	30	0	30
PARK AVE. EAST 300 BLK (VERNON AVE. TO GREEN BAY ROAD)	0	43	0	43
PARK AVE. 200 BLK (EAST OF GREEN BAY ROAD)	7	14	0	21
GREENWOOD AVE. 600 BLK (MELVIN BERLIN PARK)	0	35	0	35
VERNON AVE. 700 BLK (NORTH OF PARK AVE.)	0	19	0	19
VERNON AVE. NORTH 600 BLK (PARK AVE. TO HAZEL AVE.)	0	57	0	57
VERNON AVE. SOUTH 600 BLK (SOUTH OF HAZEL AVE.)	0	18	0	18
VILLAGE CT. 600 BLK	0	38	0	38
HAZEL AVE. WEST 300 (GREENWOOD AVE. TO VERNON AVE.)	0	24	0	24
HAZEL AVE. EAST 300 (VERNON AVE. TO GREEN BAY ROAD)	4	23	0	27
TEMPLE CT. 300	6	0	0	6
TUDOR CT. 300	11	32	0	43
STREET PARKING SUBTOTAL	45	367	0	412
PARKING LOTS				
OLD GREEN BAY ROAD PARKING LOT	0	0	115	115
METRA PARKING LOT	0	0	96	96
SE PARKING LOT	0	0	147	147
SW PARKING LOT	0	0	32	32
TEMPLE COURT PARKING LOT	0	0	163	163
VILLAGE COURT PARKING LOT	0	0	65	65
PARKING LOT SUBTOTAL	0	0	618	618
PARKING TOTAL				1030

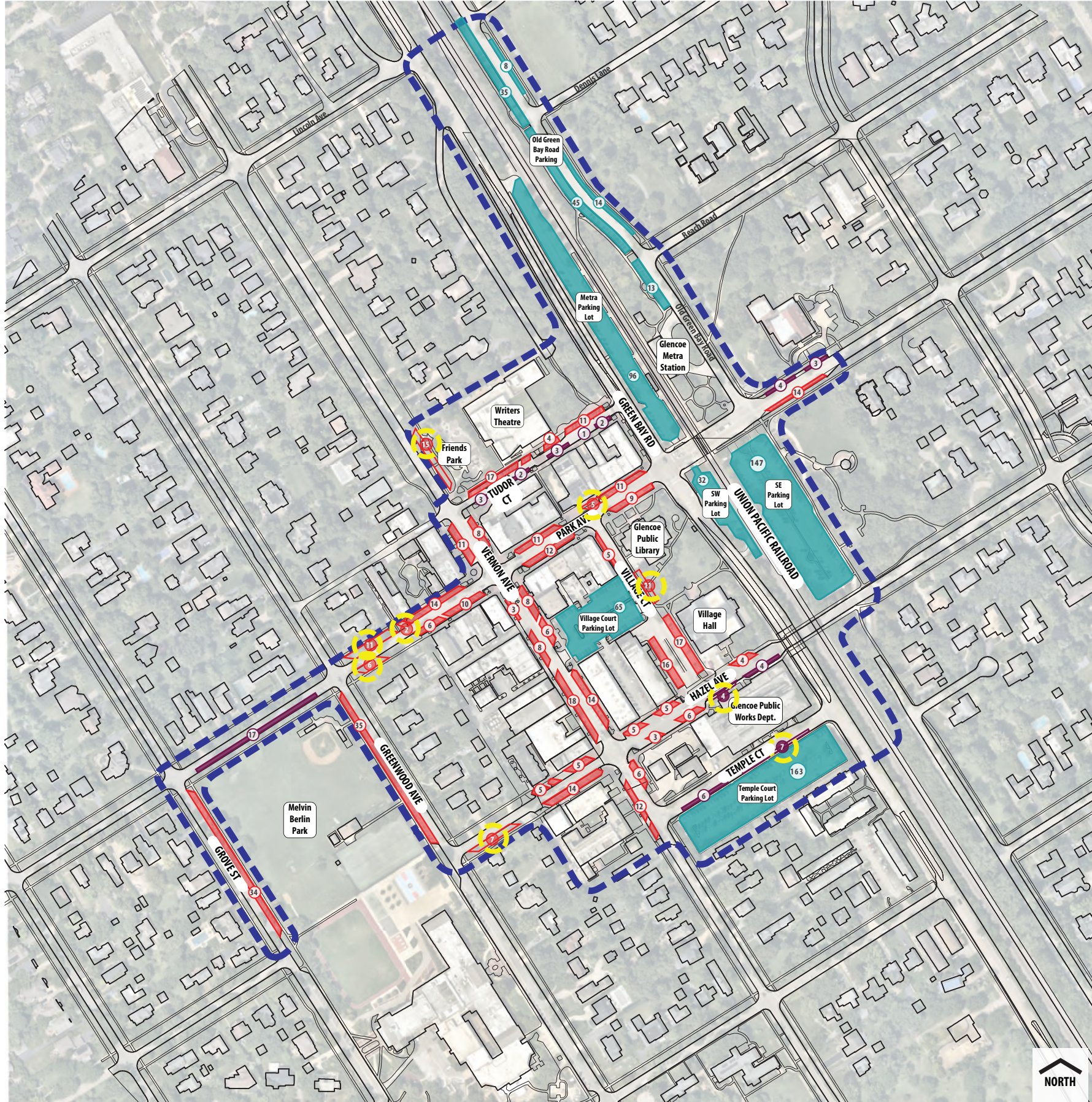


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EXPANDED PARKING SUPPLY STUDY



LEGEND

Existing Traffic Signal

Parking Type

- Existing Parallel Parking
- Existing Angled Parking
- Existing Perpendicular Parking
- Proposed Parallel Parking
- Proposed Angled Parking
- Proposed Perpendicular Parking

PARKING TABLE

STREET PARKING	MAXED			TOTAL
	PARALLEL	ANGLED	PERPENDICULAR	
GROVE ST. 600 BLK (MELVIN BERLIN PARK)	0	34	0	34
PARK AVE. 400 BLK (MELVIN BERLIN PARK)	17	0	0	17
PARK AVE. WEST 300 BLK (GREENWOOD AVE. TO VERNON AVE.)	0	49	0	49
PARK AVE. EAST 300 BLK (VERNON AVE. TO GREEN BAY ROAD)	0	48	0	48
PARK AVE. 200 BLK (EAST OF GREEN BAY ROAD)	7	14	0	21
GREENWOOD AVE. 600 BLK (MELVIN BERLIN PARK)	0	35	0	35
VERNON AVE. 700 BLK (NORTH OF PARK AVE.)	0	34	0	34
VERNON AVE. NORTH 600 BLK (PARK AVE. TO HAZEL AVE.)	0	57	0	57
VERNON AVE. SOUTH 600 BLK (SOUTH OF HAZEL AVE.)	0	18	0	18
VILLAGE CT. 600 BLK	0	49	0	49
HAZEL AVE. WEST 300 (GREENWOOD AVE. TO VERNON AVE.)	0	31	0	31
HAZEL AVE. EAST 300 (VERNON AVE. TO GREEN BAY ROAD)	8	23	0	31
TEMPLE CT. 300	13	0	0	13
TUDOR CT. 300	11	32	0	43
STREET PARKING SUBTOTAL	56	424	0	480
PARKING LOTS				
OLD GREEN BAY ROAD PARKING LOT	0	0	115	115
METRA PARKING LOT	0	0	96	96
SE PARKING LOT	0	0	147	147
SW PARKING LOT	0	0	32	32
TEMPLE COURT PARKING LOT	0	0	163	163
VILLAGE COURT PARKING LOT	0	0	65	65
PARKING LOT SUBTOTAL	0	0	618	618
PARKING TOTAL				1,098
TOTAL INCREASE FROM EXISTING				68



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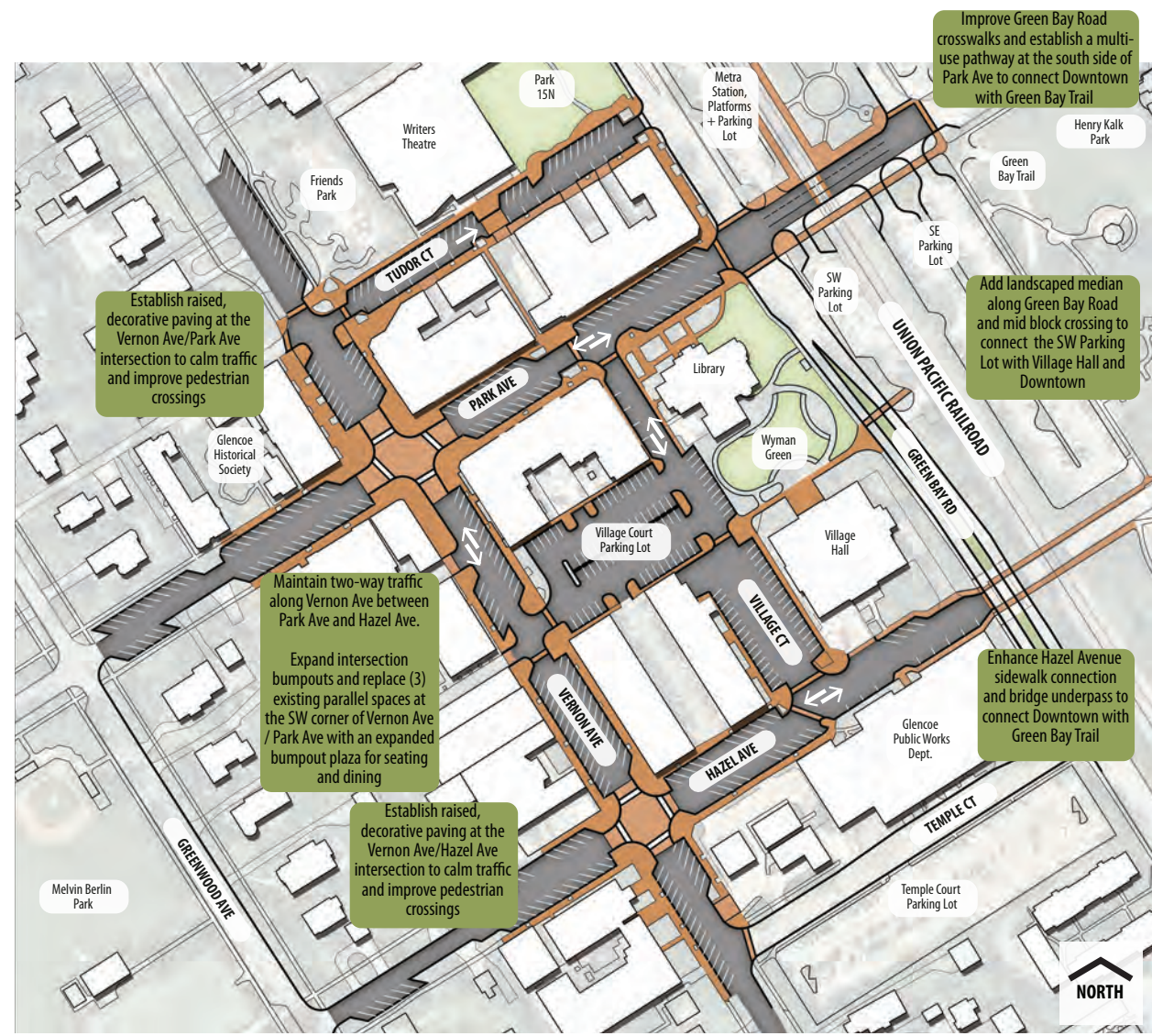
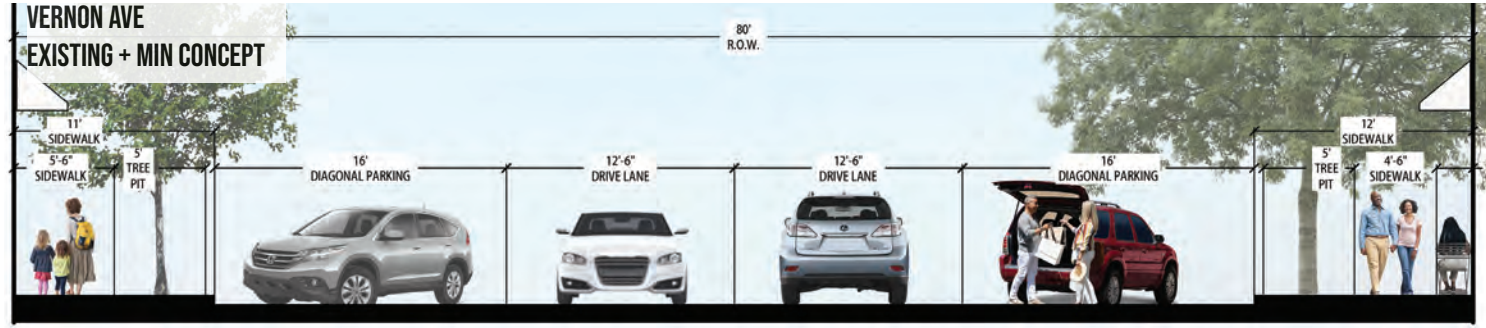


