



**MINUTES
VILLAGE OF GLENCOE
BOARD OF TRUSTEES
COMMITTEE OF THE WHOLE**

Village Hall Morris Conference Room
675 Village Court
Thursday, June 18, 2026 – 5:30 PM

I. CALL TO ORDER

The Committee of the Whole meeting of the Board of Trustees of the Village of Glencoe was called to order by the Village President of the Village of Glencoe, Illinois, at 5:30 p.m. on the 18th day of June, 2026. The following were in attendance:

Attendee Name	Title	Status
Village Board		
Howard Roin	Village President	Present
Joe Halwax	Trustee	Present
Georgia Mihalopoulos	Trustee	Present
Dudley Onderdonk	Trustee	Present
Michael Rosenblat	Trustee	Present
Gary Ruben	Trustee	Present
Hilary Scott	Trustee	Present (at 5:37 p.m.)
Village Staff		
Philip Kiraly	Village Manager	Present
Nikki Larson	Deputy Village Manager/CFO	Present
Steven Elrod	Village Attorney	Present
Taylor Baxter	Development Services Director	Present
Katy Darr	Human Resources Manager	Present
Adam Hall	Assistant Village Manager	Present
Sean Loughran	Public Safety Director	Present
Jen Maddux	Public Works Management Analyst	Present
Rich McGowan	Senior Planner	Present
Stella Nanos	Glencoe Golf Club General Manager	Present
Monica Sarna	Public Works Director	Present
Margaret Schwarz	Assistant CFO	Present
Matt Siegel	IT Director	Present

II. DISCUSSION

President Roin advised that 2025 Annual Reports will be presented by representatives of the following Village of Glencoe Commissions: Public Safety Commission, Plan Commission, Glencoe Council for Inclusion and Community, Preservation Commission, Zoning Board of Appeals/Zoning Commission,

Sustainability Task Force and the Tree Commission.

PUBLIC SAFETY COMMISSION

Chair Amy St. Eve reported that the Glencoe Public Safety Commission was established by ordinance in 1982 to conduct examinations for original appointments and promotions and to hear charges brought against members of the Department of Public Safety. Chairperson St. Eve advised that the Commission met six times in 2025, during which it updated its rules and launched a continuous examination process for entry-level public safety officer candidates. The updated rules enable both the Commission and the Department to collect applications and administer examinations on a rolling basis, allowing for a more nimble and responsive approach to candidate review. As a result of this process, the Commission approved two entry-level Final Eligibility Lists, conducted 31 interviews for both entry-level and lateral candidates and facilitated the hiring of three officers during the year.

Chair St. Eve also noted that in carrying out its work, the Commission utilized the services of several professional firms, including Elrod Friedman for legal counsel, Conrad Polygraph of Hinsdale for polygraph services, National Testing Network for application and written examination administration, Endeavor OMEGA of Glenview for pre-employment physical examinations and BRAVE Wellness Center of Chicago for pre-employment psychological evaluations.

REVIEW AND DISCUSSION OF 2025 PLAN COMMISSION ANNUAL REPORT

Development Services Director Taylor Baxter presented the 2025 Plan Commission Annual Report. He noted that since the adoption of the "All In Glencoe" Comprehensive Plan in December 2024, the Plan Commission has met nine times. In addition to its ongoing Exterior Appearance review responsibilities, the Commission's work has been focused primarily on Comprehensive Plan implementation.

Director Baxter explained that the Commission regularly conducts Exterior Appearance reviews for permitted projects that alter the exterior of buildings in the Village's commercial zoning districts. Director Baxter noted that each review was conducted in accordance with the Village's adopted Design Guidelines and that several projects required plan revisions to more fully align with those standards.

Director Baxter explained that the review process for the Glencoe Public Library project began in fall 2025 with a joint meeting of the Plan Commission and Zoning Commission, during which the Library presented its preliminary plans for feedback. The project also required Special Use Permits, which were reviewed by the Zoning Commission and subsequently approved by the Village Board before the Exterior Appearance review. Throughout the process, the Plan Commission worked collaboratively with the Library to refine the project, helping to ensure the final design will complement and enhance the character of the Village for generations to come.

Director Baxter also reported that in spring 2025 the Commission convened to identify priorities for implementing the 2024 Comprehensive Plan. The highest priority initiative over the past year has been the development of a Planned Development (PD) Ordinance. The Commission worked for several months alongside the Village's planning team, including Village staff and consultants from Teska Associates to develop a framework for this process, engaging in in-depth discussions. Discussions centered on which projects should be subject to PD review, which zoning and development standards could be made more flexible to encourage design enhancements and what design outcomes the Village seeks to achieve through the process.

