

BOARD/COMMISSION: Historic Preservation

**DATE: May
26, 2011**

MEETING: Regular

CALLED TO ORDER: 7:36 p.m.

QUORUM: Yes

ADJOURNED: 9:00 p.m.

MEMBER ATTENDANCE:

PRESENT:

Chairman Marks,
Commissioners Loftus,
Isaac, Salamunovich,
Wilson

LOCATION: Glen Ellyn Civic Center

EXCUSED: Commissioners
Manak, Janninck,

ABSENT: Commissioner
Kummerer

ALSO PRESENT:

Trustee Ladesic, Andrew
Letson

1. Call to Order

Chairman Marks called the Historic Preservation Commission meeting to order at 7:31 p.m. on May 26, 2011.

2. Approval of the Minutes of the April 28, 2011 of the Historic Preservation Commission.

Chairman Marks stated the minutes from April 28, 2011 were presented to the Commission for approval. Commissioner Loftus motioned for the approval of the minutes from April 28, 2011 as amended. Commissioner Salamunovich seconded. The motion passed unanimously.

3. Public Comments

No members of the public spoke.

4. Old Business

No old business was discussed

5. New Business

E. Other?

Chairman Marks stated Commissioner Manak's neighbor is interested in applying for landmark status at 418 Ridgewood. He provided details of the home, stated that it has a very large addition on the back, is located on the north side of Ridgewood and was built between 1915 and 1920. He stated the addition can be seen from the street and encouraged Commissioners to view the home before the next meeting. Commissioner Wilson stated this home was identified as significant in a recent study despite the addition.

A. Discussion of Downtown Historic District Nomination

Chairman Marks updated the Commissioners on the Downtown Historic District application. General discussion took place over the photos taken of the downtown and if anyone had any issues of loading the pictures. Mr. Letson presented information on the benefits of establishing a national register historic district and he encouraged commissioners to provide more input on the benefits.

Chairman Marks brought up a town in New England that was registered as a historic district and saw more foot traffic and also more prestige from store owners that were happy to be running a store in this district. General discussion took place over certain tax incentives that the owner of a building could receive from being involved in a historic district including information from the Heritage Tourism and National Trust Booklet. Commissioner Isaac stated business owners are free to do anything to their property once the district is established and this should be the main focus point when distributing information to merchants, business owners, and community groups. Chairman Marks requested for commissioners to try and get in touch with other communities that have gone through this process.

D. Variation for House on Hillside

Commissioner Wilson wondered why a variation request is needed for historic or significant homes when replacing an existing feature. General discussion took place over this request and Mr. Letson stated he contacted the Village building and zoning official regarding this request.

Mr. Letson stated that if an administrative variance procedure was developed, it would be easiest if buildings that were landmarked were the only ones who could use the process. Discussion took place over the qualifications for a home to make

it historic. Chairman Marks stated the HPC looks at homes that are older than 50 years old. Mr. Letson stated ultimately this will be a Village Board policy decision. General discussion continued and Trustee Ladesic urged Chairman Marks to send an email to the Village President explaining the HPC's views on this item.

B. Discussion of Ackerman House on St. Charles

Chairman Marks provided the Commission with some information regarding the potential sale of an early Glen Ellyn home. He stated that he had the opportunity to walk through the home, and although it needs work it may be suitable for someone who wants to fix up a historic home.

C. Surrounding Community Sign Codes

Discussion of this item was postponed until Commissioner Manak could be present.

6. Historical Society Business

No Historical Society business was discussed.

7. Chairman's Report

Chairman Marks stated the historic preservation awards were presented at the last Village Board meeting. He provided a summary of the homes that were awarded. General discussion took place over the awarding process and ways to increase nominations in future years.

Chairman Marks asked if any Commissioners would be able to attend a statewide preservation conference to be held in southern Illinois. He provided details of the conference requested commissioners to contact him if anyone would be able to attend.

8. Trustee Liaison's Report

Trustee Ladesic reported a new manager, Mark Franz, was hired from Homewood, Illinois. He also stated a new trustee liaison schedule will begin in the next month or two and a new trustee will sit in on the HPC meetings.

Commissioner Salamunovich questioned what the positive and negative side of disconnection for the College of DuPage property would be. Trustee Ladesic

stated the Village receives some tax revenue from utility tax but the amount is not very significant and if they were to disconnect the Village would be able to charge them the unincorporated water rate. He discussed the possibility of COD joining Wheaton or another neighboring community, but said this would also be difficult and expensive for the college. He stated he would keep the Commission informed as new information becomes available.

9. Staff Liaison's Report

Mr. Letson summarized a recent meeting held at the College of DuPage regarding the recent conflict regarding building regulations and the Village's ability to govern the property. He encouraged members to attend future public meetings.

Mr. Letson stated PowerPoint slides showing the historic preservation award winners are currently running on the public access channel. He stated the landmark slides are also running and that new material could be added upon a commissioner's request.

Mr. Letson provided an update on teardowns in the Village and also updated the commission on a recent walkthrough at the Stonehouse Building. He stated the building could be turned into apartments or offices and would keep the commission updated on the progress. General discussion continued over this item.

Mr. Letson updated the commission on a state proposal to reduce the amount of income tax revenue shared with the Village. If passed, the Village could lose \$600,000 a year in tax revenue.

10. Confirmation of Next Meeting Date and Adjournment

Chairman Marks stated the next meeting will take place on June 23, 2011.

With no further business, Chairman Marks asked for a motion to conclude the meeting. Commissioner Loftus motioned for adjournment. Commissioner Isaac seconded. The motion passed unanimously and the meeting was adjourned at 8:57 p.m.

Submitted by: Chris Ragona, Recording Secretary
Reviewed by: Andrew Letson, Staff Liaison