MIN STREETScape CONCEPT

MAINTAIN EXISTING TRAVEL LANES + PARKING ON VERNON, EXPAND CORNER BUMPOUTS

PARKING IMPACTS

	EXISTING PARKING SUPPLY (Downtown)	EXPANDED PARKING SUPPLY (Downtown)	MIN CONCEPT (Vernon Ave only)
ON STREET PARKING	412	480	-18 (due to expanded bumpouts)
OFF STREET PUBLIC LOTS	618	618	NO CHANGE



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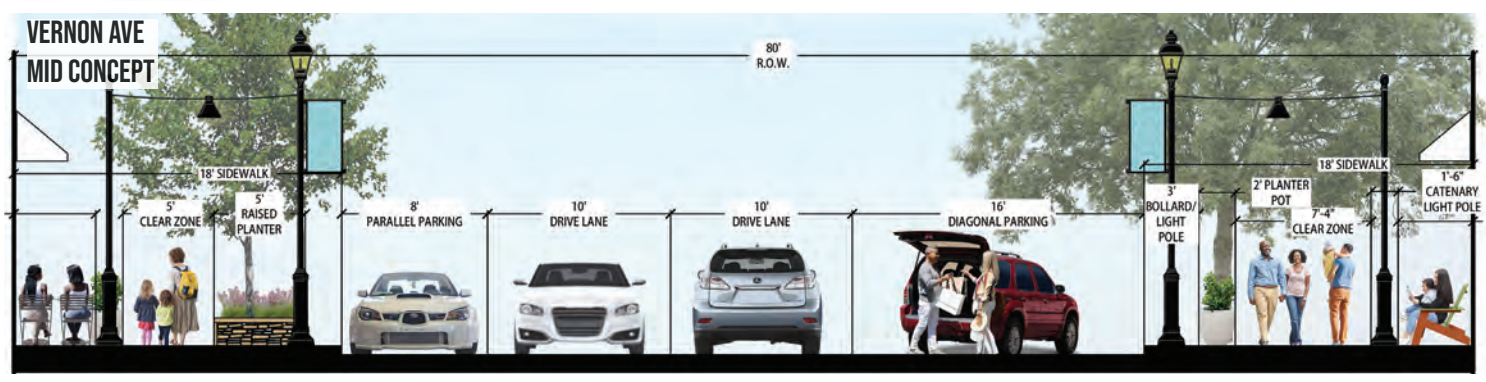
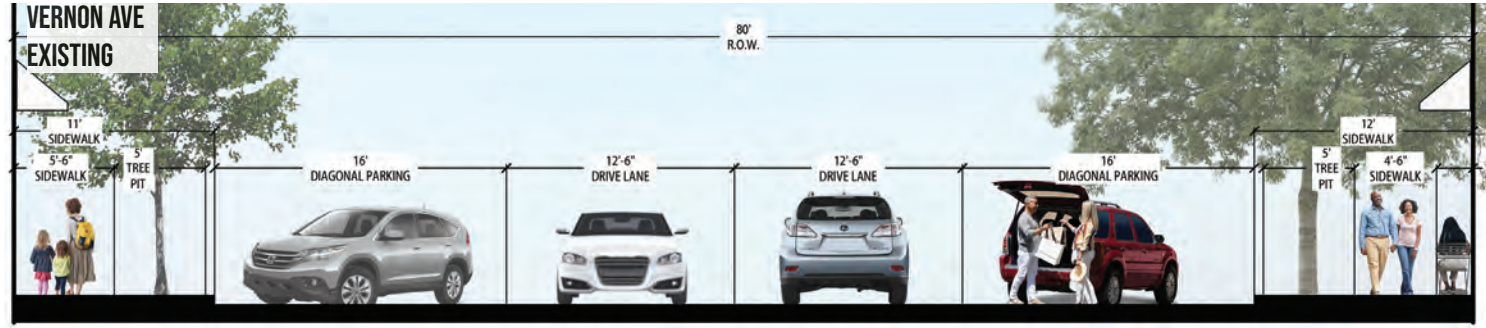


MID STREETScape CONCEPT

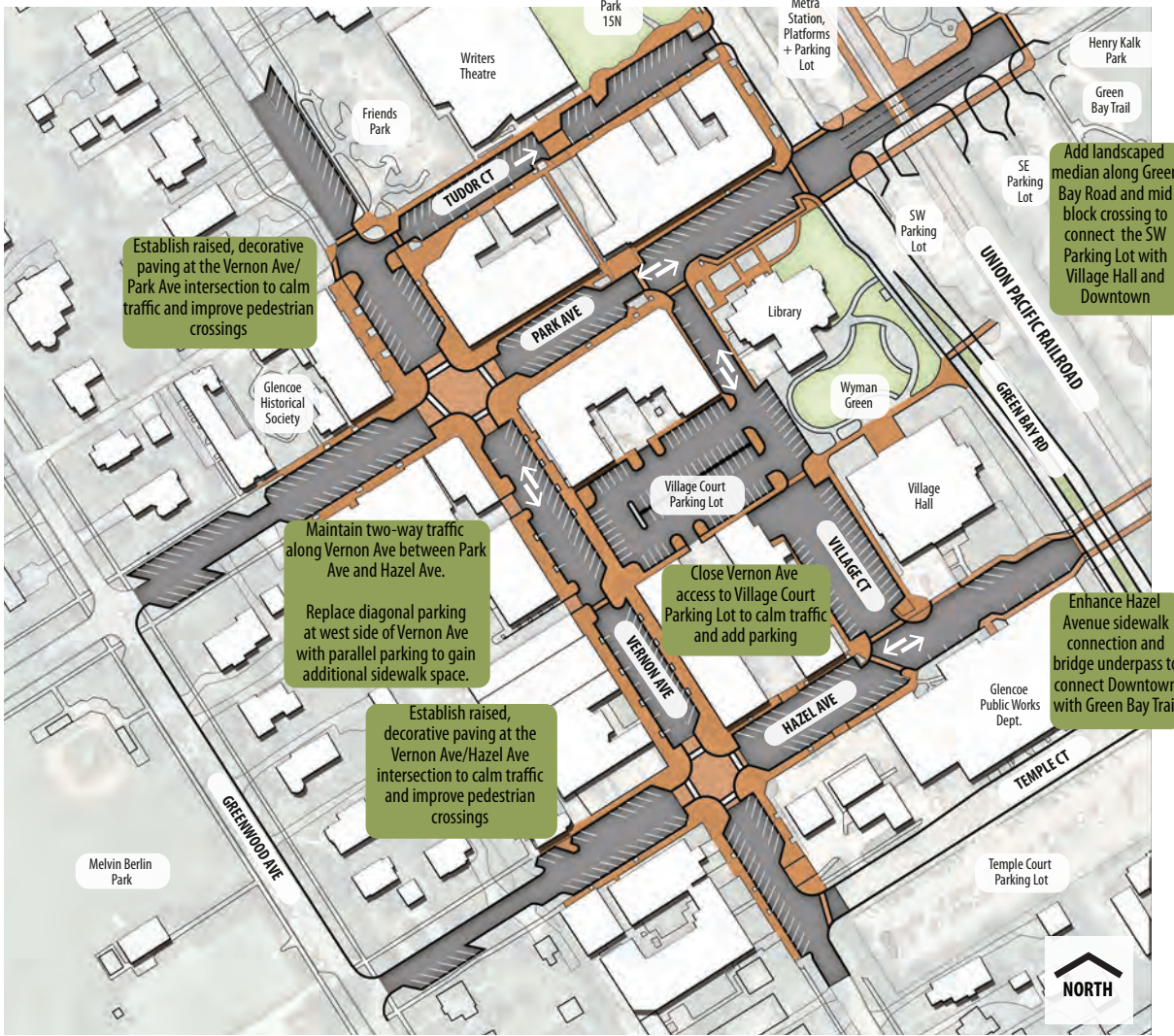
MAINTAIN EXISTING TRAVEL LANES, CONVERT ONE ROW OF DIAGONAL TO PARALLEL PARKING ON VERNON AVENUE

PARKING IMPACTS

	EXISTING PARKING SUPPLY (Downtown)	EXPANDED PARKING SUPPLY (Downtown)	MID CONCEPT (Vernon Ave only)
ON STREET PARKING	412	480	-11 (diagonal to parallel parking)
OFF STREET PUBLIC LOTS	618	618	+9



Improve Green Bay Road crosswalks and establish a multi-use pathway at the south side of Park Ave to connect Downtown with Green Bay Trail



