



**MEETING MINUTES
VILLAGE OF GLENCOE
AD HOC DESIGN REVIEW COMMITTEE**

Village Hall Council Chambers
Tuesday, August 22, 2023 – 6:00 p.m.

1. CALL TO ORDER AND ROLL CALL

The inaugural meeting of the Ad Hoc Design Review Committee took place in the Council Chambers of the Village of Glencoe. The meeting was called to order by Committee Co-Chair David Stern at 6:01 p.m.

The following Committee Members were present:

Michael La Porte, Co-Chair
David Stern, Co-Chair
Joe Halwax, Trustee and Village Board Liaison
Lauren Flax
Nicole Reifman
Chad Richman
Jon Ruderman

The following Committee Members were absent:
None

The following were also present:

Phil Kiraly, Village Manager
Stella Nanos, Golf Club General Manager
Caesar Noriega, Golf Club Assistant Manager
Matt Radde, Golf Club Head Golf Professional
Jonathan Pape, Assistant to the Village Manager
Dan Nicholas, FGM Architects
Dave Olson, W.B. Olson
Mike Shydrowski, W.B. Olson

2. WELCOME

a) INTRODUCTIONS

Co-Chair Michael La Porte welcomed the committee to the inaugural meeting and noted that an opportunity for Public Comment on non-agenda items would be at the end of the meeting. The Committee members, Staff and consultants then introduced themselves.

b) MEETING PROTOCOLS

Co-Chair Michael La Porte reviewed meeting protocols. He also noted that the Ad Hoc Design Review Committee, AHDRC, is a government body that is appointed by the Village Board and subject to the Open Meetings Act and that the meetings will be audio recorded.

Co-Chair LaPorte reviewed the tasks that were outlined in the resolution that created the AHDRC and summarized the document by stating that the AHDRC has a narrow lane to follow; to seek input and represent the best interest of the community, to provide advisory recommendations to the Village Board, who will ultimately make the final decision and to adhere to certain duties including conducting meetings that are open to the public.

Co-Chair La Porte also detailed what the Committee is not tasked to do which includes hiring architects or consultants or determining what the clubhouse is going to do functionally. He reminded the group that the next three meeting dates are set for September 12, September 26 and October 10 and calendar invitations will be forwarded.

c) DESIGN SCHEDULE

Dan Nicholas, of FGM Architects, reviewed the design schedule. He noted that the first step is the Schematic Design Phase which will be focused on the exterior elements to determine how the building will look. If the AHDRC stays on schedule this phase will end with a recommendation to the Village Board at the October 19, 2023, Village Board meeting.

Mr. Nicholas noted that the second step will be the Design Development Phase which is scheduled to take place October 20 through January 18 and will drill further down into details of the building including interior elements. After the design is completed, construction documents will be prepared from January 19 through March 22. Finally, permitting will lead to the start of construction in May 2024.

3. DESIGN DISCUSSION

To begin the design discussion, Mr. Nicholas walked the AHDRC through the programming of the clubhouse that has already been determined, noting that it is scheduled to include underground cart storage, certain square footages for the facility, covered exterior spaces, kitchen elements, offices, pro shop, bag drop and more.

In reviewing the design, Mr. Nicholas reviewed where the design stood for the referendum, noting the site design and elevations were prepared for budget, planning and presentation purposes but were all subject to change within budget and scope. He shared that an updated site survey is in the works and will help to make decisions regarding the placement of the building.

In response to a question from the public, Mr. Nicholas confirmed that all parking would be at grade.

In response to a question from Committee Member Chad Richman, Mr. Nicholas confirmed that the clubhouse building with the current locker rooms is planned to be demolished and no future locker room is planned for the new building. Member Richman followed up by asking if the existing pro shop will be demolished to which Mr. Nicholas answered that it is undetermined and may be able to be salvaged and work with the new croquet court.

Mr. Nicholas reiterated that the conceptual interior imagery and elevations that were shared as part of the referendum were intended for budget and fit and can be used as a representation of what is in the budget and what can be supported, as well as depicting the overall energy and feel of the clubhouse.

Mr. Nicholas noted that a vision exercise will determine how we move forward. He reviewed numerous images of clubhouses and other structures of varying architectural style. He noted that as a homework assignment, Committee Members will be asked to bring back images of other structures that appeal to the AHDRC with the goal of narrowing the selection down to two or three at the next meeting, and then to reach agreement on one architectural style by the third meeting.

