



MINUTES
VILLAGE OF GLENCOE
HISTORIC PRESERVATION COMMISSION

Virtual Meeting
Tuesday, September 1, 2020 – 5:30 p.m.

1. 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 2020-55 was called to order by the Commission Chair Peter Van Vechten at 5:39 p.m. on the 1st day of September, 2020.

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 Village Board 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 Management Analyst/Deputy Village Clerk Jordan Lester was physically present at Village Hall as required by OMA. The following were in attendance:

Peter Van Vechten, Chair
Erika Block
Mitchell Carrel
Diane Schwarzbach
Jordan Lester, Management Analyst/Deputy Village Clerk

2. PUBLIC COMMENT

There were no comments from the public.

3. CONSIDERATION OF COMMISSION MINUTES FROM AUGUST 4, 2020

Commissioner Carrel moved, seconded by Commissioner Schwarzbach, to approve the Commission’s August 4, 2020 meeting minutes. The motion was adopted with the following vote:

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

4. UPDATE REGARDING 239 FRANKLIN ROAD – SHERMAN BOOTH COTTAGE

Chair Van Vechten provided the Commission with an update on the status of the Frank Lloyd Wright Booth Cottage, which was relocated to the Glencoe Park District’s Park 7n in July. He reported that the Glencoe Historical Society was in the process of building a permanent foundation for the Cottage, upon which the Cottage will be moved once completed.

5. UPDATE REGARDING FOREST EDGE SUBDIVISION (1801 GREEN BAY ROAD)

Chair Van Vechten requested that Management Analyst Lester provide an overview of the August 20, 2020 Village Board meeting, during which the Board discussed the proposed final plat of subdivision for the proposed 29-lot Forest Edge subdivision at 1801 Green Bay Road, formerly known as the Hoover Estate. Management Analyst Lester highlighted staff and developer presentations, Board discussion and significant public commentary that focused primarily on storm and sanitary sewer concerns. She reported that the Board directed the Village Attorney to prepare approval documents, including a subdivision and development agreement, for Board review in advance of a vote on the proposed final plat.

Chair Van Vechten noted that Village President Lawrence R. Levin specifically asked about the development team's historic preservation plans, stating that the team had indicated in the past a willingness to preserve certain existing structures. Chair Van Vechten stated that as part of the conditions of approval, the preliminary plat of subdivision requires the subdivision's future homeowners association to preserve the existing entry way monuments on the proposed Lot 1; however, no language currently requires the preservation of the property's existing three structures. He also reported that the development team indicated that they had been in communication with interested third parties but that no purchaser has been found.

The Commissioners discussed the historical significance of the property's existing structures and possible role the Commission could assume to save the structures. Following discussion, the Commission agreed to send the Village Board a letter requesting that the Board continue to impress upon the development team the historical and architectural importance of the structures and that all good efforts for their reuse be put forth.

6. DISCUSSION REGARDING HONORARY LANDMARK ADVISORY REVIEW PROCESS

The Commission then discussed the Village's current honorary landmark advisory review procedures. Chair Van Vechten provided an overview of the advisory review process as required by Village Code Chapter 26B, highlighting areas of concern and ambiguity in ordinance language, particularly in comparison with the certified landmark review process in Chapter 26A. Chair Van Vechten also stated his concerns with the Village's demolition permit approval process for landmarks and welcomed Commission discussion.

Commissioners asked a variety of questions pertaining to the Village's advisory review and demolition permit issuance processes and what possible changes may be made moving forward. Management Analyst Lester reported that she had an initial conversation with the Village Attorney prior to that evening's meeting, who indicated that any proposed changes should take into consideration the legal rights of private property owners. The Village Attorney also emphasized that per the Village's existing Chapter 26B ordinance, honorary landmark designation does not require the approval of the property owner; as a result, there may be further limitations on proposed modifications.

Overall, the Commission indicated support for modifications to Chapter 26B's honorary landmark advisory review process that would require greater detail on any proposed exterior modification.

7. ROUNDTABLE DISCUSSION ON 2020 COMMISSION MEETING TOPICS

The Commission discussed meeting topics for the remainder of calendar year 2020 and decided to focus on historic preservation ordinance research during the October, November and December Commission meetings. In addition, the Commission agreed to begin a comprehensive review of the Village’s demolition permit process and its impact upon honorary landmarks with the ultimate goal of achieving greater legal protection for honorary landmarks.

8. REVIEW OF DEMOLITION PERMIT APPLICATIONS

The Commission reviewed a demolition permit application for the property at 840 Sheridan Road and agreed to send the homeowner a letter detailing the home’s historical importance.

9. OTHER ITEMS FOR DISCUSSION

The Commission decided to send congratulatory letters to the Glencoe Park District and Glencoe Historical Society upon the successful relocation of the Booth Cottage, thanking both organizations for their efforts to preserve the important structure.

10. ADJOURN

At 7:15 p.m., Commissioner Schwarzbach moved, seconded by Commissioner Block, to adjourn the meeting. The motion was adopted with the following vote:

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