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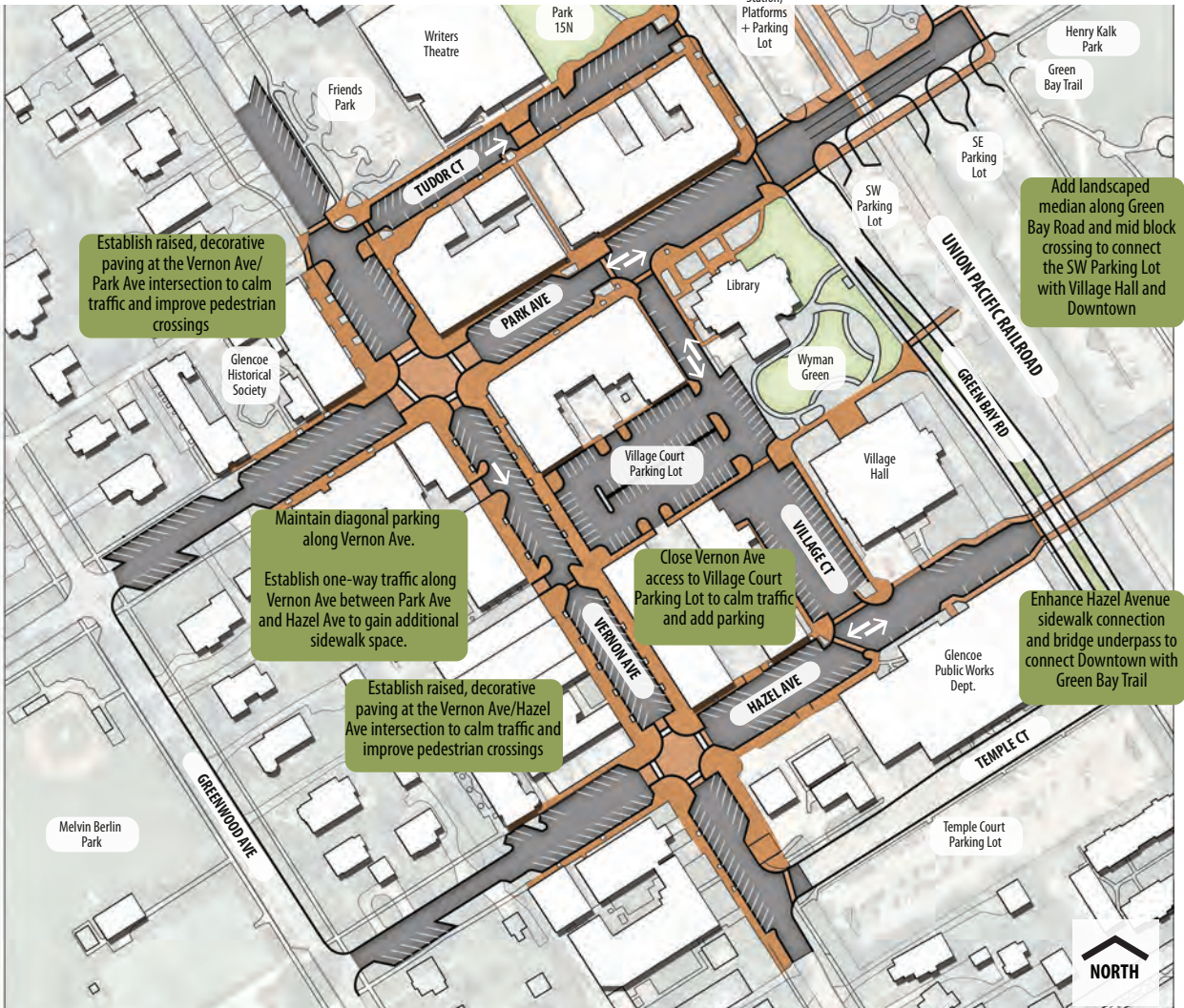
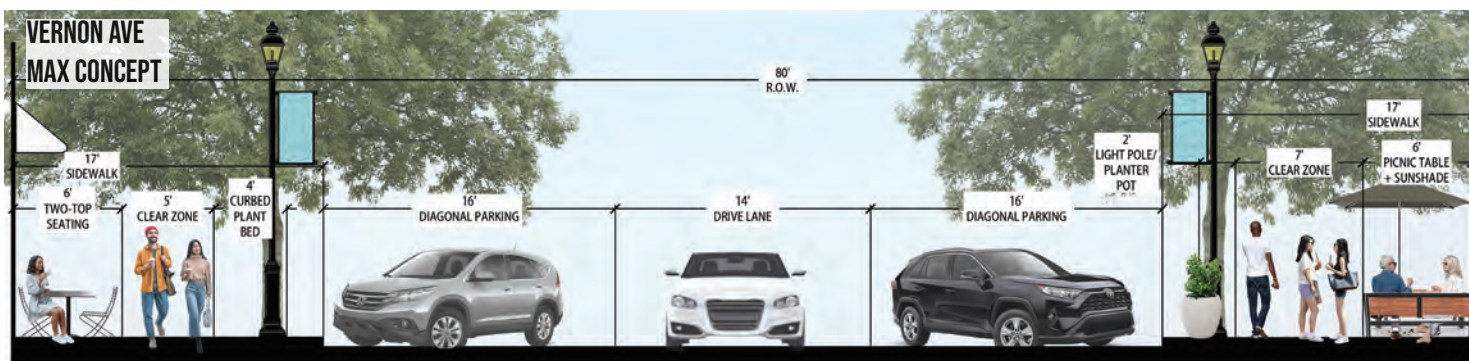
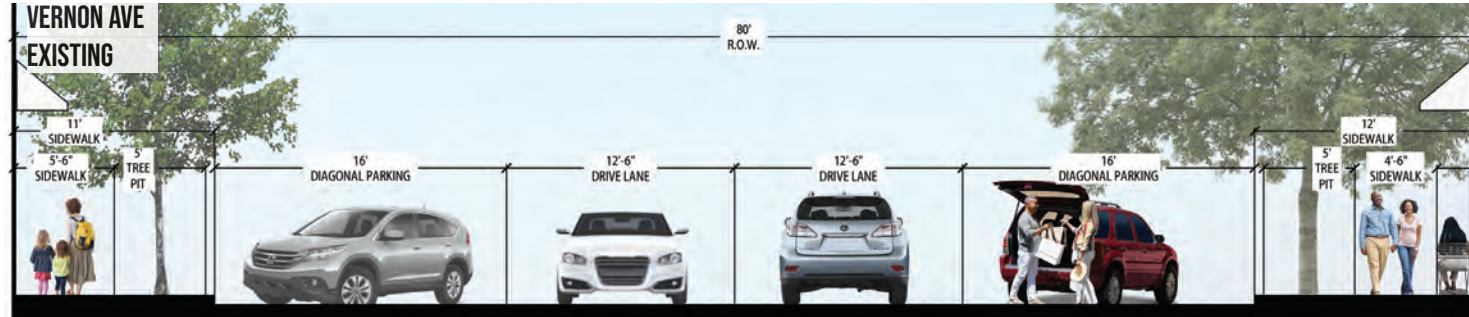


MAX STREETSCAPE CONCEPT

ESTABLISH A ONE WAY SOUTHBOUND LANE, MAINTAIN DIAGONAL PARKING AT BOTH SIDES OF VERNON AVENUE

PARKING IMPACTS

	EXISTING PARKING SUPPLY (Downtown)	EXPANDED PARKING SUPPLY (Downtown)	MAX CONCEPT (Vernon Ave only)
ON STREET PARKING	412	480	0 (no change)
OFF STREET PUBLIC LOTS	618	618	+9



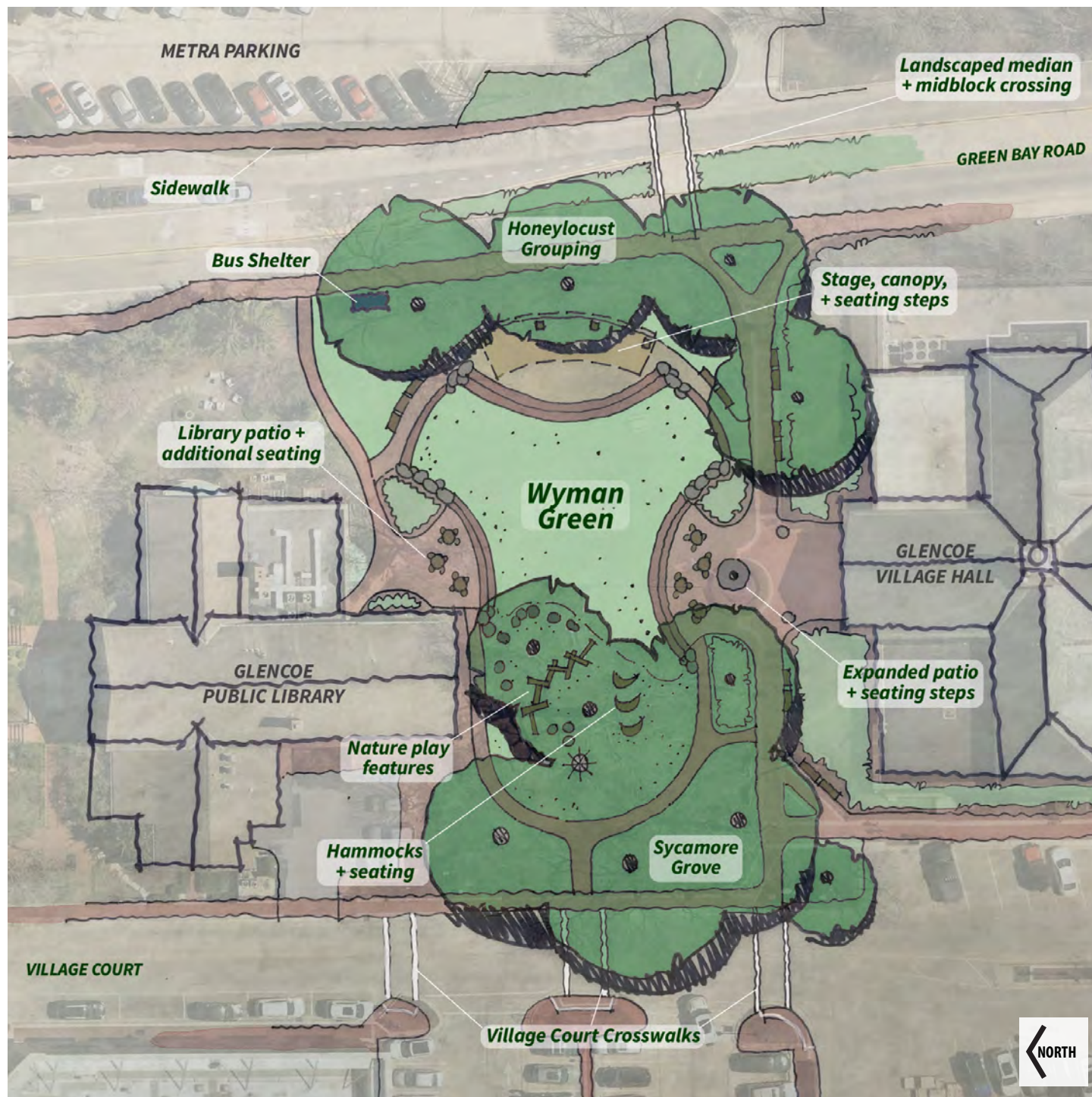
Village of Glencoe | Downtown Parking + Streetscape Study

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WYMAN GREEN PUBLIC PLACEMAKING CONCEPT

The photographs represent functions that may take place in Wyman Green. Styles, forms and materials would be evaluated and selected at a later date. Please select your preferred functions.



Performance Stage



Terraced Seating



Hammocks



Tables and Chairs



Nature Play



Open Lawn



Bench Swings



Shade Shelter

INPUT ACTIVITY:
USE UP TO (3) STICKERS TO
SELECT YOUR PREFERRED
ENHANCEMENTS

USE THE POST-IT NOTES TO ADD
YOUR COMMENTS



EXISTING STREETScape MATERIALS + PRODUCTS:

Which materials and products should be protected or reused in the future streetscape Plan? Please select your preferences.

INPUT ACTIVITY:
USE UP TO (7) STICKERS TO
SELECT YOUR PREFERRED
ENHANCEMENTS

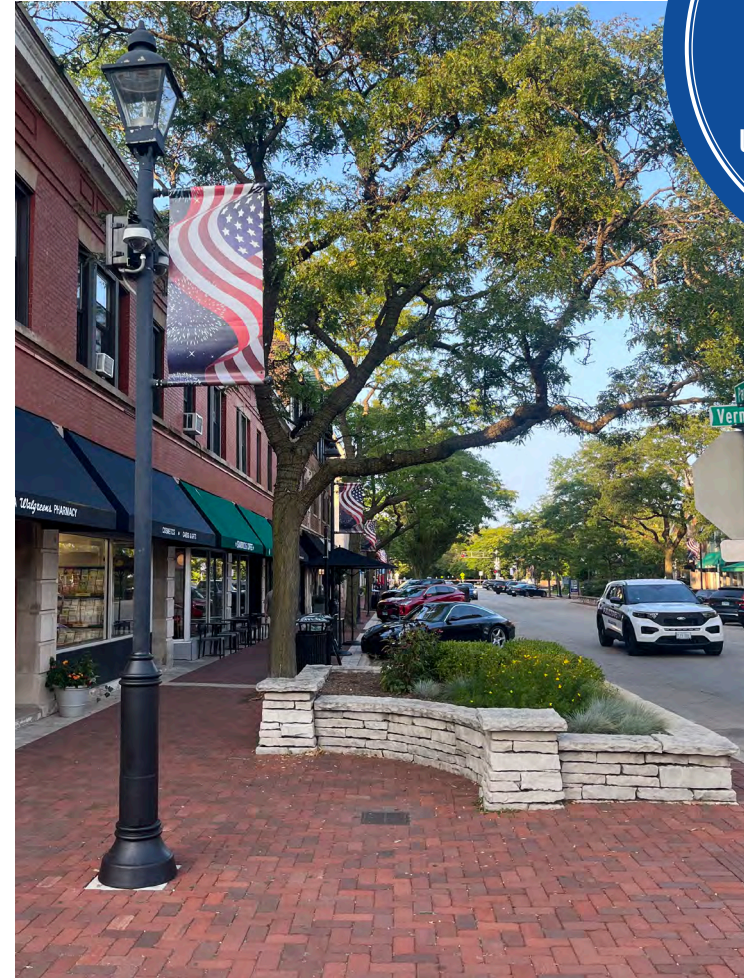
USE THE POST-IT NOTES TO ADD
YOUR COMMENTS



