



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

Village Hall Morris Conference Room  
675 Village Court  
Thursday, March 19, 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 19<sup>th</sup> day of March, 2026. The following were in attendance:

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>
<b>Village Board</b>		
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
<b>Village Staff</b>		
Philip Kiraly	Village Manager	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
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. A. DISCUSSION OF PRESERVATION COMMISSION RECOMMENDATIONS REGARDING ENHANCED PRESERVATION INCENTIVES**

President Roin introduced Assistant Village Manager Adam Hall and Preservation Commission Chair Peter Van Vechten, to provide an update on the enhanced preservation incentives program.

Assistant Village Manager Hall reported that the Preservation Commission had previously presented a series of policy recommendations at the May and August 2025 Committee of the Whole meetings. These recommendations included financial, zoning and other incentives intended to encourage preservation of historic properties. Following those presentations, the Village Board requested additional analysis of preservation-related financial incentives and referred zoning-based concepts to the

Zoning Commission for further review. He explained that the Zoning Commission was directed to evaluate potential modifications to the zoning code with the goal of supporting preservation while maintaining neighborhood compatibility.

Assistant Village Manager Hall advised that the Zoning Commission conducted public hearings in December 2025 and January 2026, during which input was received from Preservation Commission members and residents. Notifications were sent to all Certified and Honorary Landmark property owners. Following these hearings, the Zoning Commission approved a resolution expanding allowable variations for historic properties. These recommendations are expected to be presented to the Village Board for final consideration in the coming months.

Assistant Village Manager Hall further explained that the proposed financial incentive framework has been redrafted and is now structured as a pilot program. The pilot program is proposed as a three-year initiative with approximately \$30,000 in annual funding and is designed to remain revenue neutral. He stated that the proposed program would include a permit fee rebate for qualifying projects exceeding \$50,000, with a maximum rebate of \$10,000 and includes provisions requiring repayment in the event of partial or full demolition. The proposal also includes the establishment of a demolition fee, with a standard fee for residential properties and a higher fee for Honorary Landmark properties, to assist in funding the pilot program.

Additional components of the program include waiver of certain application and appearance review fees for landmarked properties, as well as the requirement to attend advisory review meetings for the demolition of Honorary Landmark properties. The advisory review meeting would necessitate property owner participation and provide an opportunity for direct engagement with the Preservation Commission to discuss preservation options and available incentives in lieu of demolition.

The proposed adjustments to the preservation code also includes an extension of the demolition delay period for Honorary Landmarks to 360 days and the requirement of a recorded preservation covenant prohibiting demolition for a period of ten years for properties receiving zoning incentives.

Assistant Village Manager Hall advised that, upon Village Board direction, staff and the Village Attorney would proceed with a comprehensive update to the Historic Preservation Code. Upon direction, any proposed code amendments would be presented to the Village Board at a future meeting for review and consideration.

Trustee Ruben expressed support for the program, describing it as well-conceived and appropriately balanced. He inquired whether any Honorary Landmark designations had been applied without a property owner's request, and Chair Van Vechten indicated he was not aware of any such instances. Trustee Ruben recommended that letters be sent to owners of Honorary Landmark properties explaining the proposed changes and offering them the opportunity to opt out.

President Roin acknowledged that Board members hold a range of perspectives on the matter. He stated that he was supportive of extending the demolition delay period for Honorary Landmarks from 180 to 360 days. He noted that while uncertainty remains as to whether the proposed incentives will achieve their intended goals, he supported moving forward with the pilot program. President Roin further recommended that any

financial incentive provided to a property owner include an express condition requiring repayment to the Village in the event of subsequent demolition.

Trustee Scott advised that all Honorary Landmark property owners should receive notification of any proposed changes to the program.

Trustee Mihalopoulos expressed agreement with Trustee Ruben's recommendation to provide property owners with the option to opt out. She also supported sending written communication to all Honorary Landmark property owners summarizing the proposed changes.

Trustee Halwax suggested that the information also be published on the Village website, with a mechanism allowing property owners to easily verify their designation status and submit an opt-in or opt-out election.

