



**GLENCOE HISTORIC PRESERVATION COMMISSION**  
**TUESDAY, AUGUST 2, 2016 MEETING MINUTES**

**1. CALL TO ORDER AND ROLL CALL**

The August 2, 2016 meeting of the Glencoe Historic Preservation Commission was called to order at 7:34 p.m. in the Conference Room.

*The following members were present:*

Tom Scheckelhoff, Chairman, John Eifler, Diane Schwarzbach, Greg Turner, & Peter Van Vechten

*The following members were absent:*

None

*The following staff was present:*

Nathan Parch, Planning & Development Administrator

**2. CONSIDER THE JULY 12, 2016 MEETING MINUTES**

The minutes from the July 12<sup>th</sup> Historic Preservation Commission meeting were approved.

**3. PUBLIC COMMENT TIME**

Bob Sideman was in attendance. Katalin Demeter, of 550 Green Bay Road, was also in attendance.

**4. DISCUSS POSSIBLE INCENTIVES TO ENCOURAGE PRESERVATION**

Commission members continued discussion of possible incentives that the Village could offer to encourage renovation of Glencoe's historic homes as an alternative to tearing down. This discussion was initiated at the May meeting at which time the Commission reviewed two demolition applications for architecturally significant homes, one of which was a landmark.

Mr. Parch provided background information on the topic of incentives. He explained that the Village currently offers only one zoning incentive specific to historic homes. The "Community Hardship" provision, added to the Zoning Code in 2002, allows the

Zoning Board of Appeals (ZBA) to consider the historical or architectural significance of a property as the basis for granting a zoning variation. The addition of this provision broadened the previously narrow parameters for which the ZBA could evaluate a requested variation. Commission members asked Mr. Parch for examples of when this provision was exercised successfully.

Mr. Parch explained that there is also precedence of the Village offering financial incentives to owners of landmark homes to encourage their preservation. In 2005, the Village Board approved an ordinance establishing a building permit fee rebate for homes that were designated or certified landmarks. Through this program owners could request a rebate of their full building permit fee following completion of the construction work. Return of the fee was conditioned on the construction work being in full compliance with the building code and matching the architectural plans previously approved by the Historic Preservation Commission through their advisory review process. This ordinance was rescinded in 2010 as part of the Village's annual budget review process in light of financial conditions at the time.

It was agreed that Mr. Parch would initiate an analysis of building permit fee data from the past five years for the Commission to review as a starting point in considering the possibility of a newly constituted rebate program. This analysis will include the type of permit issued (addition, interior remodeling, etc.), construction cost, building permit fee assessed, and a series of rebates, for evaluation purposes, ranging from the full permit fee to a percentage of the permit fee.

The Commission plans to evaluate possible incentives over the next few months. The information will be shared with the Village Board at a preliminary level to determine if there is interest in formally considering this topic.

## 5. **REVIEW STATUS OF HISTORIC ARCHITECTURAL SURVEY LIST**

It was noted that Commissioner Van Vechten, Mr. Sideman, and Mr. Parch met with architectural historian Susan Benjamin on July 15<sup>th</sup> to share background information regarding the Village's historical growth and development. A series of tours with Susan were scheduled for late July/early August.

Commissioner Van Vechten distributed and reviewed a handout he prepared noting unique qualities of Glencoe among North Shore Communities. The handout included a density comparison of Glencoe and six other North Shore Communities based on number of dwelling units per acre. Glencoe is the second least dense community after Lake Forest.

Discussion ensued regarding the status of adding the survey data to the Village's website. Mr. Parch explained that the Village recently entered into an agreement with a consultant for a redesigned website. The effort is only in the early stages and the new website won't be live for some time. The current Village website is active in the interim. It was agreed that a short-term solution was to add the residential portion of the survey to the current website along with an introduction that details the background and process of the survey.

6. **HISTORIC GLENCOE**

There was no discussion of this item.

7. **STANDING PROJECTS**

There was no discussion of this item.

8. **"INQUIRIES" AND DEMOLITION APPLICATIONS**

There were no inquiries or demolition applications to discuss.

9. **ADJOURNMENT**

The meeting adjourned at 8:45 p.m.