



VILLAGE OF GLENCOE

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2025 Plan Commission Annual Report – June 18, 2026

Since the adoption of the “All in, Glencoe” Comprehensive Plan in December 2024, the Plan Commission has met nine times. In addition to the Commission’s regular role in performing Exterior Appearance reviews, the Commission’s work has focused on Comprehensive Plan Implementation.

Exterior Appearance Reviews

The Commission regularly performs Exterior Appearance reviews for projects that require a permit and that change the exterior appearance of buildings in the Village’s commercial zoning districts. In 2025-2026, these reviews have included:

- New signage for an office use at 385 Park Avenue
- Façade renovations and signage for RDK Sushi, 317 Park Avenue
- Façade renovations and signage for Club V Health, 63 Green Bay Road
- New fencing for a parking area at 371 Hazel Avenue
- The renovation and expansion of the Glencoe Public Library

Each of these reviews has been performed in accordance with the Village’s adopted Design Guidelines, and several have included the requirement of plan revisions to better adhere to these Guidelines.

The review of the Glencoe Public Library project began with a joint meeting with the Zoning Commission in the fall of 2025, which allowed the Library to present their initial plan set for review and comments. This project also required Special Use Permits, which were reviewed by the Zoning Commission and Village Board, and which were approved prior the Exterior Appearance Review process. Through this review, the Plan Commission worked with the Library to revise their plans to help ensure that the project will enhance the Village’s appearance for many years to come.

Comprehensive Plan Implementation

The Commission met in the spring of 2025 to discuss its priorities for the implementation of the 2024 Comprehensive Plan. The highest-priority implementation project over the last year has been the development of a Planned Development (PD) ordinance. The Commission worked for several months with the Village’s planning team, including Village staff and consultants from Teska Associates, to develop a framework for this process, including in-depth discussions of which projects should go through a PD review, which zoning and development standards could be made more flexible to accommodate design enhancements, and which design enhancements the Village is looking for through this process.

The PD ordinance requires a Zoning Code amendment, the first step of which is on the Village Board’s regular meeting agenda this month.

The Commission also spent several months reviewing and refining the in-progress Glencoe Streetscape + Parking Study. The Commission provided feedback on all aspects of this Study and helped refine priorities of projects and policies. The Commission also reviewed draft versions of the Study and provided feedback and recommendations regarding its compliance with the Comprehensive Plan. This Study is on the Village Board's regular meeting agenda for adoption this month.

Looking Ahead

In the second half of 2026, having completed its work on the PD ordinance and the Streetscape + Parking Study, the Commission will again review the Comprehensive Plan so that it can again determine which projects it will prioritize in the coming months. These may include beginning work on updating the Design Guidelines to better accommodate Planned Development review and to help implement the Streetscape + Parking Study.