The Commission discussed elements that would be unchanged, such as a single-story building. The Commission reviewed the images and discussed the likes and dislikes of the various elements. The Commission discussed tree protection and Mr. Nicholas noted that trees are a priority, and a tree survey will be conducted. He also noted that the project must adhere to the Forest Preserve District of Cook County Tree Protection and Preservation Manual. It was noted that the current location of the maintenance building is to remain unchanged and will have to work with the new building.

In response to a question from Nicole Reifman inquiring if a flat roof may be a bad idea in our climate, Mr. Nicholas said that FGM is comfortable with flat roofs if that meets the design desired, noting that technology has improved and while it requires maintenance it is feasible.

Other elements were discussed including that Cook County will require the use of electric and not gas as part of their new Green Building Standards. It was noted that the current configuration has the entrance to the east and the patio facing the west and the need for additional parking was also noted.

In response to a question from a member of the public, who is a golf course neighbor, Mr. Nicholas said that the design should be compatible with the neighborhood, but that the neighborhood has many architectural styles within it.

Golf Club Manager Stella Nanos noted that certain functional elements are needed for a golf outing and as well as the ability to host private events while also serving the day-to-day business of a bar or restaurant.

It was reiterated that the Committee should not be set on the current site layout being exactly what it is going to look like, noting that as the group contemplates the physical site itself, the building footprint may move slightly. In addition to design, the Forest Preserve District restrictions that we need to stick to such as this development area, impervious surface requirements, stormwater management and others may dictate the site plan.

The Committee discussed the homework assignment. Village Manager Kiraly encouraged Committee Members to think of examples not as a building to replicate, but as a style that appeals to you and something that fits the community and neighborhood.

A member of the public offered that the AHDRC should talk to the Glencoe Historical Society as they have a lot of experience evaluating structures in Glencoe. Co-Chair La Porte said that the Committee is just getting started and that he hopes that all members will seek community input. Mr. Nicholas encouraged the committee to talk to community members before the next meeting so that the group can come back productively and keep moving forward on schedule.

4. PROJECT MANAGEMENT

The AHDRC reviewed the project management components of their assignment. It was noted that the schedule for design is critical due to the time required to obtain permits from both the Village of Glencoe and Cook County. The group was reminded that at each subsequent meeting, it would have to refer to the budget to discuss hard costs, soft costs and contingencies, which may help to make decisions as the design moves along.

The approval process was reviewed, and it was reiterated that the AHDRC meetings and schedule are built around the Village Board schedule so that deadlines can be met.

In response to a question by Co-Chair Stern, Manager Nanos requested that additional exterior design ideas be emailed to her digitally by September 7.

In discussing sustainability, Mr. Nicholas noted that the Forest Preserve District is moving towards adopting new Green Building Standards that would require no fossil fuel activity. Additionally, Cook County has bird friendly guidelines to meet which is expected to require glazing that is better suited for birds in a natural environment. Other elements may include regulations on waste removal, motion sensors for energy savings and the tree preservation plan. Additionally, he noted that the Village's Sustainability Task Force has provided recommendations for the new building.

LEED certification was discussed and whether the building would achieve certification. Manager Kiraly stated that the Forest Preserve District does not require LEED certification but seeks LEED elements. Accordingly, it is the desire to build the clubhouse to a LEED standard but without the certification which adds significant additional cost. Manager Kiraly noted that additional sustainable features will be evaluated such as hardscapes like the parking lot where permeable pavers may be considered.

5. PUBLIC COMMENT

Co-Chair La Porte noted that the AHDRC took some comments throughout the meeting, and we may continue that practice if the comments are focused and concise.

Village Manager Kiraly shared that typically the Village has a more formal process and has public comment rules that Co-Chair La Porte previously discussed and that the group should rely on them but can be flexible as appropriate.

Co-Chair La Porte invited comments from the public.

Resident Tom Fraerman, of 449 Ida Place, Glencoe, commented to the Committee that as they think about architectural styles to remember that Glencoe is a unique community with amazing architecture, with Frank Lloyd Wright structures all over town and due to the setting of the building an architectural style like Frank Lloyd Wright's would enhance the project.

6. OTHER ITIMES FOR DISCUSSION

In response to a question from a member of the public, Staff noted that this meeting is listed in the Village's meeting bulletin and E-Newsletter under its name Ad Hoc Design Review Committee.

7. ADJOURN

At 7:20 p.m., Trustee Joe Halwax moved, seconded by Commissioner Nicole Reifman, to adjourn the meeting. The motion was approved by voice vote.

RESULT:	ACCEPTED
AYES:	La Porte, Stern, Halwax, Flax, Reifman, Richman, Ruderman (7)
NAYS:	None (0)
ABSTAIN:	None (0)
ABSENT:	None (0)