



GLENCOE HISTORIC PRESERVATION COMMISSION
TUESDAY, OCTOBER 2, 2012 MEETING MINUTES

1. CALL TO ORDER AND ROLL CALL

The October 2, 2012 meeting of the Glencoe Historic Preservation Commission was called to order at 7:35 p.m. in the Conference Room.

The following members were present:

John Eifler, Tom Scheckelhoff, Diane Schwarzbach, and Peter Van Vechten

The following members were absent:

Rod Winn

The following staff was present:

Nathan Parch, Community Development Analyst
Victor Filippini, Village Attorney

2. CONSIDER THE SEPTEMBER 11, 2012 MEETING MINUTES

The minutes of the September 11, 2012 Historic Preservation Commission meeting were approved.

3. NON-AGENDA ITEMS AND VISITORS

Architect Scott Renken shared preliminary plans for a proposed two-car garage addition at 75 Maple Hill Road. The home was designed by architect Howard Van Doren Shaw and later renovated by architect David Adler. The property was designated a landmark in 2004. A two-car garage was added in 1999 at the east corner of the home; prior to that the home had only a one-car garage. The proposed addition will extend the 1999 addition south toward Maple Hill Road, expanding the two-car garage to a four-car garage. Mr. Renken explained that the addition will exceed the allowable FAR for the property, thereby requiring a variation from the Zoning Board of Appeals (ZBA). Mr. Renken asked for the support of the Historic Preservation Commission in pursuit of his client's variation request. Commissioners stated their support for the concept of an expanded garage at the proposed location. Pending ZBA approval, Commissioners were in agreement that final plans and design details be approved by the Historic Preservation Commission.

4. **REVIEW PROPOSED REVISIONS TO HISTORIC PRESERVATION REGULATIONS**

Village Attorney Victor Filippini reviewed the proposed revisions to Chapter 26A of the Village Code regarding historic preservation. The intent of the revisions was twofold: (1) to lessen demolition of landmarked structures (e.g. 77 Wentworth Ave.); and (2) to enhance the opportunity of the Village to become a certified local government with the Illinois Historic Preservation Agency (IHPA). The scope of the proposed revisions was explained as follows:

- 1) Modified some of the nomenclature so that the current "designated landmarks" will henceforth be known as "honorary landmarks," which might resolve previous concerns noted by the IHPA with the current regulations;
- 2) Incorporated an interpretative standard to effectively convert the previous "designated landmarks" in to "honorary landmarks" (Section 26A-61);
- 3) Included some provisions to make clear that only certified landmarks are eligible for financial benefits arising from landmark status (Sections 26A-40 and 41). Because the Village has no control over many of the financial incentives that exist, there is no certainty that these changes will have the desired effect. However, this change will further distinguish certified from honorary landmarks; and
- 4) Included some language that appears in the State statute [65 ILCS 5/11-48.2-4] to make clear that all decisions on certificates of appropriateness are subject to judicial review under the Administrative Review Law (Section 26A-52(j)). This was added in response to a recent circuit court decision that seems to have read the statutory language more narrowly than intended.

Nathan Parch stated that he reviewed the proposed revisions via conference call with staff from IHPA earlier in the day. IHPA was not supportive of the proposed revisions, specifically new Article VI, entitled Financial Benefits, because it conflicts with language in the Illinois Administrative Code, specifically Title 17, Chapter VI, Section 4150.60, regarding tax incentives to rehabilitate owner-occupied historic residences.

It was agreed that Mr. Filippini would make further revisions to the regulations to be reconsidered at the November HPC meeting.

5. **REVIEW DRAFT PROPOSAL REQUEST FOR RESTORATION OF RAVINE BLUFFS ENTRANCE FEATURE MONUMENTS**

Commissioners reviewed and commented on the draft proposal request and specifications for restoration of the three Ravine Bluffs entrance feature monuments. Nathan Parch explained that comments will be incorporated into the final documents before dissemination to contractors on October 4th. Mr. Parch noted that proposals were due on October 25th. Commissioners narrowed to six the list of potential contractors to receive the proposal request.

6. **UPDATE ON HISTORIC ARCHITECTURAL SURVEY**

Nathan Parch reported that consultant Carla Bruni completed the fieldwork/photography phase of the survey work and was finalizing the list.

7. **CONTINUE DISCUSSION OF RAVINE BLUFFS HISTORIC DISTRICT**

No report.

8. **STANDING PROJECTS**

No report

9. **"INQUIRIES" AND DEMOLITION APPLICATIONS**

Commissioners reviewed a demolition application for 111 Hogarth Lane and decided to take no further action.

10. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:20 p.m.