

APPROVED

MINUTES OF JANUARY 21, 2020 REGULAR BOARD MEETING
GLENCOE PARK DISTRICT
999 GREEN BAY ROAD, GLENCOE, ILLINOIS 60022

The meeting was called to order at 7:02pm and roll was called.

Commissioners present:

Lisa Brooks, President
Stefanie Boron, Vice President
Michael Covey, Treasurer
Josh Lutton, Commissioner
Dudley Onderdonk, Commissioner

Staff present:

Lisa Sheppard, Executive Director/Secretary
Carol Mensinger, Director of Finance/HR
Chris Leiner, Director of Parks/Maintenance
Bobby Collins, Director of Recreation/Facilities
Erin Classen, Supt. of Marketing/Comm.
Jenny Runkel, Administrative Assistant

Members of the public in attendance who signed in or spoke: Eric Anderson, Erika Block, John Carothers, Jim Carper, Katie Copenhaver, Katalin Demeter, Lisa DiChiea, John Duncan, John Eifler, Karen Ettelson, Bill Fritz, Adrienne Gallagher, Ed Goodale, Lisa Goodale, Barbara Gordon, Paul Guten, Marla Hand, John Houde, Barbara Javore, Scott Javore, Mark Kaufmann, Geoff Kehoe, David Kulakofsky, Karen Leeds, John Martin, Sally Martin, Jim Nyeste, Barbara Olinger, Mary Osimitz, Janice Penner, John Penner, Bonnie Phoenix, Mary Seyfarth, Elsabi Shimmelpenninck, Ron Scherubel, Catherine Schutte, Evey Schweig, Charlie Sweat, Kelly Sweat, Lisa Temkin, Ellen Van Vechten, Peter Van Vechten, Debra Warren, Cookie Werner, Glenn Werner, Vanessa Zoerb

Consent Agenda: A motion was made by Commissioner Onderdonk to approve the consent agenda items as presented including Minutes of December 17, 2019 Regular Board Meeting, Minutes of January 6, 2020 Committee of the Whole Meeting, Approval of Personnel Policy Manual Updates, Approval of FY2020/21 Regular Meeting Schedule, and Approval of the Bills. Commissioner Boron seconded the motion. No further discussion ensued. Roll call vote taken:

AYES: Boron, Covey, Lutton, Onderdonk, Brooks

NAYS: None

ABSENT: None

The motion passed.

Matters from the Public - General: Jim Carper questioned snow and ice policies. The District does a good job on parking lots and the trail around Takiff and asked the District to continue from the entrance all the way to the railroad tracks on the sidewalk.

Presentation by Glencoe Historical Society (GHS) Regarding Request to Lease a Portion of Park 7n for the Placement of the Frank Lloyd Wright Cottage: Executive Director Sheppard explained that Glencoe Historical Society requested an agreement to use a portion of Park 7n located at Maple Hill and Meadow Road for the relocation of the Frank Lloyd Wright Cottage for a 99-year land lease measuring 64 feet x 28 feet for a 900 square foot cottage. The lease, which was included in the Board packet, was

reviewed. The neighbors were notified for this meeting via 78 letters hand-delivered to neighbors and surrounding areas. It was also shared via email blast and social media from the District and Village. Emails from neighbors who could not attend were shared with the Board prior to the meeting. Ed Goodale, President of Glencoe Historical Society introduced the Booth Cottage Committee and thanked the Board and public.

Vanessa Zoerb gave the presentation attached to these minutes. Zoerb added the facility will not be active, just used perhaps monthly or for special events. Traffic will be minimal and parking available on Old Green Bay Road in commuter parking. GHS has the funds for relocation and restoration. No public funding is needed for this project as it is funded through private donations and grants.