Plan Commission Chairperson Bruce Huvard added that the Comprehensive Plan identifies several areas for near-term focus, including strategies to reduce teardowns and expand housing diversity in the Village. He noted the importance of the Planned Development Ordinance as a tool for addressing future land use and highlighted that the Plan also calls for consideration of the potential relocation of the Public Works facility.

REVIEW AND DISCUSSION OF THE 2025 GLENCOE COUNCIL FOR INCLUSION AND COMMUNITY ANNUAL REPORT

Chair Rafael Guzman reported that the Glencoe Council for Inclusion and Community was established in 2021, succeeding its forerunner the Community Relations Forum and building on decades of similarly aligned community efforts. Chair Guzman reported that the Council met ten times in 2025, focusing its work on coordinating, developing and supporting events and initiatives throughout the community. During the year, the Council supported District 35's Family Belonging and Hearts and Minds in Motion events and marked Pride Month through participation in the Glencoe Public Library's Rainbow Pride event, the Writer's Theatre Drag Story Hour and as a community presence at the Glencoe Sidewalk Sale. The Council also supported the Writer's Theatre Glencoe Al Fresco Affinity Night, co-hosted a speaker series event with the Glencoe Public Library, and attended Touch a Truck. At the Fourth of July celebration and Light the Lights event, the Council hosted a sensory room and interactive games to ensure those gatherings were welcoming and accessible to all residents.

The Council published a "Getting to Know the Heart of Glencoe" feature article, developed a social media content plan and conducted donation drives for school supplies and Halloween costumes. The Council also co-sponsored the "Stuff the Squad" food drive and launched a new "Good in the Neighborhood" program to highlight acts of community kindness and connection.

REVIEW AND DISCUSSION OF THE 2025 PRESERVATION COMMISSION ANNUAL REPORT

Preservation Commission Chair Peter Van Vechten reported that over the course of the program year, the Commission held twelve regular meetings and reviewed 16 demolition applications submitted to the Village. The Commission recommended one new Certified Landmark designation, reviewed two properties for a Certificate of Appropriateness, as well as two advisory matters involving Honorary Landmark properties. Chair Van Vechten noted that three property owners have inquired about landmark status in the last year, and the Commission has been working with them on their application materials.

Chair Van Vechten explained that the Commission worked closely with the Village Board to undertake a comprehensive review of Glencoe's preservation framework which resulted in a comprehensive rewrite of the Preservation Code, consolidating the separate certified and honorary landmark chapters into a single, modernized historic preservation chapter, the establishment of a Pilot Permit Fee Rebate Program, developed a new demolition fee structure of \$3,000 for standard residential demolitions and \$5,000 for demolition of Honorary Landmarks as well as 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.

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

Chair Van Vechten noted significant educational efforts by the commission, intended to build community awareness of Glencoe's architectural heritage and support the new incentive programs that will be available on January 1, 2027.

Chair Van Vechten reported that the Commission's focus on the year ahead will be implementation, including outreach to landmark property owners, processing rebate applications continued review of new designations, and ongoing public education.

REVIEW AND DISCUSSION OF THE 2025 ZONING BOARD OF APPEALS/ZONING COMMISSION ANNUAL REPORT

Senior Planner Rich McGowan reported that in 2025, the Zoning Board of Appeals (ZBA) held nine public hearings encompassing 20 cases and 35 individual variation requests. The variation requests were driven largely by 15 addition projects, by far the most common project type, generating 17 setback variations, 12 floor area ratio (FAR) variations and six miscellaneous variations. Planner McGowan noted that the ZBA did not formally deny any requests in 2025 and has not done so since 2022, though several cases were deferred or withdrawn before reaching a potential denial.

Planner McGowan also reported that staff reviewed a total of 26 cases between hearings which was a 36.8% increase over 2024 and a 188.9% increase over 2019. He attributed this growth to several factors, including the elimination of a prior policy limiting agendas to three cases per month, more proactive staff communication about available options for applicants and increased demand for local construction activity. He also noted that several process improvements were introduced in 2025 and the first half of 2026, including more detailed applicant notification letters, updated application materials and the addition of on-site public notice signage.

Development Services Director Taylor Baxter then presented the 2025 Annual Report for the Zoning Commission. He reported that since the start of 2025, the Commission has held public hearings and made recommendations to the Village Board on six Special Use Permit (SUP) applications and four Zoning Code amendments.

