



AGENDA
Tuesday, December 4, 2012
7:30 p.m.

Village Hall
Conference Room

The Village of Glencoe is subject to the requirements of the American with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact the Village of Glencoe at least 72 hours in advance of the meeting at (847) 835-4114, or the Illinois Relay Center at (800) 526-0844, to allow the Village of Glencoe to make reasonable accommodations for those persons.

1. CALL TO ORDER AND ROLL CALL

Tom Scheckelhoff, Chair
John Eifler
Diane Schwarzbach
Peter Van Vechten
Rod Winn

2. CONSIDER THE NOVEMBER 6, 2012 MEETING MINUTES

Attached is a copy of the minutes from the November 6th meeting.

3. PUBLIC COMMENT TIME

Individuals interested in addressing the Commission on any matter not listed on the agenda may do so during this time.

4. REVIEW PROPOSED REVISIONS TO HISTORIC PRESERVATION REGULATIONS

Village Attorney Victor Filippini will be in attendance to review proposed revisions to Chapter 26A of the Village Code, entitled Historic Preservation.

5. CONSIDER LANDMARK DESIGNATION OF 272 SYLVAN ROAD

Attached is an application submitted by homeowner Maggie Hein for Landmark Designation of her home located at 272 Sylvan Road.

6. **CONTINUE REVIEW OF PROPOSALS RECEIVED FOR RESTORATION OF RAVINE BLUFFS ENTRANCE FEATURE MONUMENTS**

The Commission will continue its review of four proposals received October 25, 2012 for restoration of the three Ravine Bluffs entrance feature monuments.

7. **COMPLETE REVIEW OF HISTORIC ARCHITECTURAL SURVEY**

The Commission will complete its review of the survey prepared by consultant Carla Bruni identifying residential structures within Glencoe that are significant due to their age, architectural integrity, and/or association with a renowned architect.

8. **CONTINUE DISCUSSION OF RAVINE BLUFFS HISTORIC DISTRICT**

The Commission will continue discussion of a possible historic district in the Ravine Bluffs neighborhood.

9. **STANDING PROJECTS**

-Electronic Database on each Glencoe Residence	-Educational Event	-Preservation Fund
-Certified Local Government Program	-National Register Nominations	-Realtor Outreach
-Encouraging Designation	-Village Website	

10. **REVIEW "INQUIRIES" AND DEMOLITION APPLICATIONS**

11. **ADJOURN**



GLENCOE HISTORIC PRESERVATION COMMISSION
TUESDAY, NOVEMBER 6, 2012 MEETING MINUTES

1. CALL TO ORDER AND ROLL CALL

The November 6, 2012 meeting of the Glencoe Historic Preservation Commission was called to order at 7:30 p.m. in the Conference Room.

The following members were present:

Chairman Tom Scheckelhoff, Peter Van Vechten, and Rod Winn

The following members were absent:

John Eifler and Diane Schwarzbach

The following staff was present:

Nathan Parch, Community Development Analyst

2. CONSIDER THE OCTOBER 2, 2012 MEETING MINUTES

The minutes of the October 2, 2012 Historic Preservation Commission meeting were approved.

3. NON-AGENDA ITEMS AND VISITORS

None

4. REVIEW PROPOSED REVISIONS TO HISTORIC PRESERVATION REGULATIONS

Mr. Parch reported that Village Attorney Victor Filippini will be in attendance at the December 4th meeting to review further revisions to Chapter 26A of the Village Code in response to matters discussed at the October 2nd meeting.

5. REVIEW PROPOSALS RECEIVED FOR RESTORATION OF RAVINE BLUFFS ENTRANCE FEATURE MONUMENTS

Mr. Parch reported that staff received four proposals in response to the request for proposal (RFP) for restoration and repair of the Ravine Bluffs Entrance Feature Monuments. Six contractors chosen by staff and the Historic Preservation Commission received the RFP. Smith Art Conservation of Long Beach, California submitted a proposal for \$17,387.50 (*Monument 1*). Commissioners were perplexed by the large disparity between Smith Art Conservation's proposal and the other three, which were significantly more expensive. Commissioners

deferred further discussion until their December 4th meeting due to Commissioner John Eifler's absence. Per the proposed timetable prepared by staff, Mr. Parch noted that an expense of \$17,500 for Monument 1 will be included in the FY2014 preliminary staff budget to be reviewed by the Village Board on November 15th.

6. **UPDATE ON HISTORIC ARCHITECTURAL SURVEY**

Mr. Parch reported that consultant Carla Bruni completed the survey and photography and a final draft was included in packets distributed in advance of the meeting. Mr. Parch reviewed the following:

- The 2012 survey includes 306 total residential structures:
 - 6 are Certified Landmarks
 - 79 are Designated Landmarks
 - 221 are "significant" due to architect, architectural style, and/or date constructed, but not landmarks
- Includes 38 new residential structures, added to the survey in 2012
- Demolished and/or altered structures removed from survey
- Photos taken by Carla or borrowed from Cook County Assessor (noted as CCA); No photos in those cases limited by foliage or access
- Previous survey included approx. 275 residential structures, excluding demo's
- Current survey includes no commercial, religious, or public/institutional structures

Mr. Parch encouraged Commissioners to review the final draft of the survey with final discussion planned for the December 4th meeting.

7. **CONTINUE DISCUSSION OF RAVINE BLUFFS HISTORIC DISTRICT**

Commissioner Van Vechten provided a brief report. Additional time is needed in order to meet with affected property owners.

8. **STANDING PROJECTS**

No report

9. **"INQUIRIES" AND DEMOLITION APPLICATIONS**

Commissioners reviewed a demolition application for 985 Bluff Road. Mr. Parch noted that Commissioners reviewed an inquiry on July 10th regarding subdivision of the property and possible demolition of the existing architecturally significant home. On July 11th a letter was sent to the property owner and real estate agent encouraging preservation of the existing home. A zoning analysis prepared by Mr. Parch was included with the letter illustrating how the property could be subdivided into three lots while preserving the existing home. Commissioners directed Mr. Parch to send a letter to the property owner and buyer inviting them to the December 4th meeting to discuss alternatives to demolition.

Commissioners reviewed a demolition application for 710 Country Lane and decided to take no further action.

Commissioners reviewed a demolition application for 1052 Elm Ridge Drive and decided to take no further action.

Commissioners reviewed a demolition application for 23 Old Green Bay Road and decided to take no further action.

10. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:34 p.m.