Peter Van Vechten, Chair of the Glencoe Preservation Commission and homeowner in Ravine Bluffs. He expounded on the history of Frank Lloyd Wright and Glencoe, sale of the property, interest nationally, and proposal as a solution for the Cottage's long-term future. The cottage is an honorary Glencoe landmark which requires a six-month delay in issuing a demolition permit in order to consider alternatives to demolition. The developers worked with the Village and Historical Society to form a solution, now eight weeks after the six-month period. Time is of the essence or the cottage will be demolished. The cottage fits in with the original use and design of the Park 7n as part of Ravine Bluffs. It keeps the design and vision intact. The Preservation Commission wholeheartedly supports this. As a homeowner of Ravine Bluffs, the cottage will be nestled into the wooded area leaving the open park space. The asphalt path is crumbling to be fixed during construction. Van Vechten thanked the Park District and vocalized he and his wife support the project.

Matters from the Public – Frank Lloyd Wright Cottage:

Sally Martin lives directly across from 7n, the most impacted by this proposal. Martin commented that they should have been informed more than three days prior, this is commercialization of a residential area, devalues view and property value, increases traffic and parking, and the year of construction. Martin needs clarification on hours. This is devastating. Until they meet with the Historical Society and Park District, it shouldn't be voted on.

Charlie Sweat made two points on the proposal. The Park District is donating a ½ acre of land for the structure, worth about \$400,000. Next month there is a \$4.5 million bond issue, that doesn't seem fiscally responsible without a feasibility study not done here. There are several FLW structures not given historical status with the possibility of a repeat situation. This is a slippery slope accepting this proposal.

Barbara Gordon, Executive Director of the Frank Lloyd Wright Building Conservancy in Chicago, explained that 20% of FLW homes have been destroyed, reviewed the Conservancy's history and mission, the action taken to save the cottage, and the importance of saving the cottage. Gordon thanked GHS and the Village. The Conservancy is in favor of the proposal.

Erica Block, city planner, Landmark's Illinois board member and member of the Glencoe Preservation Commission commented on the importance of the cottage, the efforts of those involved, and the Preservation Commission reviewing the ordinance regarding honorary landmarks to manage saving threatened buildings. Block supports the project.

Deborah Warren commented on decreased sale value of the home next to the cottage, devaluing properties, increased parking, increased traffic, and construction madness. Warren supports saving the Cottage, but doesn't want it in her front yard. She questioned if someone would be there during open hours monitoring? Warren is not interested in a house open to the public near her house or children.

John Duncan spoke on FLW houses making Glencoe special, the cottage adds to a disused park area, positive value to homes, and is an important piece of property fitting in with other Glencoe FLW homes.

Lisa DiChiea of Landmark of Illinois included the Cottage on the endangered list in 2019. She commented on the efforts to find a solution otherwise the Cottage will be demolished, interest in moving it outside of the Village, Village Board's discomfort moving it outside city limits, addressing neighbor's concerns, the reduced original footprint of the property being moved, and the Cottage not being protected.

Lisa Temkin of the Historical Preservation in Highland Park spoke on a threatened FLW house. She commented that a historic structure is a resource to the whole community with studies showing increased property values, and her house is landmarked.

Jim Nyeste, unlike neighbors is in favor of the project, the proposed site is favorable, an advocate of preserving landmarks. Nyeste has a condition, the Board seems inclined to develop open spaces and will only approve if the park remains otherwise the same; no paths, exercise equipment, and leave it an open space to play frisbee, walk dogs, etc.

John Martin commented he lives near the park, wants someone to respond to the twelve-month flood zone, shock an old tired building would be moved to a flood area. Martin questioned how this can be voted on until the flooding is solved? Unless the park is fixed, it is unfair to place the house in the flood zone across from his front door.

John Penner commented on being in favor of project with the concentration of FLW homes, bridge, and monuments, area has ponding water not a flood zone solved in the plans, and would not negatively affect property values at all.

Catherine Shulte was not a fan of this project, but is on the fence for a couple reasons. An empty building next to the bike path and parking in front of homes are concerns. Everyone in the neighborhood needs concerns resolved and needs more time.

David Kulakofsky voiced concern over an unstaffed building open during the day, no controls in place, children's safety, structure maintenance over the 99-year lease when, and increased parking.

