

BOARD/COMMISSION: Historic Preservation

**DATE: June
23, 2011**

MEETING: Regular

CALLED TO ORDER: 7:36 p.m.

QUORUM: Yes

ADJOURNED: 9:22 p.m.

MEMBER ATTENDANCE:

PRESENT:

Chairman Marks,
Commissioners Ford,
Loftus, Kummerer,
Janninck, Manak

LOCATION: Glen Ellyn Civic Center

EXCUSED: Commissioners
Wilson, Salamunovich,
Isaac

ALSO PRESENT: Trustee
Liaison McGinley, Staff
Liaison Letson

1. Call to Order

Chairman Marks called the Historic Preservation Commission meeting to order at 7:36 p.m. on June 23, 2011.

2. Approval of the Minutes of the May 26, 2011 of the Historic Preservation Commission.

Chairman Marks stated the minutes from May 26, 2011 were presented to the Commission for approval. A change was suggested to the discussion of the Downtown Historic District Nomination. Commissioner Loftus motioned for the approval of the minutes from May 26, 2011 as amended. Commissioner Janninck seconded. Commissioner Manak abstained. The motion passed unanimously.

3. Public Comments

There were not public comments.

4. Old Business

There was no discussion of old Business

5. New Business

E. Other

Chairman Marks discussed a historic home where a variation is required for them to replace their porch. General discussion took place over how an administrative variance process could encourage preservation and speed up the time table and reduce the man hours needed from the Village. Mr. Letson referenced the Zoning Code and stated the goal of the code is to bring homes into conformance and this is why a variation is currently required for replacing an existing structure. General discussion took place over if the Zoning Code needs to be changed or if this an action the Village Board can approve.

A. Discussion of Downtown Historic District

Chairman Marks stated a video of the street scape, photos, and other items are being collected to send to the IHPA for a preliminary review.

Chairman Marks also stated the Art Institute in Chicago has a historic preservation class and students may be able to work on the application as part of a class exercise.

Discussion of how a historic district can benefit the downtown and how tax incentives could appeal to merchants along with other incentives that could benefit Village. It was decided that this information would be useful when talking to local business and property owners about the proposed historic district.

B. Lights at Memorial Field

Chairman Marks discussed the issue and stated this was a community preservation issue because lights could disrupt the ambiance of the neighborhood if light poles and a large sound system were installed. He stated he was not clear when this item would be at a public meeting. Trustee McGinley stated this item could be placed on a Plan Commission agenda as early as August.

Chairman Marks stated the Commission should take a stance on this agenda item before it appears on the Plan Commission. General discussion took place over this item and if the Commission should take a stance on it during this meeting despite missing Commissioners. Mr. Letson stated in his opinion it would take several meetings for this issue to be resolved at the Plan Commission so the HPC should have time to wait until the July or possibly the August

meeting to take a stance on the issue. It was decided that Chairman Marks would draft a resolution for discussion at the next meeting.

C. Ackerman House Discussion

Chairman Marks stated the home is for sale and could be torn down if the wrong buyer purchases the home. He urged Commissioners to try and market the property to potential buyers that intend to rehab the home. This is a very early home in Glen Ellyn and it would be sad if it were lost.

D. Sign Code Discussion

Commissioner Manak referenced the Lake Forest, Winnetka, and Highland Park Sign Codes. He requested to get the sign ordinances from DuPage County municipalities to compare with those already mentioned. He stated the Sign Code from Winnetka would be a good fit to the character of Glen Ellyn. Chairman Marks stated the photos in Lake Forest were very helpful to be used as guidelines. Chairman Marks requested for more examples from similar communities to be used for discussion at the August meeting.

Chairman Marks discussed the hanging signage in Wheaton and stated he has the contact information for the signage company; however they recently went out of business. He also stated the signage program in Wheaton has been very successful for both new and old businesses.

Chairman Marks discussed a draft letter that will be sent to the Village Board encouraging the ARC to work with the HPC on the Sign Code update. He asked for the Commission to take photos of various signs in Wheaton to review for a future meeting. General discussion took place over the advantages of having aesthetically pleasing signage and how it has helped certain businesses in other communities.

6. Historical Society Business

There was not Historical Society business reported.

7. Chairman's Report

Chairman Marks stated that he was disappointed that the foundation of 553 Geneva Road was filled in prior to the Historical Society being able to perform an archeological dig. However, he is hopeful that a more professional dig will take place at the rear of the property in the near future.

8. Trustee Report

Trustee McGinley updated the Commission on the COD issue. She stated that there have been no inspections conducted by the Village and a temporary restraining order may be necessary to keep the College from occupying the buildings.

Trustee McGinley mentioned that the Village has hired a new manager and his start date will be July 12.

9. Staff Report

Mr. Letson provided the Commission with a report for the building at 810 N. Main St. He stated that the report was completed by Farr Associates, a well respected preservation architecture firm. Mr. Letson stated that the report indicates that the cost for bringing the property up to code and making it economically viable would be between \$283,000 and \$392,000. The Village Board will discuss this report on June 27.

Chairman Marks stated that he believed this price was inflated and if the Village were to hire a couple of good preservation carpenters, they would be able to fix the building at a fraction of the cost.

10. Confirmation of Next Meeting Date and Adjournment

Chairman Marks stated the next meeting will take place on July 28, 2011.

With no further business, Chairman Marks asked for a motion to conclude the meeting. Commissioner Manak motioned for adjournment. Commissioner Loftus seconded. The motion passed unanimously and the meeting was adjourned at 9:22 p.m.

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