Precast Concrete Planter Pots



Straight Wood Benches with Backs and Arms



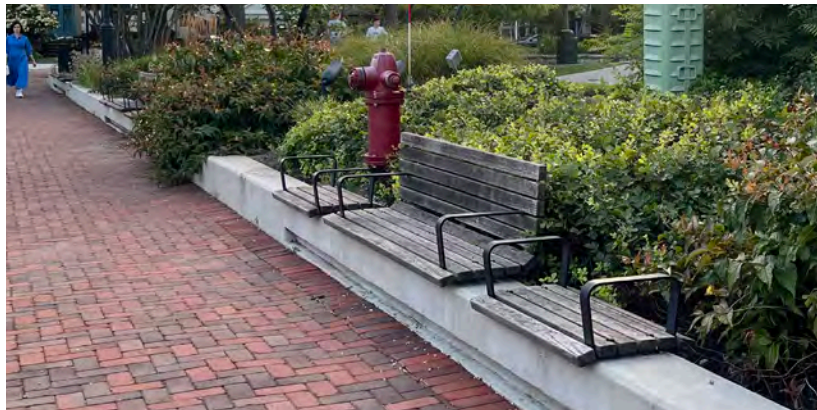
Limestone Seatwall Planters



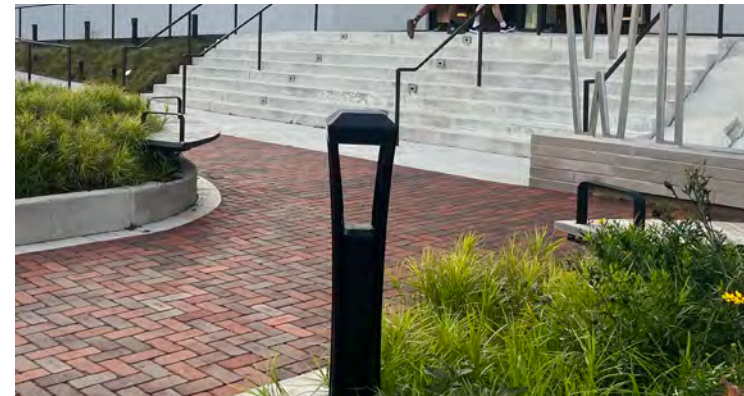
Decorative Light Poles and Banners



Curved Wood Benches with Arms



Bench Toppers on Seatwalls with Backs and Arms



Decorative Light Bollards



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NEW STREETScape MATERIALS + PRODUCTS:

Which materials and products should be considered for the streetscape Plan? Please select your preferences.

SEATING

Bench Mounted to Stone Planter Wall



Bench Mounted to Concrete Planter Wall



Wood and Metal Bench - A



Wood and Metal Bench - B



Wood Seatwall and Metal Planter



INPUT ACTIVITY:
USE UP TO (2) STICKERS TO
SELECT YOUR PREFERRED
ENHANCEMENTS FOR EACH
CATEGORY
USE THE POST-IT NOTES TO ADD
YOUR COMMENTS

PLANTER POTS

Planter A - Cast Limestone



Planter B - Precast Concrete



Planter C - Metal and Rotomolded



Planter D - Precast Concrete



PROTECTIVE BOLLARDS

Bollard A - Metal



Bollard B - Metal



Bollard C - Metal



Bollard D - Precast Concrete

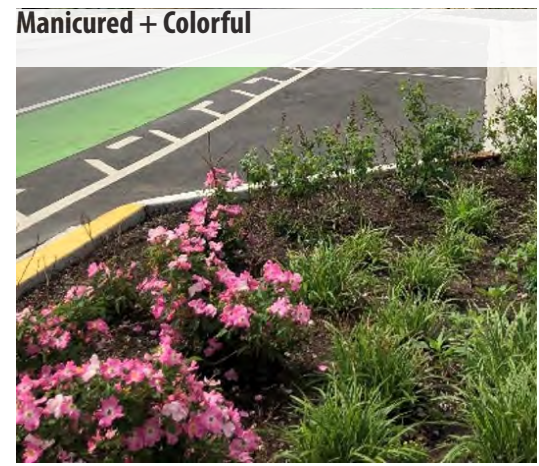


NEW STREETSCAPE MATERIALS + PRODUCTS:

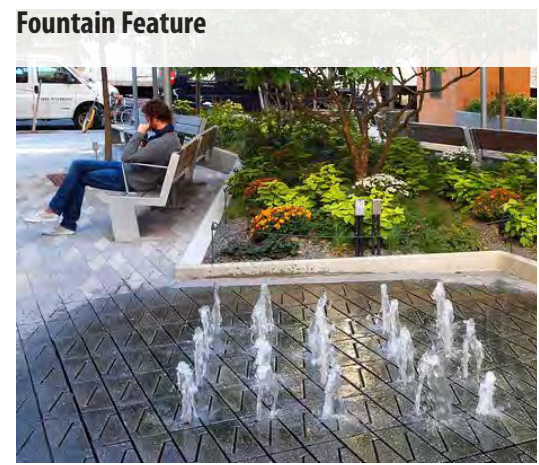
Which materials and products should be considered for the streetscape Plan? Please select your preferences.

INPUT ACTIVITY:
USE UP TO (2) STICKERS TO
SELECT YOUR PREFERRED
ENHANCEMENTS FOR EACH
CATEGORY
USE THE POST-IT NOTES TO ADD
YOUR COMMENTS

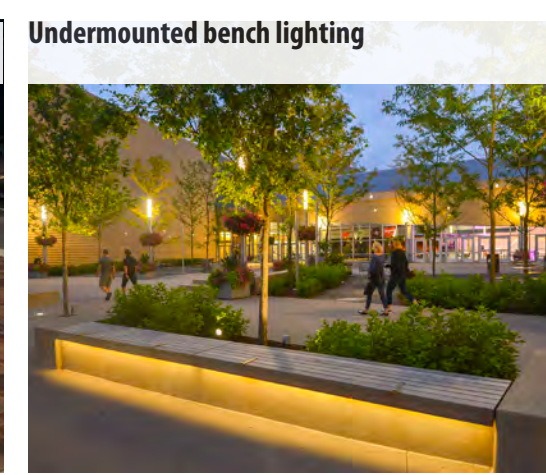
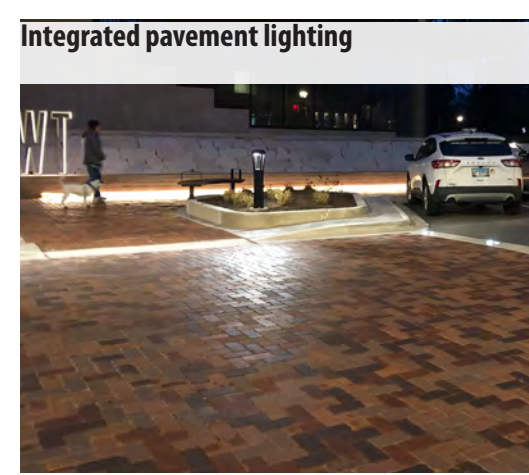
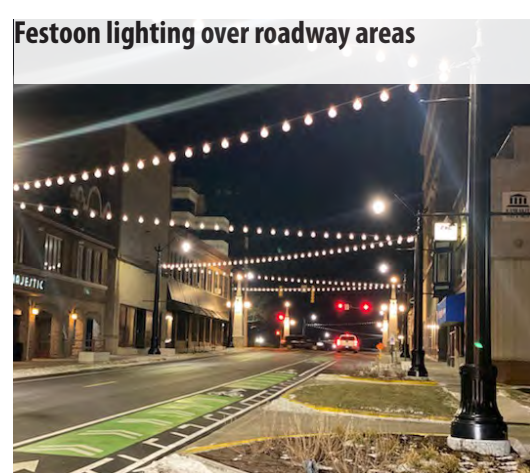
LANDSCAPE PLANTINGS



AMENITIES



DECORATIVE LIGHTING



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HELP US EVALUATE THE VERNON AVENUE STREETScape SCENARIOS BETWEEN PARK AVENUE AND HAZEL AVENUE

Use your stickers to select your preferences for the two questions below

QUESTION #1

THE MIN CONCEPT REALLOCATES 18 PARKING SPACES FOR WIDENED BUMPOUT AREAS.
DOES THIS CONCEPT PROVIDE VALUE TO THE STREETScape?
PLACE YOUR STICKER IN ONE BOX BELOW.

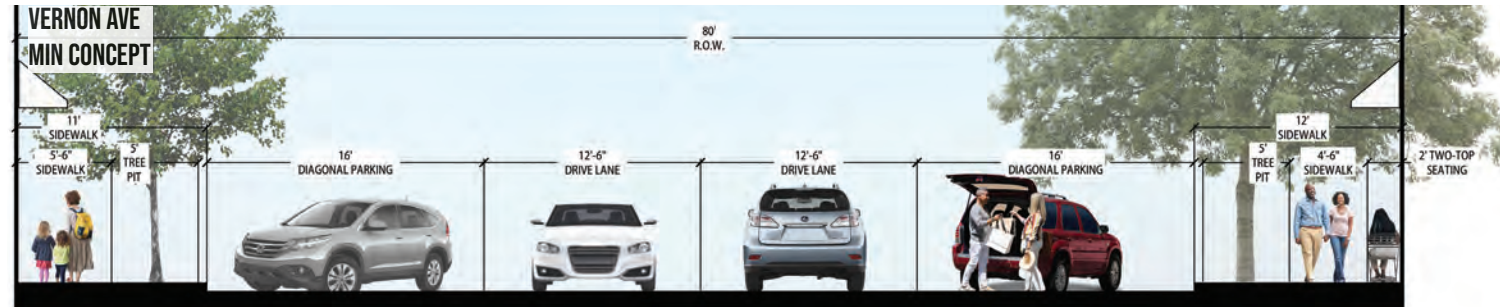
YES

NO

VERNON AVE STREETScape SCENARIOS

MIN CONCEPT:

Maintain Vernon Avenue travel lanes and diagonal parking. Expand corner bumpouts to provide additional amenity spaces.



QUESTION #2

USE (1) STICKER TO SELECT YOUR PREFERRED CONCEPT BELOW

MIN CONCEPT
(VOTE HERE)

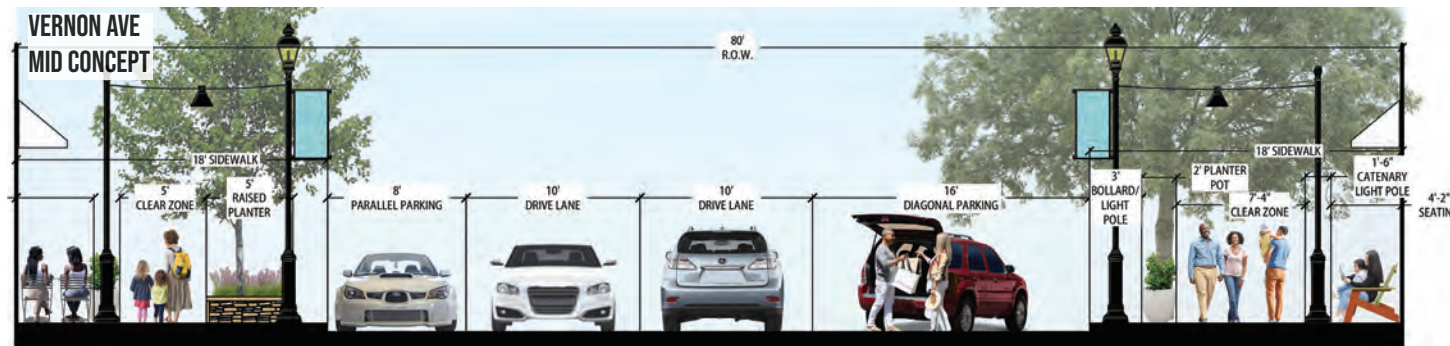
THE MID CONCEPT REMOVES 11 ON-STREET SPACES AND ADDS 9 VILLAGE COURT PARKING SPACES FOR A NET LOSS OF 2 SPACES TO CREATE WIDENED SIDEWALKS.
DOES THIS CONCEPT PROVIDE VALUE TO THE STREETScape?
PLACE YOUR STICKER IN ONE BOX BELOW.

