



# VILLAGE OF GLENCOE

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June 9, 2026

Dear President Roin and Members of the Village Board:

The Preservation Commission respectfully submits this annual report summarizing its work over the past year. The Commission met monthly from June 2025 through June 2026, reviewing landmark applications, conducting advisory reviews of demolition applications and proposed changes to landmarked properties, advancing significant policy initiatives at the Board's direction, and expanding public engagement around historic preservation in Glencoe.

## **By the Numbers**

Over the course of the program year, the Commission held 12 regular meetings and reviewed 16 demolition applications submitted to the Village. The Commission recommended one new Certified Landmark designation (222 Maple Hill Road, a 1922 French Normandy Revival residence) and reviewed two properties for a Certificates of Appropriateness, at 80 Estate Drive and 693 Greenwood Avenue, as well as two advisory matters involving Honorary Landmark properties at Booth Cottage and 515 Greenleaf Avenue. Three property owners have inquired about landmark status of the last year, and the Commission has been working with them on their application materials.

## **Policy and Code Work**

Following the 2025 Annual Report, the Commission worked closely with the Village Board to undertake a comprehensive review of Glencoe's preservation framework. The Commission completed comparative research on programs provided in adjacent communities, which informed a coordinated set of recommendations recently adopted by the Village Board.

An outcome of the yearlong review was a comprehensive rewrite of the Preservation Code, consolidating the separate certified and honorary landmark chapters into a single, modernized historic preservation chapter. The Commission also recommended the establishment of a Pilot Permit Fee Rebate Program providing up to \$10,000 per project for renovation and rehabilitation of landmark properties, supported by a new demolition fee structure of \$3,000 for standard residential demolitions and \$5,000 for demolition of Honorary Landmarks.

The package also includes new zoning incentives, developed in coordination with the Zoning Commission, that allow increased floor area of up to 25% for Honorary Landmarks and 35% for Certified Landmarks, as well as more flexibility of yard setbacks.

### **Frank Lloyd Wright Monument Restoration**

The Commission advanced the restoration of the Ravine Bluffs concrete monuments designed by Frank Lloyd Wright. A forensic analysis of the monument was completed by DetailLab and preliminary cost estimates were obtained from contractors who reviewed the forensic analysis. The Commission will recommend inclusion of the remediation project in the 10-year Community Investment Program with consideration of project phasing. The Commission has also been exploring grant funding to offset the costs of this rehabilitation.

### **Public Education and Engagement**

The Commission launched a three-part Preservation Lecture Series at the Glencoe Public Library, with sessions on Glencoe Modern, notable Glencoe designers and buildings, and the benefits of landmark designation. The series is intended to build community awareness of Glencoe's architectural heritage and support the new incentive programs that will be available on January 1<sup>st</sup>.

### **Looking Ahead**

With Village Board adoption of the modernized Preservation Code and incentive package targeted with an effective date of January 1, 2027, the Commission's focus in the year ahead will be implementation, including outreach to landmark property owners, processing rebate applications, continued review of new designations, and ongoing public education. Additional effort will focus on expanding the Historically Significant property list especially houses that were built between 1935 – 1975, the period known as Mid-Century Modern.

Finally, in the wake of lifetime Glencoe resident and architect Scott Javore's retirement to California, the Commission brought on another architect to serve as an advisor.

Respectfully submitted,

Peter Van Vechten, Chair Glencoe Preservation Commission