Mary Seyfarth, Highland Park resident and Historical Commission for nine years, shared comments on FLW home history in Highland Park, a great addition to the community, increases value of property, practical problems of the neighbors can be solved, and it gives a history of design and concept of FLW in Glencoe.

Paul Guten shared a deep appreciation for FLW architecture and history and made comments including parking and traffic, construction, perhaps there is a better location, massive children's safety concern, keeping the integrity of the neighborhood, and to please look at other locations.

At the Board's request, GHS addressed hours and staffing. Ed Goodale explained the lease includes a 9am-5pm daily use limitation, but will not come close to using those hours. Their current Park Avenue campus is open from 10am-3pm on Wednesdays for research and 1-4pm on Sundays with a docent. The cottage won't be used to that extent. GHS will use it for meetings, but not sure of other use at this point. When open, the cottage will be staffed and secured when not in use via CCTV recorded coverage.

Robert Breyer voiced concern over other homes that may need to be protected, timeline, more parking and foot traffic, funding required to keep the structure in good repair over the years, negatives underestimated, and positives overstated.

Board Discussion on Booth Cottage:

In response to a question from Commissioner Onderdonk, Executive Director Sheppard explained that the lease requires GHS to keep the cottage in good condition with ramifications. If not, the lease is revoked with the possibility of the house moved from the site. GHS has managed the Park Avenue house for 20 years in pristine condition, and neighbors have only positive comments of GHS.

In response to a question from Commissioner Covey, Ed Goodale responded that GHS did not reach out to the neighbors of Park 7n because of the inappropriateness of communication during negotiations of lease provisions.

Executive Director Sheppard added that the District needed to make sure GHS would be held accountable for hours, upkeep, and ensure they had the funds. Once the Board and GHS came to an agreement is when the neighbors were notified of this meeting. In addition, there is a surety bond to make sure they have the funds to complete the outside of the house and an ADA accessible sidewalk to the house.

Commissioner Lutton voiced sympathy for the neighbors over the short timeline of a few days or a week ago. They completed a reasonable search concluding with not a great list of properties available at a reasonable cost. The permanent loss of a cultural artifact against an unreasonable short timeframe is why commissioners were elected to make the best decision given those facts.

In response to a question from Commissioner Lutton, Daniel Creaney, project civil engineer in Northbrook, will do a detailed topography including utilities and storm sewer

system that drains the property. Same as any Glencoe house, it requires a storm sewer system that drains the house and entire property, accomplished by extending the storm sewer from the public sewer to the site, site drainage, and regrading. Creaney believes it will fully address the drainage issues. A basement is under consideration, requiring soil borings to see ground and water conditions.

In response to a question from Executive Director Sheppard, Scott Javore, architect on the Glencoe Historical Society Board and the Commission, shared the initial construction will take about four months including the move. The site will be protected with fencing in an area as tight as possible until the foundation is installed. The house is placed in an area next to the foundation until they place the footings. Phase 1 includes the outside portion for four months, then phase 2 for interior work with fundraising needed to complete the work, and programming within the building. This project has been fast tracked in every way.

Commissioner Boron commented on struggling this week because of the timing issue and feels we've failed the neighbors since we are up against a wall because the timeline. It is a struggle and we respect everyone's position.

In response to a question from President Brooks, Phil Kiraly voiced working with Public Safety on parking enforcement and signage, awareness that commuter parking is one block away, GHS to direct patrons to commuter parking, awareness that people will park close to their target location, various means for Public Safety to maintain parking, limiting hours, and working closely with the Park District and GHS to find a solution.

In response to a question from President Brooks, Ed Goodale stated the cottage is 1100 square feet and Director Leiner stated the park is 43,000 square feet, a little less than 3% of the park size. Executive Director Sheppard explained there are no plans for this park other than the building, drainage improvement, mowing and tree maintenance, minor landscaping around the building, and ADA pathway also used as a train thoroughfare.

Two or three members of the public remained concerned about children's safety following GHS's clarification on hours and staffing. The Board asked the public to elaborate, comments included more parking, random people, kids go there to play in the park, lawn not mowed enough, dandelions, would not feel comfortable with kids going with other people visiting the park, and saturation of an already horrible area.