YES

NO

MID CONCEPT:

Reduce Vernon Ave traffic lane widths, convert west diagonal parking to parallel parking to provide widened sidewalks.



MID CONCEPT
(VOTE HERE)

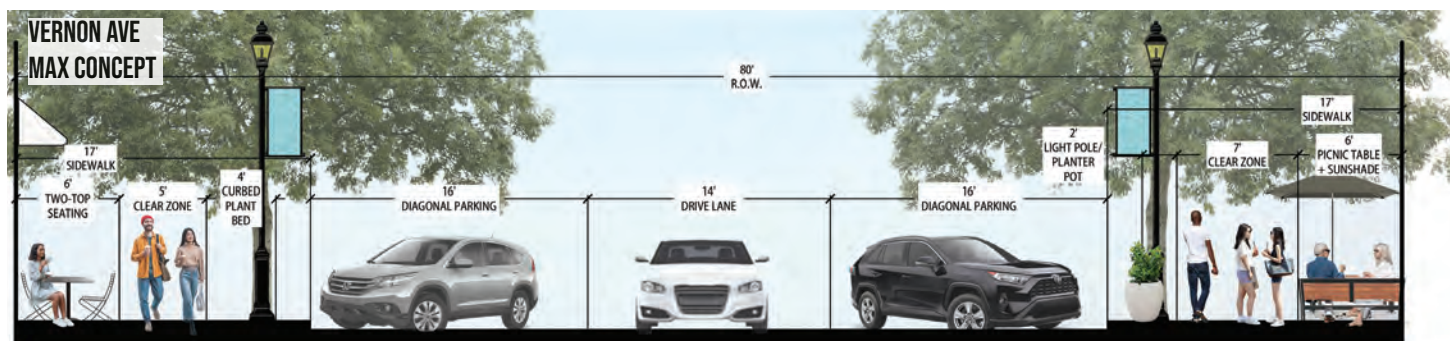
THE MAX CONCEPT REMOVES 0 ON-STREET SPACES AND ADDS 9 VILLAGE COURT PARKING SPACES FOR A NET GAIN OF 9 SPACES TO CREATE WIDENED SIDEWALKS.
DOES THIS CONCEPT PROVIDE VALUE TO THE STREETScape?
PLACE YOUR STICKER IN ONE BOX BELOW.

YES

NO

MAX CONCEPT:

Maintain diagonal parking along Vernon Ave and establish one-way traffic to provide widened sidewalks.



MAX CONCEPT
(VOTE HERE)



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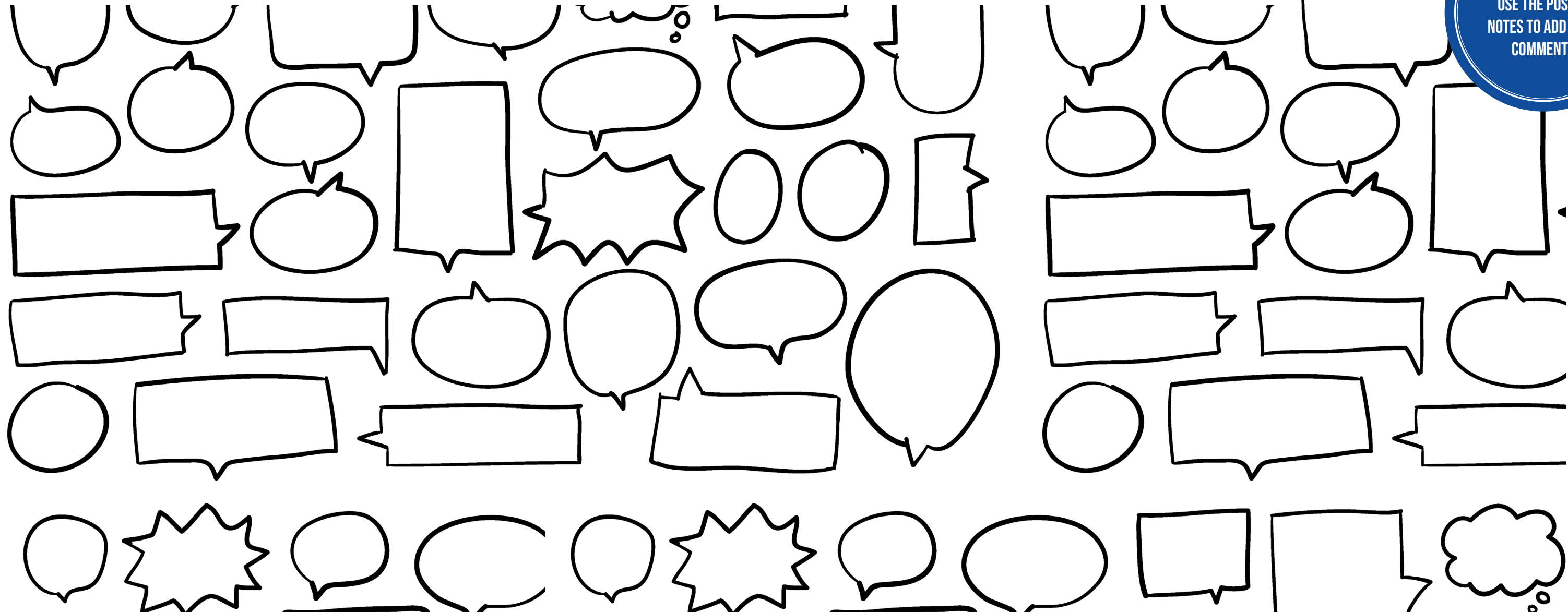


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THANK YOU FOR YOUR INPUT!

PLEASE PROVIDE ANY ADDITIONAL FEEDBACK HERE.

**INPUT ACTIVITY:
USE THE POST-IT
NOTES TO ADD YOUR
COMMENTS**



STAY TUNED TO THE VILLAGE WEBSITE FOR ADDITIONAL INFORMATION ABOUT THIS PROJECT

https://www.villageofglencoe.org/government/current_projects/downtown_business_district_streetscape_and_parking.php



SCAN ME



Village of Glencoe | Downtown Parking + Streetscape Study

Public Meeting | June 2, 2025



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Online Survey Summary

ONLINE SURVEY #2

GLENCOE DOWNTOWN PARKING + STREETScape STUDY

Report Prepared by Teska Associates, Inc.

Online Survey #2 Summary Report · November 14, 2025



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01 - Overview

Project Introduction

Glencoe's downtown features a diverse mix of services, retail shops, restaurants and cafes with very little vacancy. A result of these strengths is a growing desire for outdoor sidewalk café dining. At the same time, parking availability in the downtown business district has historically been challenging. Therefore, the Village of Glencoe is conducting a utilization study of the public way within Downtown Glencoe. The public way is generally defined by the roadways, on-street and off-street public parking, sidewalks, plantings, green spaces and plaza spaces controlled by the Village.

This effort will build on previous planning studies, such as the Village's new Comprehensive Plan which was adopted in December 2024, and the 2016 Downtown Plan, advancing further opportunities to benefit downtown businesses, residents and visitors.

Focus areas for this study:

The planning process is designed to offer viable downtown streetscape and parking enhancement options that improve parking usage and management, pedestrian safety, existing trees, outdoor seating and dining, lighting, pavement, plantings and site furnishings. Parking solutions will explore physical and programmatic improvements that can be made to advance efficiencies related to the parking system.

Outcomes of the study:

The outcome of this program would be a Downtown Streetscape and Parking Plan report paired with concept plans to help guide future Village discussions and decision-making about public and private investment in Downtown.



Executive Summary

The first Online Survey was conducted between November 26, 2024 and January 24, 2025. This survey focused on community perceptions and behaviors regarding existing parking and streetscape in Downtown Glencoe. A summary of the first online survey is posted to the project website.

The second Online Survey presented a range of parking and streetscape design concepts for community review and feedback.

Open from September 9 to October 31, Online Survey #2 received a total of 550 responses from a broad range of community members and visitors to the Study Area. A deep dive into demographics is provided on the pages that follow with some highlights provided in the sidebar at right.

Online Survey questions were developed to help the streetscape and parking study team understand the preferences of residents of and visitors to Glencoe's downtown.

The feedback gained from both this survey and the first online survey will assist the project team in developing final streetscape concepts and parking management strategies as part of the enhancement of Downtown Glencoe.



Participant Snapshot

See demographic section for details

83%



VILLAGE RESIDENTS

The majority of responders live in Glencoe

52%



56+ YEARS OF AGE

Over half of responders are over the age of 56

52%



PARENTS OF CHILDREN <18

Most responders live with children under 18 at home



Top Engagement Themes

A review of open-ended responses from the Online Survey revealed that respondents care greatly about their existing community assets and want to improve functionality and feel in Downtown Glencoe without sacrificing the qualities that make it unique and special. Several key elements appeared across a multitude of comments.

These top-level themes of the feedback are summarized below:

Preservation of Glencoe's small town, old world charm

Maintain Downtown's quaint, European-inspired design and historic feel as improvements are made. Keep a light touch on streetscape and parking interventions to respect existing charm.



Vibrancy across the downtown's spaces and places

Improve Downtown Glencoe's streetscape and parking environment in parallel with efforts to increase the amount of vibrant businesses such as cafes, restaurants, and retail as opposed to additional service-based businesses.

Simplicity in infrastructure and in spending

Be mindful of fiscal impacts of all parking and streetscape recommendations, especially in context of other Village projects. Simple improvements to downtown, as opposed to large construction projects and fundamental roadway changes, should be prioritized.



