



**MINUTES**  
**VILLAGE OF GLENCOE**  
**HISTORIC PRESERVATION COMMISSION**

Virtual Meeting  
Tuesday, May 11, 2021 – 5:30 p.m.

**I. CALL TO ORDER AND ROLL CALL**

The regular meeting of the Historic Preservation Commission of the Village of Glencoe conducted virtually in accordance with Governor Pritzker’s Executive Order 2021-09 was called to order by the Commission Chair Peter Van Vechten at 5:37 p.m. on the 11<sup>th</sup> day of May, 2021.

Prior to roll call, Chair Van Vechten stated that pursuant to recently adopted amendments to the Illinois Open Meetings Act (OMA) included in Public Act 101-0640, the Historic Preservation Commission meeting was being conducted as a virtual meeting via Zoom video conferencing software. He also stated that a quorum of members of the Commission were present via remote access and that Assistant to the Village Manager Jordan Lester was physically present at Village Hall as required by OMA.

*The following Commissioners were in attendance:*

Peter Van Vechten, Chair  
Erika Block  
Mitchell Carrel  
Diane Schwarzbach

*The following was also present:*

Jordan Lester, Assistant to the Village Manager

**II. PUBLIC COMMENT**

There were no comments from the public.

**III. CONSIDERATION OF COMMISSION MINUTES FROM APRIL 6, 2021**

Commissioner Schwarzbach moved, seconded by Commissioner Carrel, to approve the Commission’s May 11, 2021 meeting minutes. The motion was approved with the following vote:

<b>RESULT:</b>	<b>ACCEPTED</b>
<b>AYES:</b>	Block, Carrel, Schwarzbach, Van Vechten (4)
<b>NAYS:</b>	None (0)
<b>ABSTAIN:</b>	None (0)
<b>ABSENT:</b>	None (0)

#### **IV. LANDMARK AND DEMOLITION ORDINANCE COMPARISON STUDY REPORTS AND DISCUSSION**

Commissioner Carrel began by providing a report on the Village of Winnetka and City of Highland Park's respective historic preservation ordinances. In particular, he reported that the Village of Winnetka has recently adopted modifications to its ordinance that extend its demolition delay time period for an architecturally or historically significant home up to 270 days. In addition, he stated that Winnetka's adopted amendments provide a 20% maximum building size bonus to any single-family home that the Commission finds to be historic or architecturally significant provided that the home is not demolished or altered in a manner that destroys the home's historic or architectural significance. For Highland Park's ordinance, Commissioner Carrel spoke to the City's demolition tax and other disincentives.

Next, Commissioner Block provided the Commission with a report on the City of Evanston and Village of Wilmette's respective preservation ordinances. Commissioner Block reported on the City of Evanston's comprehensive application requirements for modifications to significant homes and certificate of appropriateness requirements. In addition, she stated they have fees for projects that negatively impact historic properties, including a large demolition fee. Commissioner Block also provided an overview of Wilmette's, stating that Wilmette does not require homeowner consent in certain circumstances. Last, she discussed Wilmette's most recent building permit fee analysis as it pertains to preservation incentives.

Chair Van Vechten then discussed the Village of Kenilworth and City of Lake Forest's ordinances. He stated that Kenilworth does not have its own preservation ordinance but has strict building review requirements that include a one year demolition delay, measured drawings and photos of the structure, public notices and a reuse feasibility study. As for Lake Forest, Chair Van Vechten discussed the City's review process, which includes drawings, structure elevations, models and more, as well as additional fees.

Continuing the discussion of demolition, Chair Van Vechten presented information on the Village of Glencoe's housing stock composition, noting that since the Village started tracking demolition information in 1980, approximately 25% of the Village's housing stock has been demolished. He stated that approximately 11% of landmarks have been demolished during the same time period.

The Commission discussed each municipality's ordinances (if applicable) and how future changes to the Village's preservation ordinances and Zoning Code may encourage preservation rather than demolition. The Commission concluded discussion by expressing a desire to work more closely with the Zoning Commission/Board of Appeals to discuss zoning incentives for historic preservation.

#### **V. DEMOLITION PERMIT APPLICATION REVIEW**

The Commission reviewed the following demolition permit applications and decided to take no further action:

- 1136 Carol Lane (tabled from April meeting)
- 1139 Longmeadow Lane (tabled from April meeting)
- 921 Sheridan Road (tabled from April meeting)
- 409 Jackson Avenue

**VI. OTHER ITEMS FOR DISCUSSION**

Due to the Memorial Day holiday on May 31, the Commission decided to move its regularly scheduled June meeting from Tuesday, June 1 to June 8 at 5:30 p.m.

**VII. ADJOURN**

At 7:13 p.m., Commissioner Carrel motioned, seconded by Commissioner Schwarzbach, to adjourn the meeting. The motion passed with the following roll call vote:

<b>RESULT:</b>	<b>ACCEPTED</b>
<b>AYES:</b>	Block, Carrel, Schwarzbach, Van Vechten (4)
<b>NAYS:</b>	None (0)
<b>ABSTAIN:</b>	None (0)
<b>ABSENT:</b>	None (0)