In response to a question from Sheppard, Ed Goodale stated that usage is unknown until they go through the programming exercise, possibly a couple people per month. Every year, 150 second graders tour their current facility and a couple homes via bus once a year program. Vanesa Zoerb added that it is not a community building, usage is so minimal it's not worth talking about.

Commissioner Covey voiced the valid concern of residents wanting something more tangible in hours. Commissioner Boron agreed that GHS should be able to give a better description of usage. In response, Karen Ettelson, Vice-President of GHS, stated the lease hours are not accurate use times, they are to give flexibility to develop hours

based on docent availability. GHS would continue to be very good neighbors and would work with the neighborhood to resolve issues. Executive Director Sheppard suggested to add a maximum number of public hours to the lease, such as 15 hours, with a review of hours in one year.

In response to a question from Commissioner Lutton, Peter Van Vechten reviewed Glencoe's two levels of landmark status which protect a structure from demolition, 95-98% are honorary landmarks which gives a six-month delay to issue a permit for exploration of demolition alternatives, the developer in this case was willing to work toward a solution, the permit is not issued yet, developer agreed to not proceed with demolition prior to January 30, and the permit is not ready for issuance with minor issues, if they have fulfilled all requirements they can demo on February 1. Village Manager Kiraly expounded that a demo permit does not get issued until a building permit is issued so the review process can begin. There are a few outstanding issues related to issuing the permit, if the developer can resolve issues the permit would be ready. There is no discretion after the six-month waiting period for the Village to stop demolition.

Action Items:

Approval of the Land Lease with Glencoe Historical Society: President Brooks called for the motion with the condition to approve the lease with continued discussion and clarification on Lease Item 1d to specify hours, approval of the lease conditional of that discussion. Discussion ensued on details of the motion. Comments not related to the motion were as follows. Commissioner Covey noted this is public land, not private land. Commissioner Boron is having a problem that this has been in negotiations for months, but no public input until today and having a problem with this decision. The District requires GHS volunteers to have a criminal background check, a safety precaution in case children wander in.

A motion was made by Commissioner Onderdonk to approve the Land Lease with the exception of 1D that will have limitations on use to 15 hours per week with additional hours under the approval of the Executive Director with the revisiting of 1D in a year. Commissioner Lutton seconded the motion. No further discussion ensued. Roll call vote taken:

AYES: Covey, Lutton, Onderdonk, Brooks
NAYS: Boron
ABSENT: None

The motion passed.

A five-minute break was taken from 8:53pm to 8:58pm.

The Board moved the BINA discussion and all action items up in agenda.

Discussion of the BINA Hearing: Director Mensinger explained that Watts debt is falling off and is a good time to add new debt. She reviewed the history. With Watts and maintenance facility projects, the total is about \$14 mill in the next 3-6 years. Looking at

other fund resources like grants and donations, the District will need to issue debt at a good time as rates are declining. Staff is looking for Board approval of the order to do a BINA hearing next month.

Eric Anderson explained the process of bond issuance and hearing.

Director Mensinger stated rates have come down, allowing the District to issue more debt without an impact to the taxpayer. There is no guarantee, but moving forward will allow the District to be ready for action at hopefully the lowest rate.

Discussion ensued regarding cost, timing, wise use of funds at a relatively low cost, property tax rates, how to explain servicing debt to taxpayers, BINA hearing procedures, required 85% spent on capital projects only, and it is better to fund bonds all at once and recommended by Eric's firm.

Action Items:

Approval of Order for BINA Hearing: A motion was made by Commissioner Boron to approve the Order calling a public hearing concerning the intent of the Board of Park Commissioners of the Glencoe Park District, Cook County, Illinois, to sell not to exceed \$4,500,000 General Obligation Limited Tax Park Bonds as presented. Commissioner Lutton seconded the motion. No further discussion ensued. Roll call vote taken:

AYES: Boron, Covey, Lutton, Onderdonk, Brooks

NAYS: None

ABSENT: None

The motion passed.