Parking is important to Glencoe and its local business community

Improve parking accessibility in the Downtown to encourage more residents and visitors to spend time and money at local businesses and amenities

Safety for all roadway users

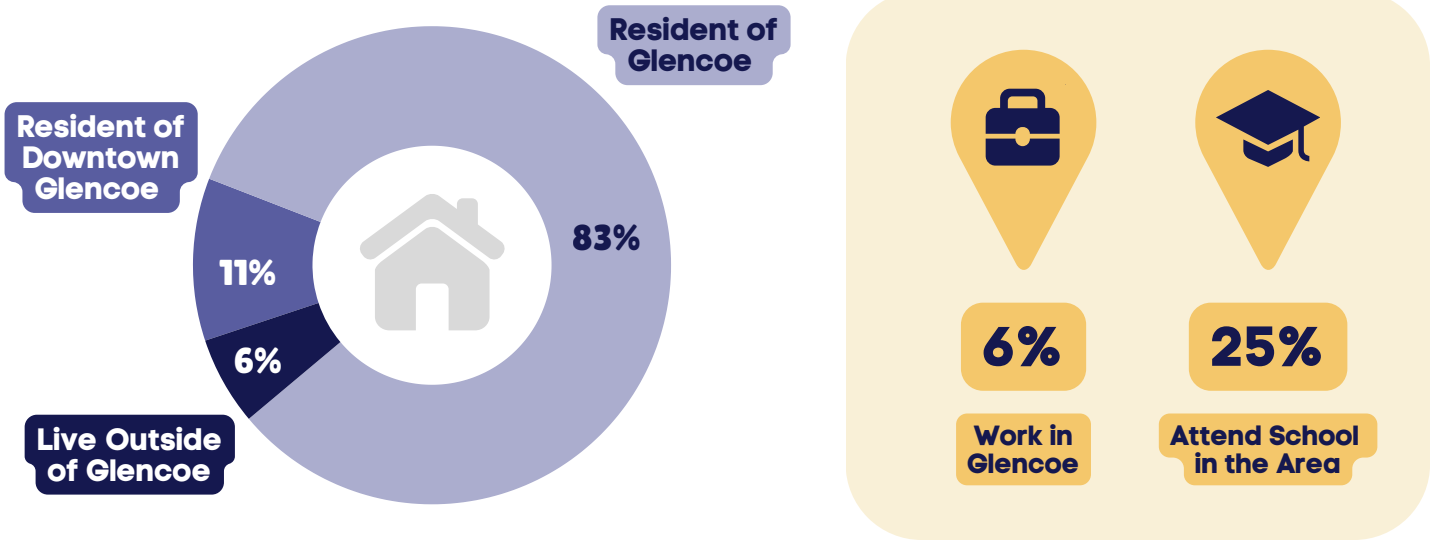
Prioritize streetscape options that make Downtown a safer place to walk, drive, and bike. Eliminate potential hazards at intersections and crossings to simplify traffic flow.



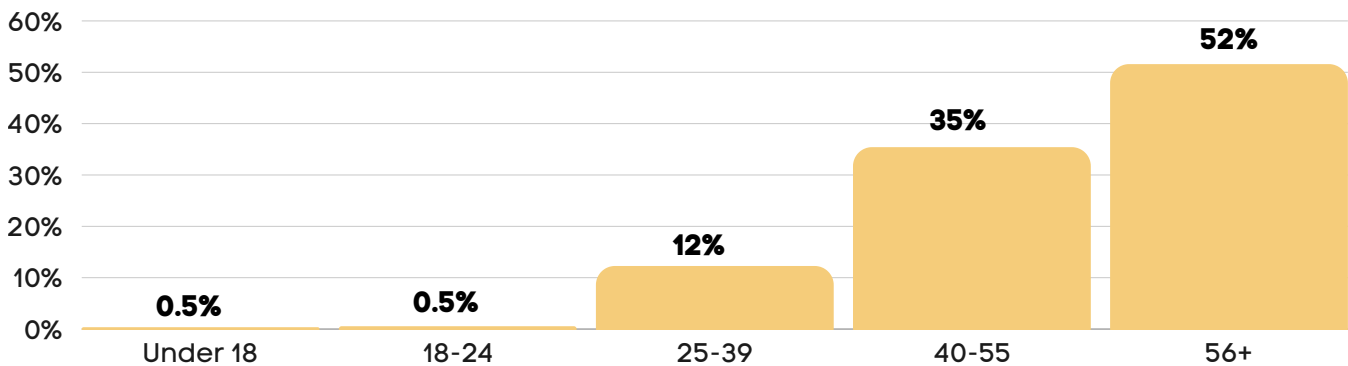
Survey Demographics

The project area is generally between Old Green Bay Road (to the east), Grove Street (to the west), Lincoln Avenue (to the north), and the Temple Court Parking lot (to the south). It is home to a number of thriving retail businesses and restaurants, as well as residences. We primarily heard from Glencoe residents, and 11% of participants were residents of Downtown Glencoe.

How are you connected to Downtown Glencoe?



Which age bracket do you belong to?



Do you have children under 18 living at home with you?



Survey Methodology

◆ Quantitative & Qualitative Balance

Close-ended questions were used to generate quantitative data with measurable variables. The answers to these close-ended questions are objective and can be presented back in accessible formats showing overall percentages with how respondents answered – see reporting that follows.

Open-ended questions were used sparingly to generate local insights on general topics. Best practice is to include fewer open-ended questions to ensure survey completion given these types of responses take more time. The Downtown Glencoe Streetscape and Parking Study Survey included several opportunities for respondents to record open-ended reactions to streetscape responses and parking solutions outside of the existing multiple-choice questions.

◆ Question Structure & Settings

A balanced set of questions and answer choices were provided and worded to be neutral and avoid bias. It is important to allow all respondents to provide honest feedback based on varying perspectives.

Per best practice, to increase response rate and user experience with completing the survey, we made the majority of questions optional. This increases participation and allows respondents to skip those questions they feel unsure about or simply don't feel comfortable answering, as may be the case with demographic questions.

◆ Reporting & Results

In terms of data review and reporting, many of the survey questions allowed participants to select multiple answer options. In these cases percentages reported will add up to over 100%; i.e. 60% selected X, another 50% selected Y, etc.

To discourage misrepresentation of data and skewing of results by participants, the survey was set to only allow one entry per device and answer types were set to randomize, meaning they would appear in a different order each time it was taken.

◆ Additional Engagement & Marketing

This survey (Online Survey #2) was the second digital survey administered to receive feedback to inform Downtown Glencoe's streetscape and parking environment.

Feedback as part of the Online Survey #2 does not stand alone. Public input from all types of project engagement will inform the themes and guide the development of the streetscape design concepts and parking solutions.

In addition to dedicated engagement marketing as highlighted on the pages that follow, there was also an in-person open house event in June 2025. The activities at this event mirror the content and format of Online Survey #2.

Outreach

How do we get to 500+ responses?

Online Survey #2 was launched to the public on September 9, 2025, following the completion of an initial online survey that gathered feedback about the behaviors and preferences of visitors to and residents of Glencoe’s downtown. Following the launch of Survey #2, marketing continued to roll out for the next 6 weeks via print and digital means.

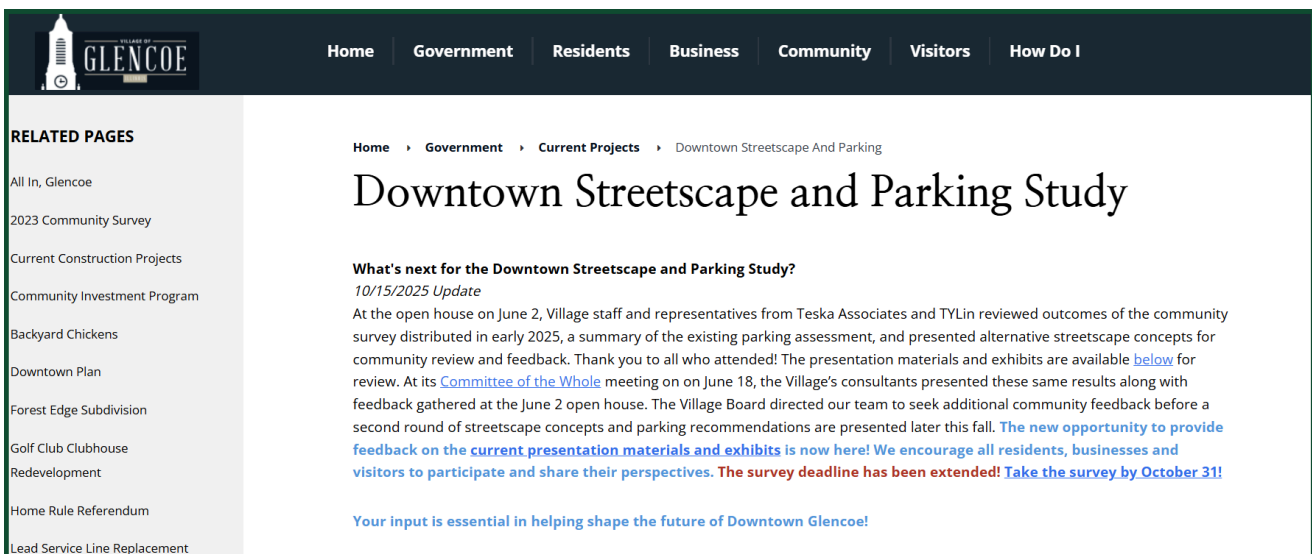
The Village of Glencoe regularly promoted the survey through its newsletter, and sent survey reminders to the project’s e-distribution list, reaching hundreds of subscribers.

The Village of Glencoe also promoted the survey through its regular communication platforms, including websites and social media. Postcards and posters were also shared, posted, and distributed at events and focus groups.

The Village of Glencoe maintained a homepage for the project in addition to the engagement website, which hosted the Online Survey.



Outreach materials promoting the Online Survey formatted for print distribution and social media posts

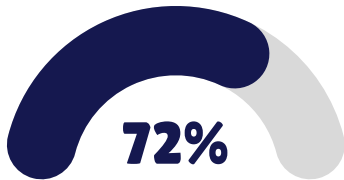


03 - Findings

Summary of Survey Results: Parking

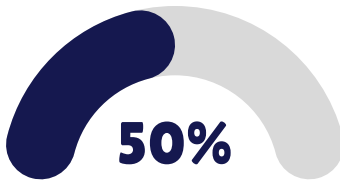
1. Which of these parking access and management strategies do you think would be most effective in Downtown Glencoe?

Note: Survey participants were allowed to select up to three answer options.* Results below reflect the total percentage of participants who chose that option. The top three management strategies are shown below:



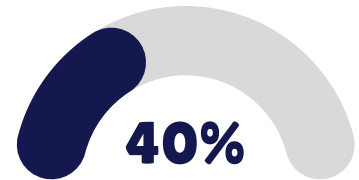
Increase use of underutilized parking

Increasing the utilization of existing parking facilities such as the Metra and Temple Court lots was highly favored by participants.



Add on-street parking to Village-controlled parkways

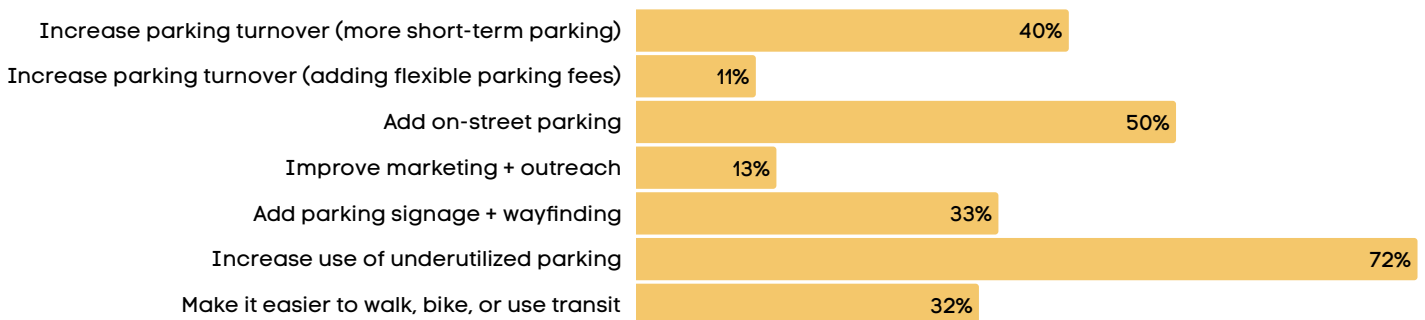
The importance of preserving and adding on-street parking options was a repeated theme throughout the survey.



Increase parking turnover by creating more short-term parking

In the open-ended responses, participants noted that while more short-term parking could be added, the Village should consider extending the time limits from 15 to 30+ minutes in some cases.

Detailed response breakdown



*A survey error active from September 9 to October 7 required participants to choose three options exactly. This error was corrected on October 7, allowing subsequent respondents to select fewer than three options if they desired.

2. Please share your input on the potential parking management strategies. Why did you select the methods you did? Are there any other strategies to consider?

A review of open-ended responses about potential parking strategies revealed that survey participants share a desire to improve the parking environment without losing the elements that make Downtown a great place to be.

