



GLENCOE HISTORIC PRESERVATION COMMISSION
TUESDAY, DECEMBER 3, 2013 MEETING MINUTES

1. CALL TO ORDER AND ROLL CALL

The December 3, 2013 meeting of the Glencoe Historic Preservation Commission was called to order at 7:36 p.m. in the Conference Room.

The following members were present:

Chairman Tom Scheckelhoff, Diane Schwarzbach, and Peter Van Vechten

The following members were absent:

John Eifler and Rod Winn

The following staff was present:

Phil Kiraly, Village Manager

Nathan Parch, Planning & Development Administrator

2. CONSIDER THE NOVEMBER 5, 2013 MEETING MINUTES

The minutes of the November 5, 2013 Historic Preservation Commission meeting were approved.

3. PUBLIC COMMENT TIME

Bob Sideman was in attendance.

4. REVIEW CURRENT DRAFT OF HISTORIC ARCHITECTURAL SURVEY LIST

In advance of the December meeting, Commissioners received copies of the list and photos of recommended additional properties. The list was compiled by recommendations received from the Glencoe Historical Society, Scott Javore, Bob Sideman, Greg Turner, Commission members, and the project index for architect Robert Seyfarth (robertseyfartharchitect.com).

Commissioners reviewed the list and photos for each property to consider whether each should be transferred to the master list, and if so to determine the architectural style. It was decided that several of the properties warranted additional field review to better determine the style and/or to further judge the architectural integrity of the home. Mr. Parch noted that a revised list would be distributed in advance of the December meeting for further consideration.

Commissioners discussed a variety of outreach options for informing the public of the master list once it is finalized.

5. **DISCUSS COMMISSION GOALS FOR CALENDAR YEAR 2014**

Commissioners agreed to delay discussion of this item until the next meeting.

6. **STANDING PROJECTS**

A) **Ravine Bluffs Entrance Feature Monuments**

In order to continue the restoration effort, Mr. Parch noted that funds were included in the FY2015 draft Village Budget to address the remaining items with Monument 1 and for the complete restoration of Monument 2 (corner of Franklin & Meadow). The funds budgeted were based on an updated proposal received from Smith Art Conservation in October. Staff anticipates the additional work to occur in spring 2014 pending support from the Village Board as part of its budget approval.

B) **Water Plant**

Commissioners agreed to add 'Water Plant' to the list of Standing Projects on the agenda in order to remain informed as the Village Board considers alternatives for the water plant.

It was noted that the Glencoe Water Plant is 85 years old, originally constructed in 1928. Prior to that time Glencoe received filtered Lake Michigan water from the Village of Winnetka. Additions to the 1928 structure were constructed in 1952 and included the addition of two filters to increase capacity. Commissioners viewed an aerial of the property and agreed that a site visit was warranted in order to consider whether the integrity of the original structure was impacted by the latter additions.

Village Manager Phil Kiraly explained that while the plant and equipment has been maintained well, there are areas of the plant (physical infrastructure and process) that will require substantial expense for repair and replacement in the future. For this reason the Village previously issued an RFP for a master plan for the Water Plant resulting in the Northwest Water Commission (NWC) contacting the Village to express the desire to explore potential mutually desirable interests. As part of these discussions, staff has initiated a preliminary analysis of options, including:

- 1) Construct a new water plant for the Village as well as a pumping station to take water west to a plant location outside of the Village that would serve the NWC.
- 2) Upgrade the current facility as required. It was noted that there will be challenges in keeping the plant operational while doing the necessary and needed upgrades.
- 3) Construct a new water plant elsewhere in the Village (inland). This option would continue to include the NWC pumping station at the lake.
- 4) Purchase water from another community and cease Village-run water plant operations.

Mr. Kiraly stated that the Village has hired Strand, an engineering firm with expertise in water filtration and production, to provide an independent study and analysis of the cost and technology needed for each of the alternatives. He also stated that a new plant would impact the Park District and the beach facilities, specifically the option to allow for construction on the boating beach to the north of the existing plant. Mr. Kiraly noted that the Village Board was expected to receive Strand's report in late spring.

7. **"INQUIRIES" AND DEMOLITION APPLICATIONS**

Commissioners reviewed demolition applications for the following properties and decided to take no further action:

- 345 Brookside Lane
- 422 Adams Avenue

8. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:23 p.m.