Zoning Code amendment hearings addressed the following topics: clarification of regulations governing the authority to continue non-conformities when structures are demolished or destroyed; updates to implement a Comprehensive Plan recommendation to align minimum lot size and lot width requirements in the R-C zoning district more closely with existing lots in the area; the creation of a new "Preservation Variation" process along with expanded variation flexibility for Honorary and Certified Landmarks and revisions to regulations governing non-residential uses in residential zoning districts.

Director Baxter concluded by noting that staff's goal for ZBA proceedings in 2026 is to provide applicants with pre-application handouts designed to simplify the technical aspects of zoning variation requests and public hearing procedures.

REVIEW AND DISCUSSION OF THE 2025 SUSTAINABILITY TASK FORCE ANNUAL REPORT

Sustainability Task Force (STF) Co-Chairperson Laurie Tuchman reported that the STF works to conserve natural resources and advance sustainable, economically sound practices throughout the community. She highlighted that 2025 was a productive year for the Task Force across a wide range of initiatives. The STF welcomed two new members and Trustee Michael Rosenblat as the Village Board Representative. The Task Force also assisted in selecting a consultant and served on the Planning Team for the Village's first Sustainability Action Plan, which is scheduled for completion in 2026. In that same spirit of advancing Village-wide sustainability policy, the STF engaged Village leadership on new opportunities afforded by Glencoe's home rule status and supported the coal tar ban adopted by the Village Board in April 2025.

The Task Force organized and staffed the 7th Annual Donate and Recycle Drop-Off Event, collecting materials from more than 220 carloads of residents. It also collaborated with the Tree Commission to review the Village's Tree Preservation Ordinance and identify potential enhancements related to property redevelopment and supported the Village's curbside Buckthorn Collection Program while monitoring progress on Buckthorn removal near Green Bay Road and Westley Road in partnership with the Cook County Forest Preserves.

Community engagement remained a priority throughout the year. The STF promoted environmental conservation through a regular series of Sustainability Sunday posts on social media and highlighted programs including the Recycle Coach app, the Hefty ReNew Recycling Program and the WasteNot curbside food scrap service. The Task Force also participated in Friends of the Green Bay Trail Day with an informational booth and partnered with the Glencoe Park District to host the annual stargazing event at

Glencoe Beach in November. Looking ahead to a milestone moment the STF also developed a plan to celebrate its 10th Anniversary, including co-branding existing programs, recognizing past accomplishments, planting a commemorative tree, and organizing a year-end community event.

REVIEW AND DISCUSSIN OF THE 2025 TREE COMMISSION ANNUAL REPORT

Public Works Director Sarna explained that the Tree Commission, the Village's newest, is charged with providing guidance on the preservation, care, management and protection of trees throughout the Village in accordance with the urban forest management plan and established best management practices. The Commission makes recommendations to the Village Board on improvements to tree stewardship, proposes rules and regulations related to budget, plans and schedules, reviews the urban forest management plan, collaborates with Village staff to support relevant ordinances and manages programs and projects delegated to it by the Village Board.

In 2025, the Tree Commission advanced several meaningful initiatives including the Arbor Day celebration with District 35, a Buckthorn removal program for private property, as well as an annual "Tree of the Year" public awareness campaign, inviting residents to nominate their favorite local trees. A Burr Oak was selected as the 2025 Tree of the Year and featured in Inside Glencoe. The Commission also engaged in tree preservation discussions related to active development projects throughout the Village. Additionally, the Commission worked with Village staff to review and refine tree preservation ordinance language in support of the requirements of an Urban and Community Forestry Grant.

III. OTHER BUSINESS

There was no other business.

IV. CLOSED SESSION

At 6:22 p.m., President Roin asked for a motion to convene into closed session pursuant to Open Meetings Act 2(c)(21) Review of Closed Session Minutes, 2(c)(8) Security, and 2(c)(11) Pending Litigation.

Trustee Scott moved, seconded by Trustee Ruben, to move into closed session.

The motion was approved with the following roll call vote:

APPROVED

AYES:	Halwax, Mihalopoulos, Onderdonk, Rosenblat, Ruben, Scott (6)
NAYS:	None (0)
ABSENT:	None (0)

V. ADJOURN

At the conclusion of the Closed Session, the Board reconvened into open session at 6:56 pm. Trustee Ruben moved, seconded by Trustee Scott, to adjourn the meeting at 6:57 pm. The motion was approved by unanimous voice vote.