The top themes of the open-ended feedback about parking management are summarized below:

Keep parking free, especially for Glencoe residents

Participants expressed a strong opposition to fees, meters, and other financial mechanisms that would make parking Downtown cost money. Some respondents mentioned that the free parking was a large draw for living in Glencoe, and suggested that any potential parking fee system should favor residents and charge visitors.

Focus on increasing parking capacity while using what is already there.

Many respondents favor approaches to utilize under-utilized parking spaces at existing Village lots. Some participants also mentioned areas of underutilization that could be explored as locations for future parking facilities, such as the bank drive thru at Park Ave, existing curbside pickup spots, and along Village Court.

Improve parking experience through policy and enforcement.

Respondents to the online survey noted that improved enforcement of time limits on short-term parking spaces could be an answer to parking turnover problems. Some open-ended responses also encourage a policy approach wherein longer-term Downtown visitors and employees park in peripheral lots while shorter-term parkers utilize on-street parking in the Downtown core.

Key open-ended responses to parking in Downtown Glencoe are included below:

“As someone who has lived here all of my life, I usually park in the most obvious areas—on the street near where the store is and the lot in the center of town; however, I think reminding people that there are a variety of other parking areas could be helpful because most of us are all prone to habit.”

“Encourage turnover but not with fees, which will likely just be an irritant every time one parks.”

I like the idea of more short term, but there are definitely people that abuse those, so I think it would have to be accompanied by more ticketing when people stay more than 15 minutes (maybe after 30?)

Some respondents provided alternate parking management ideas that could be considered for Downtown Glencoe.

Some of the most-mentioned strategies were:



More ADA-compliant parking spots



Repurposing property for a parking structure



Tech-enabled direction to parking vacancy



Non-resident parking fee system

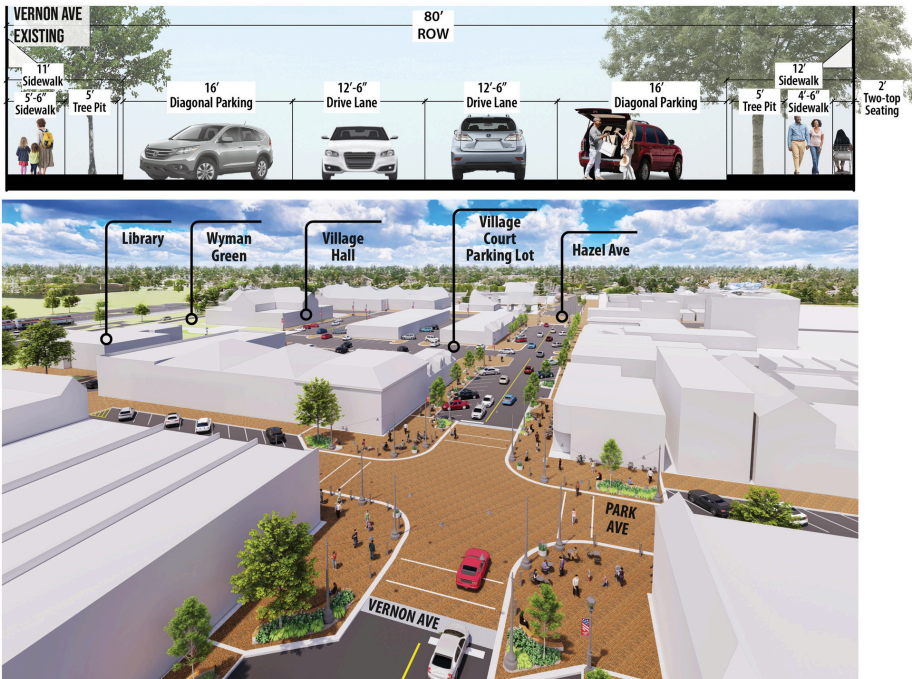


Creative alternatives to connect peripheral lots

Summary of Survey Results: Streetscape Concepts

Participants were asked to review three potential streetscape concepts for Downtown Glencoe. Concepts are organized as Min, Mid, and Max, to reflect the least to the most amount of change, respectively. Feedback on each concept is summarized below, followed by data on the preferred concept.

3. Min Streetscape Concept Feedback



The Min Concept would maintain existing travel lanes and most parking along Vernon Avenue, between Park and Hazel Avenues. Some on-street spaces would be removed to make room for expanded corner bump-outs for outdoor seating and dining.

Existing street parking: 57

Proposed street parking: 49

Existing sidewalk widths: 12'

Proposed sidewalk widths: 12'
(expanded corner bumpouts provided at intersections)



Pros

- **Least disruptive option:** respondents saw this as sensible for the Village
- **Focus on aesthetics:** respondents touted its beauty and green landscaping
- **Space for outdoor seating:** responses remarked on seating increasing vibrancy



Cons

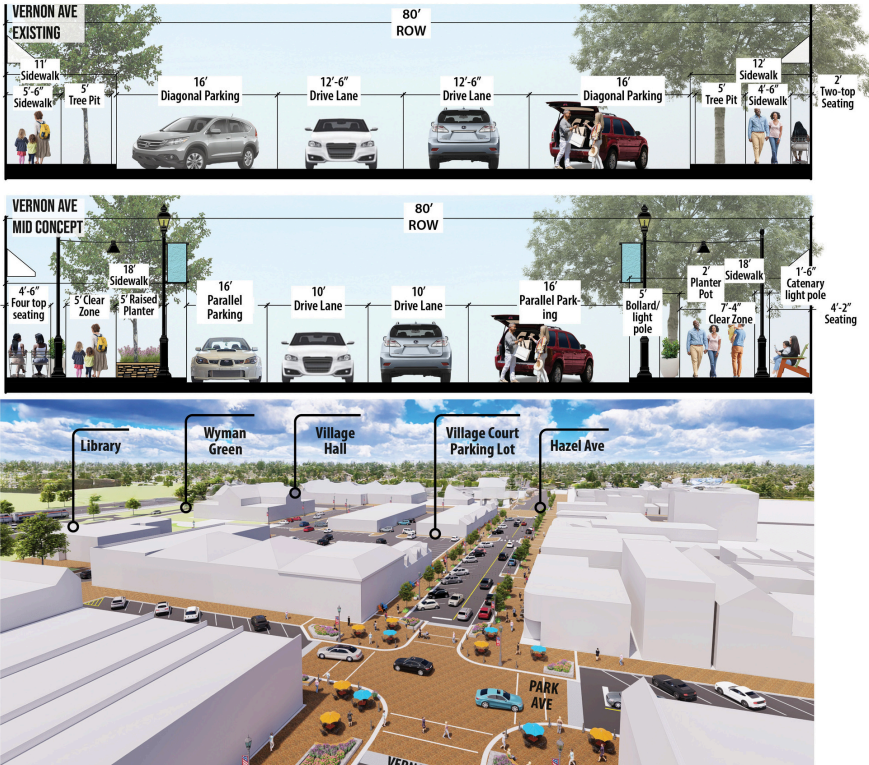
- **Parking loss:** respondents thought any loss of parking was unacceptable
- **Bumpout locations:** respondents noted the seating spaces aren't near cafes / eateries
- **Practicality:** responses claimed bumpouts are not worth the money to the Village

The Min Concept is enough. We have a lovely downtown which is highly safe. I don't think we need the 'corner bump outs' at a loss of parking spaces. Our sidewalks have enough space right now and outdoor dining would unnecessarily clog and clutter the space. Our summers are short and this seems like an expensive project that's not needed.

"Taking away 8 spots if I could dine outside is worth it."

"Maintaining most parking is great with minimal impact on traffic while still increasing the walkability of Glencoe."

4. Mid Streetscape Concept Feedback



The Mid Concept would maintain existing travel lanes along Vernon Avenue, between Park and Hazel Avenues. One row of diagonal parking would be converted to parallel parking, thereby increasing sidewalk space for outdoor seating and dining.

Existing street parking: 57

Proposed street parking: 42

Existing sidewalk widths: 12'

Proposed sidewalk widths: 18'



Pros

- **Increased sidewalk space:** respondents liked the additional room for pedestrians and outdoor diners
- **Keeps two-way street:** respondents noted that this concept keeps existing two-way lane format on Vernon
- **Safety benefit:** responses expressed that parallel parking would remove the danger of left-turning into parking spaces



Cons

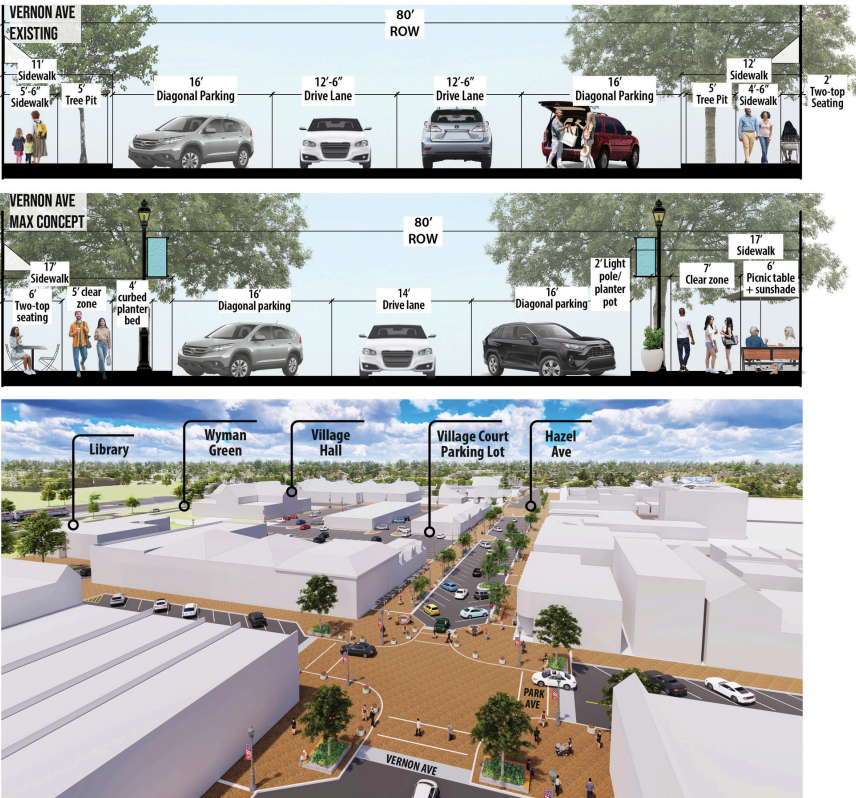
- **Parking loss:** respondents thought any loss of parking was unacceptable
- **Parallel parking:** respondents noted that parallel parking could cause congestion and that it introduces unnecessary difficulty to the parking experience
- **Sidewalk width:** responses consider the existing sidewalk width as ample enough without extension

“Parallel parking is hard for a lot of people, including all teenagers. I also don't like that this plan reduces parking spots in town.”

“A step in the right direction, but why not use some saved road space for dedicated bike lanes?”

“I like the concept of having some more sidewalk space to make things more vibrant and create gathering and lingering spaces that hopefully would activate the area. I am concerned about losing the 15 parking spaces, but if proper alternatives are pointed to then hopefully it would be worth making this concentrated area super special.”

5. Max Streetscape Concept Feedback



The Max Concept would convert Vernon Avenue, between Park and Hazel Avenues, to a one-lane, one-way southbound road, and would maintain both rows of diagonal parking, thereby increasing sidewalk space for outdoor seating and dining. No changes to on-street parking are proposed. A traffic study would be conducted to further evaluate this option.

Existing street parking: 57

Proposed street parking: 57

Existing sidewalk widths: 12'

Proposed sidewalk widths: 17'



Pros

- **Loses no parking spaces:** respondents appreciated that the parking availability and format would not change
- **Enhanced pedestrian safety:** respondents felt wider sidewalks would benefit pedestrians
- **Traffic flow:** responses noted that a one-way street may improve traffic flow

“I love the concept of Glencoe being more walkable – more pedestrian friendly. Adding trees/landscaping is great. Adding larger outdoor seating options are nice. I love the idea of turning some streets into one way, or heck, even removing cars from the equation completely. But ALL of this hinges on there being enough parking spaces for everyone.”



