



**MINUTES
VILLAGE OF GLENCOE
HISTORIC PRESERVATION COMMISSION**

Village Hall Conference Room
675 Village Court
Tuesday, December 5, 2017 – 7:30 p.m.

1. CALL TO ORDER AND ROLL CALL

The December 5, 2017 meeting of the Glencoe Historic Preservation Commission was called to order at 7:33 p.m. in the Village Hall Conference Room.

The following Commissioners were present:

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

The following were also present:

Jordan Lester, Management Analyst/Deputy Village Clerk
Bob Sideman, 156 Green Bay Road
George J. McCarthy, 997 Asbury Ct, Winnetka

2. CONSIDERATION OF NOVEMBER 14, 2017 HISTORIC PRESERVATION COMMISSION MEETING MINUTES

Commissioner Turner motioned, seconded by Commissioner Schwarzbach, to approve the Historic Preservation Commission Minutes of November 14, 2017 with the correction of information regarding Commission’s discussion on the effectiveness of delaying demolition. Said motion approved with the following vote:

RESULT:	ACCEPTED (UNANIMOUS)
AYES:	Scheckelhoff, Eifler, Schwarzbach, Turner, Van Vechten (5)

3. PUBLIC COMMENT

There were no comments from the public.

4. CONTINUE DISCUSSION OF 411 LAKESIDE TERRACE DEMOLITION APPLICATION

Mr. McCarthy introduced himself to the Commission as a friend of the Lavin family, former residents of 411 Lakeside Terrace. Commissioner Schwarzbach asked if any new inquiries into the property had been made since the Commission’s November meeting. Ms. Lester responded that besides having a conversation with Mr. McCarthy at Village Hall regarding the home earlier that same day, there was nothing additional to report. Commissioner Eifler stated that the possibility of moving the property line between 395 and 411 Lakeside Terrace was mentioned at the Commission’s October meeting. The Commissioners discussed potential options for the property. Commissioner Turner asked if potential modifications to the properties were

possible to keep the existing 411 Lakeside Terrace structure intact. He asked that if this was not possible, what Village ordinances were in place that prevented subdivision of the lot. Chairman Scheckelhoff and Commissioner Van Vechten asked for clarification on R-A District zoning requirements. Ms. Lester responded that she would consult with Planning & Development Administrator, Mr. Nathan Parch, as well as other Village staff and report back to the Commission at its January 2, 2018 meeting with her findings.

5. REVIEW AND DISCUSS CHAPTERS 26A AND 26B OF VILLAGE MUNICIPAL CODE RELATING TO HISTORIC PRESERVATION

Commissioner Van Vechten shared that at the Commission’s November 14 meeting, a discussion took place about approaching the Village Board regarding the 411 Lakeside Terrace demolition permit application. He re-emphasized the importance of protecting properties built by notable architects, such as Howard Van Doren Shaw.

The Commissioners reviewed the historic preservation municipal language from other communities and compared the language with that of the Village. Commissioner Van Vechten commented on how only the Village’s certified landmark designation requires owner consent and noted that the Commission could investigate amendment options to Chapters 26A and 26B of the Village Code for consent requirements.

Commissioner Eifler suggested working with the Village Board to investigate potential incentives to discourage demolition. Commissioners discussed the possibility of conducting a community study to research potential incentives for rehabilitating historical structures. Examples of potential options include: waiving permit fees, tax incentives, allowing zoning variations or establishing penalty fines for demolishing significant properties without approval. The Commissioners also spoke about collaborating with the historical societies of other communities for regional incentives.

Mr. Sideman asked for a brief history of the Village’s two types of landmark designation. Commissioner Van Vechten provided background information on the two types, with Commissioner Turner stating that the honorary landmark status has value for home owners that may not qualify for the certified landmark status but that are still interested in preserving their properties.

The Commissioners then discussed the idea of having more frequent conversations with the Village Board about historic preservation in the community. Commissioner Turner noted that the Commission could inform the Board about property demolition in the community over the past decade and share what Glencoe may look like in the future if demolitions of significant properties continue to take place. The Commissioners also considered the possibility of partnering with other Village Committees and Commissions to promote historic preservation awareness.

6. STANDING PROJECTS

There was no discussion on this item.

7. REVIEW INQUIRIES, DEMOLITION APPLICATIONS, AND OUTREACH

Commissioners reviewed demolition applications for 163 Timber Lane and 615 Lincoln Avenue. For 163 Timber Lane, the Commissioners decided to take no further action. Regarding 615 Lincoln Avenue, Commissioner Turner noted how in 2016, the Commission assisted with and supported Susan Benjamin’s nomination of the property for the Landmark Illinois 2016 List of Most Endangered Properties. The home was ultimately not selected for the List, nor was the property nominated for local landmark designation. The Commissioners decided to take no further action.

8. DISCUSS 2018 MEETING SCHEDULE

The Commissioners agreed to continue meeting on the first Tuesday of each month at 7:30 p.m. during calendar year 2018.

9. ADJOURN

At 9:13 p.m., Chairman Scheckelhoff motioned, seconded by Commissioner Turner, to adjourn the meeting. The motion was adopted by the following vote:

RESULT:	ACCEPTED (UNANIMOUS)
AYES:	Scheckelhoff, Eifler, Schwarzbach, Turner, Van Vechten (5)

The Village of Glencoe is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact the Village of Glencoe at least 72 hours in advance of the meeting at (847) 835-4114, or the Illinois Relay Center at (800) 526-0844, to allow the Village of Glencoe to make reasonable accommodations for those persons.