Approval of Altamanu Contract Addendum #2: A motion was made by Commissioner Boron the Altamanu Contract Addendum #2 for an amount not to exceed \$46,500 for the preparation and submission of construction documents for the Connect Glencoe project as presented. Commissioner Onderdonk seconded the motion. Director Leiner reviewed that the project includes about three times as much civil engineering in a project like this, a requirement to receive the grant. A higher quality project than we would have had otherwise. Grant money not delivered yet, IDOT becomes the bank, takes it to bid, and pays direct to the contractor. IDOT bills the District for our match in the amount of \$183,000. When awarded the grant, we wanted to work with someone successful on the north shore and IDOT. We recommended going with them because they have extensive experience and understand the recreational component. They are on the pre-approved IDOT list. Roll call vote taken:

AYES: Boron, Covey, Lutton, Onderdonk, Brooks

NAYS: None

ABSENT: None

The motion passed.

Financial Report: Director of Finance/Human Resources Mensinger stated we are ten months into the fiscal year. Other comments included the District maintaining in the last couple months, recreation and fitness making progress, the beach didn't produce like

the last two years impacted by bad weather at the beginning of the season, and camp is like last year. The budget draft was distributed tonight. The Finance Committee of the Whole is scheduled on Feb 4. Boron and Onderdonk are out of town. Call in is an option.

Staff Reports: Staff shared additional information not included in their Board Reports.

Business Report: Staff are working on finishing up the fiscal year, the budget first draft looks good, and going to conference this week.

Recreation and Facilities Report: Our successful and well-attended winter event, Watts Below Zero, included new ice bumper cars. Director Collins continued with comments including fitness is going in the right direction, Peloton added, hit 200 new members this year, moving fitness members from annual to monthly, and we received a bid for beach concessions. They discussed fitness promos.

Parks and Maintenance Report: The public comment regarding snow/ice removal along Green Bay Road, staff remove snow in that area immediately, however the Village starts with higher priority areas like downtown creating a delay in clearing the areas next to the District.

Marketing and Communications Report: Supt. Classen is a member of the Village Census Committee.

Safety and Wellness Committee Report: No additional report to the packet.

Executive Director Report: Executive Director Sheppard shared that staff attend conference this week. Our Supt. of Marketing and Communications is expecting a baby in May. We received an OSLAD grant for Duke Park bringing the total of all grants and the donation to \$1.567 million. The total project cost is \$2 million; the District to fund \$5-600,000 total.

Other Business: There was no other business.

Executive Session: There was no reason to go into closed session.

Adjourn: Commissioner Onderdonk moved to adjourn the meeting at 9:41pm. Commissioner Boron seconded the motion, which passed by unanimous voice vote.

Respectfully submitted,

Lisa M. Sheppard
Secretary



SAVING BOOTH COTTAGE

Proposed Relocation to Park 7N
Public Hearing – January 21, 2020
Glencoe Historical Society Presentation





GLENCOE HISTORICAL SOCIETY

Founded in 1937 and dedicated to

Promoting an understanding
of **Glencoe's history and heritage** by
identifying and **preserving objects**, archives and photographs
and

engaging the community

in a variety of programs, exhibits, activities and events related to
the history of the Village of Glencoe, Illinois

