



**MEETING MINUTES
VILLAGE OF GLENCOE
PRESERVATION COMMISSION**

Hybrid Meeting
Tuesday, November 8, 2022 – 5:30 p.m.

1. CALL TO ORDER AND ROLL CALL

The regular meeting of the Preservation Commission of the Village of Glencoe, conducted hybrid in person and over zoom teleconference in accordance with Governor Pritzker’s Executive Order, was called to order by the Commission Chair Peter Van Vechten at 5:32 p.m. on the 8th day of November 2022.

The following Commissioners were present:

- Peter Van Vechten, Chair
- Dudley Onderdonk, Village Trustee
- Erika Block
- Mitchell Carrel
- Scott Javore

The following Commissioners were absent:

- Diane Schwarzbach

The following was also present:

- Jonathan Pape, Assistant to the Village Manager
- Taylor Baxter, Development Services Manager
- Lee Brown, Teska Associates

2. PUBLIC COMMENT

No public comments were heard.

3. CONSIDERATION OF COMMISSION MINUTES FROM OCTOBER 11, 2022

Commissioner Carrel moved, seconded by Trustee Onderdonk, to approve the Commission’s October 11, 2022 meeting minutes as presented. The motion was adopted with the following vote:

RESULT:	ACCEPTED
AYES:	Block, Carrel, Onderdonk, Van Vechten (4)
NAYS:	None (0)
ABSTAIN:	Javore (1)
ABSENT:	Schwarzbach (1)

4. COMPREHENSIVE PLAN DISCUSSION

Commissioner Schwarzbach arrived at 5:37 p.m.

Lee Brown, of Teska Associates, spoke to the Commission to introduce the Comprehensive Plan discussion. He began by detailing that a Comprehensive Plan is a policy document for the community. He noted that it is important to understand that this is not a new, blank slate to start from scratch but rather can draw on from past Comprehensive Plans, other Village documents, and the community itself which is well established. Mr. Brown noted that as the plan is prepared, Teska and the plan commission want to know; what is the Preservation Commission seeing in the community, and how can the Comprehensive Plan serve the Preservation Commission.

The Preservation Commission members, Mr. Brown, and Development Services Manager Taylor Baxter had a discussion about the Comprehensive Plan. Through the review of data prepared by Chair Van Vechten, the Commission noted that the trend of single-family homes being torn down and redevelopment is not a new issue and has been around since the 1990's. The Commission also agreed that past efforts to slow or stop demolition and redevelopment has not been as successful as initially hoped.

The Commission noted that it feels that the scale appears to be currently tipped toward redevelopment and thus the current efforts of the Preservation Commission are discussing and defining additional incentives to keep existing houses, by allowing more flexibility for additions and remodeling. Commission members expressed that they felt that Glencoe is no longer a "generational" village, meaning that it is less common for people to spend their entire lives in Glencoe.

The Commission determined that it would continue this discussion at its next meeting to allow time for Commissioners to reflect on the questions presented, complete the online survey provided by Teska, and provide additional feedback at its December meeting.

5. NEXT STEPS FOR COMMISSION RECOMMENDATIONS

The Commission reviewed and discussed the outstanding items that could be included in the next phase of recommendations to the Village Board. Next steps and takeaway items were noted by Chair Van Vechten to be followed up with at the next meeting.

The Commission agreed that this discussion would be continued at the next meeting, at which point a focus would be on refining the recommendations.

6. DISCUSSION REGARDING LETTERS TO OWNERS OF DESIGNATED PROPERTIES

The Commission agreed to table the discussion of this agenda item to a future meeting.

7. DEMOLITION PERMIT APPLICATION REVIEW

The Commission had no new applications to review.

8. OTHER ITEMS FOR DISCUSSION

The Commission noted that its next meeting would be the regularly scheduled meeting date of Tuesday, December 6, 2022 at 5:30 p.m.

9. ADJOURN

At 7:38 p.m., Commissioner Carrel moved, seconded by Trustee Schwarzbach, to adjourn the meeting. The motion was approved with the following roll call vote:

RESULT:	ACCEPTED
AYES:	Block, Carrel, Onderdonk, Schwarzbach, Van Vechten, Javore (6)
NAYS:	None (0)
ABSTAIN:	None (0)
ABSENT:	None (0)