President Roin suggested that property owners be given the opportunity to opt in or opt out in connection with any extension of the demolition delay period. Chair Van Vechten clarified that the appropriate election is an opt-out only, as inclusion as an Honorary Landmark already constitutes the default status. He recommended that a letter be sent to each property owner confirming their Honorary Landmark designation, explaining the rights and obligations associated with that status.

President Roin advised that there was consensus in support of an opt-out mechanism for property owners and that staff had sufficient guidance to proceed with the enhanced preservation incentives.

He asked the Village Attorney whether there was concern that future state legislation could supersede local zoning authority in this area. Attorney Elrod advised the Board to remain mindful of the potential for future changes at the state level but recommended that the Village proceed with the proposed amendments.

## **II. B. DISCUSSION OF GLENVIEW PUBLIC SAFETY DISPATCH CENTER DRONE AS A FIRST RESPONDER PILOT PROGRAM (DFR)**

Public Safety Director Sean Loughran reported that since July 2017, the Glenview Public Safety Dispatch Center (GPSDC) has provided dispatch telecommunications services for the Village's Public Safety Department pursuant to a state mandate based on municipality population. As a principal regional provider, GPSDC serves fifteen communities through two dispatch centers located in Glenview (south) and Highland Park (north).

Continuing, Public Safety Director Loughran reported that GPSDC has conducted extensive research into a Drone as a First Responder (DFR) Program as part of a potential expansion of services, designed to provide more rapid on-scene information to personnel responding to critical incidents. The program would position eight strategically located launch sites throughout GPSDC's service area. Based on the nature of a 911 call, a drone would autonomously deploy on high-priority calls with the objective of arriving overhead at the geographic call location within two minutes. Once on scene, the drone could be operated remotely by a GPSDC pilot or by an on-site agency pilot in the field. Director Loughran reported that GPSDC evaluated several vendors, including Axon/Skydio, Paladin DFR, and Flock DFR, and ultimately selected the Flock DFR system based on its transparent cost structure, day-one operational

readiness, and pilot program framework.

He noted that Flock DFR is offering participating villages a six-month, no-obligation trial period, following which cost-sharing would be recalibrated based on the number of communities electing to continue in the program. Director Loughran reported that while sixteen municipalities initially expressed interest, participation has since narrowed to seven communities: Glencoe, Glenview, Grayslake, Lake Forest, Libertyville, Morton Grove, and Niles. He also noted that the cost of the DFR Program is not included in the 2026 budget. He explained that GPSDC intends to launch the program in July 2026, with trials to begin for interested communities and final opt-in determinations to be made by December 2026.

Public Safety Director Loughran also noted that the Village's Public Safety Department currently maintains two drones and has six certified pilots, with the drones deployed nine times in the prior year at an average cost per flight of \$90.42. He advised that when GPSDC initially introduced the DFR Program, the estimated annual cost was approximately \$25,000 based on broad municipal participation; however, as municipalities have withdrawn, the per-community cost is expected to increase.

President Roin asked whether the program could be delivered at lower cost in-house, given that the Village already operates its own drones. Public Safety Director Loughran responded that in-house drone deployment requires diverting a Public Safety officer from field duty, which presents an operational tradeoff. Village Manager Kiraly noted that cost remains the primary concern. President Roin indicated that the matter could be reassessed following the conclusion of the trial period, and Village Manager Kiraly noted that sufficient data should be available prior to the commencement of 2027 budget preparations.

Public Safety Director Loughran noted that the DFR Program would meaningfully augment the Public Safety Department's response capabilities. He added that GPSDC would be responsible for tracking drone flight activity and calls served under the program.

**III. OTHER BUSINESS**

There was no other business.

**IV. CLOSED SESSION**

At 6:46 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, and 2(c)(1) Personnel.

Trustee Mihalopoulos moved, seconded by Trustee Scott, 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 6:57. Trustee Onderdonk moved, seconded by Trustee Scott, to adjourn the meeting at 6:58. The motion was approved by unanimous voice vote.

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