BOOTH COTTAGE LOCATIONS

Booth Cottage
Original Location
1913-1916

Booth Cottage
239 Franklin Rd
1917-2019

Booth Cottage
Proposed Move





Sherman Booth Summer Cottage Original Portion
239 Franklin Road

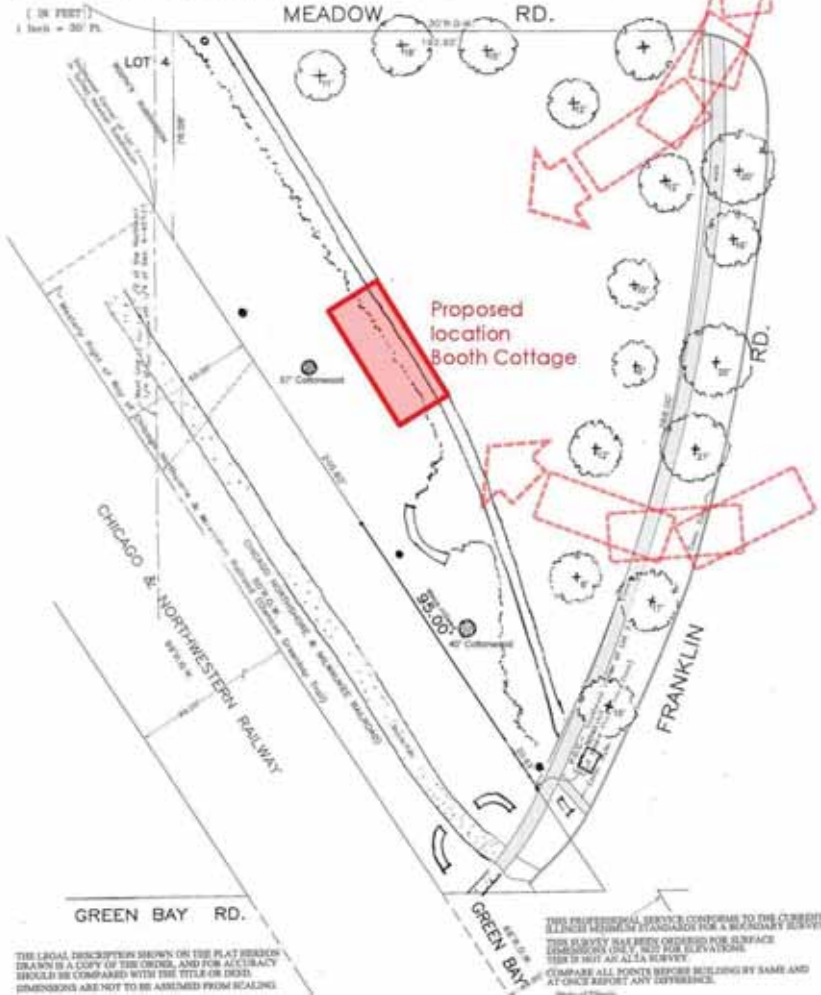
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PLAT OF SURVEY



OF
THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF TRACTORIAL SECTION 6, TOWNSHIP
42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT OF THE SOUTHWEST CORNER OF LOT 7 IN SULLIVAN NEWMALL SUBDIVISION RECORDED DECEMBER
8, 1958 AS DOCUMENT NUMBER 4488897, THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 7 IN
SULLIVAN NEWMALL SUBDIVISION, BEING ALSO THE LINE 50 FEET EASTERLY OF AND PARALLEL WITH THE EASTERLY RIGHT OF
WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY, 25.83 FEET TO THE POINT OF BEGINNING;
THENCE CONTAINING NORTHWESTERLY ALONG SAID SOUTHWEST LINE OF LOT 7, 83 FEET TO THE POINT, THENCE
SOUTHWESTERLY ALONG THE LINE MAKING AN ANGLE 80 DEGREES TO THE LAST DESCRIBED COURSE, 50.00 FEET, THENCE
SOUTHEASTERLY ALONG THE LINE 20.00 FEET WESTERLY OF AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT
7, 95.00 FEET, THENCE NORTHWESTERLY 20.00 FEET TO THE POINT OF BEGINNING. A COOK COUNTY, ILLINOIS.



PROPOSED
PATH
FOR MOVE

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON
DRAWN IS A COPY OF THE ORIGINAL, AND FOR ACCURACY
SHOULD BE COMPARED WITH THE TITLE OR DEED.
DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS SURVEYING STANDARDS FOR A BOUNDARY SURVEY.
THIS SURVEY HAS BEEN ORDERED FOR SURFACE
DIMENSIONS ONLY, NOT FOR ELEVATIONS.
THIS IS NOT AN ALTA SURVEY.
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND
AT ONCE REPORT ANY DIFFERENCE.



Rendering of Relocated Booth Cottage