Cons

- **Traffic concerns:** respondents were wary of a shift to one-way travel and its impact on traffic and safety
- **Safety:** respondents expressed concern over one-way traffic contributing to driver confusion and emergency vehicle access
- **Trade-offs:** some responses expressed that the benefits of parking and sidewalk width were not worth changing traffic flow

“This is really intriguing. The sidewalks look the best in this option but how disruptive would it be to not allow northbound traffic through such a main thoroughfare?”

“Not sure why we need more sidewalk space. Outdoor dining is great, so why not let the restaurants pay for it rather than residents?”

6. Which of these concepts is your preferred concept?



Max Concept

44%



Min Concept

37%



Mid Concept

19%

7. During earlier public feedback, suggestions were made to close the Vernon Avenue access to the Village Court parking lot. This change would provide additional parking spaces and enhance traffic calming Along Vernon Ave. However, there are potential traffic impacts which would require additional study. Please provide your feedback on this concept.

Participants noted that the results of the traffic study would be paramount when considering closing this access point. Respondents' feedback was mixed, with concerns over safety and convenience on both sides of the issue.



Pros

- **Safety:** respondents noted that the entrance to Village Court can be dangerous to pedestrians, so closing it would alleviate that concern
- **Traffic flow:** responses noted that removal of the access point may improve traffic flow
- **Parking potential:** some responders posed the idea that the potential for more parking is worth closing the access



Cons

- **Traffic concerns:** respondents were wary of the closed access point's impact on traffic and congestion
- **Inconvenience:** respondents expressed that circling to another entrance to the lot would be inconvenient
- **Internal congestion:** some responses stated a concern that the reduced access would create more congestion inside the Village Court lot

“Would be a pain to go all the way around, but interested in what additional studies would show...This could be something the village pilots by closing the access for a few days to see how to goes.”

“I think we lose more than we gain. It's helpful to drive down the street to have easier accessibility around town”

“I'm sure it will take much getting used to for the community but I like this idea very much as it will promote pedestrian traffic and safety.”

8. Please rank your priorities for the area surrounding the Park Avenue / Vernon Avenue intersection.

Note: Survey participants were asked to rank functions from most desirable to least. Results below reflect the order of preference, with 1 being most preferred and 5 being least preferred.



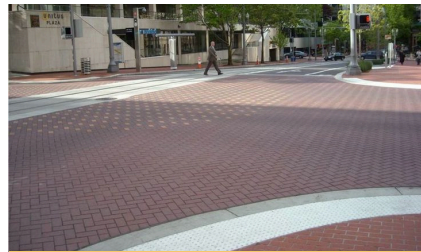
1 On-street parking



2 Widened sidewalk space



3 Landscape plantings



4 Raised intersections & widened sidewalks



5 Expanded corner bumpouts

9. Please share your feedback on the priorities for the Park/Vernon intersection. Why did you rank them the way you did? Are there any other priorities that were not reflected in the list?

Participants largely reinforced the prioritization of convenient on-street parking in Downtown Glencoe, while also bringing up the key considerations of safety and vibrancy when it comes to the Downtown experience. These themes are summarized below:



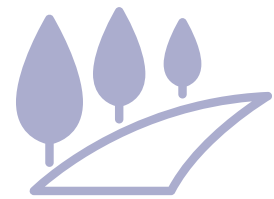
Convenient Parking

Participant comments stressed the importance of convenient parking as a function of a thriving local business economy and as a tool in ensuring an efficient flow of traffic



Pedestrian Safety

Wide sidewalks were touted as a priority among respondents especially as it contributes to a safer experience for pedestrians, especially children and older adults



Vibrant Experience

Respondents named vibrancy of the area as a key reason for answering with the priorities they did; easy access and beautification were perceived as additive to the vibrancy of Downtown

Summary of Survey Results: Design + Amenities

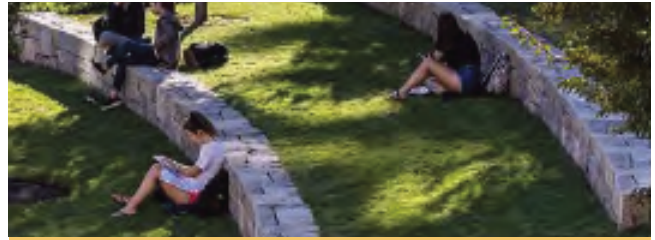
10.

Enhancing Wyman Green is a directive from Glencoe's most recent comprehensive plan. Please select up to three of the below functions as your preferred enhancements for Wyman Green.

Note: Survey participants were asked to select up to three functions. Results below reflect the order of preference, with 1 being most preferred and 7 being least preferred. Note there is a tie between nature play & bench swings, both receiving 34.13% of votes.



1 Tables & chairs



2 Terraced seating



3 Shade shelter



4 Performance stage



5 Nature play



5 Bench swings



6 Open lawn



7 Hammocks

11. Please provide your feedback, if any, about future enhancements to Wyman Green.

Respondents were receptive to the ideas of enhancing the Wyman Green space, and many of the responders noted that because of nearby playgrounds and the Green's proximity to the library and Village Hall spaces, it may be best to preserve more natural features.



Natural Beauty

Many participants expressed that preserving the natural features while creating places for community members to gather should be prioritized.



Light Touches

Participants advocated for a light touch when it comes to enhancement to the Green, with features like terraced seating and tables that do not conflict with existing natural spaces.



Destination Space

Respondents noted that as it is currently, there is little reason to visit Wyman Green, and any additions should feel unique so as to attract more visitors to the area.

12. Which materials or products from Downtown Glencoe's existing streetscape should be preserved or reused in the future streetscape plan?

Today, Downtown Glencoe includes high-quality streetscape amenities. The purpose of this question was to understand which streetscape features should be carried forward in the future streetscape plan.

Note: Survey participants were asked to select as many materials or products as they liked. Results below reflect the top selected materials or products, with 1 being most selected and 7 being least selected.



1 Decorative light poles + banners



2 Limestone seatwall planters



3 Straight wood benches



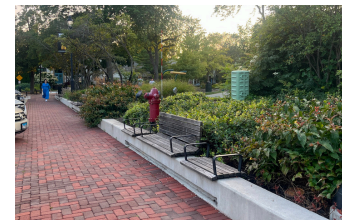
4 Precast concrete planter pots



5 Curved wood benches



6 Decorative light bollards



7 Bench toppers on seatwalls

13. Which new materials or products should be considered for the future streetscape plan?

Note: Survey participants were asked to select their top two materials or products. Results below reflect top-selected materials or products, with 1 being the most selected and 5 being least.



1 Bench mounted to stone planter wall



2 Bench mounted to concrete planter wall



3 Wood seatwall and metal planter



5 Wood and metal bench (B)



4 Wood and metal bench (A)

14. Which new planter enhancements should be considered for the future streetscape plan?

Note: Survey participants were asked to select their top two planter enhancements. Results below reflect top-selected enhancements, with 1 being the most selected and 4 being least.



1 Cast limestone



2 Precast concrete (D)



3 Metal and rotomolded



4 Precast concrete (B)

15. Which new protective bollard enhancements should be considered for the future streetscape plan?

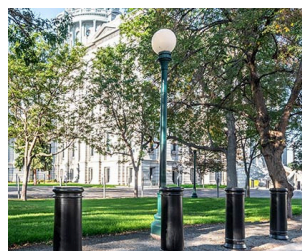
Note: Survey participants were asked to select their top two bollard enhancements. Results below reflect top-selected enhancements, with 1 being the most selected and 4 being least.



1 Metal (B)



2 Precast concrete



3 Metal (C)



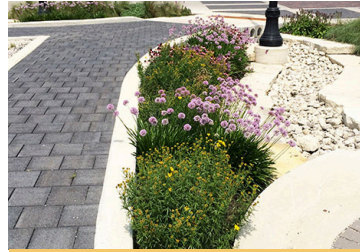
4 Metal (A)

16. Which new landscape plantings should be considered for the future streetscape plan?

Note: Survey participants were asked to select their top two landscape plantings. Results below reflect top-selected plantings, with 1 being the most selected and 4 being least.



1 Manicured and colorful



2 Rain garden



3 Native grasses and wildflowers



4 Native grasses

17. Which new streetscape amenities should be considered for the future streetscape plan?

Note: Survey participants were asked to select their top two streetscape amenities. Results below reflect top-selected amenities, with 1 being the most selected and 3 being least.



1 Fountain feature



2 Fireplace feature



3 Pergola swing bench feature

18. Which new decorative lighting enhancements should be considered for the future streetscape plan?

Note: Survey participants were asked to select their top two lighting enhancements. Results below reflect top-selected enhancements, with 1 being the most selected and 7 being least.



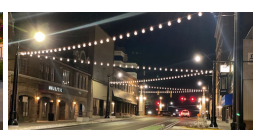
1 Festoon lighting over sidewalks



2 Integrated pavement lighting



3 Undermounted bench lighting



5 Festoon lights over roadways



7 Catenary light fixtures



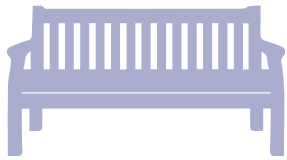
4 Lanterns



6 Light columns

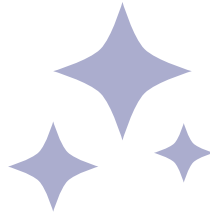
19. Please provide your feedback, if any, on the potential future streetscape materials and products you reviewed.

Respondents were aligned in that all streetscape enhancement should be simple, high quality, and of a design that fits in well with existing Glencoe amenities. Open-ended responses largely fell into the top-level themes summarized below:



Traditional Charm

Participants stressed that part of what makes Downtown Glencoe special is its traditional, old world feel; they warned against too many modern designs and materials



Simplicity

Numerous respondents brought up potential costs to taxpayers as a result of streetscape enhancements and stated that all new design features should be simple in design



Thoughtful Lighting

Many respondents were enthusiastic about potential lighting improvements, particularly the look of festoon lights, but warned that lighting should be thoughtfully applied to avoid potential light pollution

"I think the benches mounted to the planter walls are not necessary and look unattractive. People can sit on the planter walls. No need to mount a bench to an existing functional seat."

"Love the idea of lighting over sidewalks and roadways, especially for wintertime. For flowers and potting, I like the look of manicured flowerbeds and more classic looking potting vs the modern options. It goes along with the charm of a small village like Glencoe."

"Ensure that on-going maintenance, repair and replacement costs are properly considered"

"Benches, planters, bollards and lighting should all be coordinated, upscale and understated"

"My favorite planters are the flower-filled lead containers in front of BMO. Now that's old world charm! I'd like to see more of those!"



04 - Next Steps

Project Phases & Timeline


The Glencoe Downtown Streetscape and Parking Study engagement activities are now closed, but their findings will continue to impact the project at all phases.

Insights into community member preferences will be critical as the streetscape concepts and parking recommendations are finalized. Our aim is to assess the best ways for the Village to move forward with improvements to its Downtown.


The findings from these engagement activities will take center stage as we work to finalize potential streetscape, landscape design, and parking concepts. These concepts will be shared with the public at a future Village meeting.

Thank you again to all who took part in the survey and engagement activities! Please keep in touch with the project website for additional updates as we move into the plan drafting phase.


STEP 1
Data Collection,
Community
Survey #1 + Focus
Group Meetings
Fall 2024 - Early Spring 2025



STEP 2
Preliminary
Concept
Development,
Public Open House
Meeting + Survey #2
Spring - Summer 2025



STEP 3
Concept
Refinement +
Village Board
Meetings
Fall 2025 - Early Spring 2026



Scan here to access the project website and learn more about the Downtown Glencoe Streetscape and Parking Study!