

MINUTES

BOARD/COMMISSION: Historic Preservation

DATE: 01/26/12

MEETING: Regular

CALLED TO ORDER: 7:35 p.m.

QUORUM: Yes

ADJOURNED: 9:10 p.m.

LOCATION: Glen Ellyn Civic Center

MEMBER ATTENDANCE:

PRESENT: Chairman Marks,
Commissioners Loftus,
Salamunovich, Saliamonas, Wilson,
Student Commissioner Buckton

EXCUSED: Commissioners Issac,
Manak, Rasnic

ALSO PRESENT: Trustee Liaison
McGinley, Staff Liaison Strong,
Recording Secretary Solomon;
Audience participant Kelli
Christensen

1. Public Hearing Regarding Landmark Designation

Commissioner Loftus made a motion to open the Public Hearing at 7:35 p.m. regarding the house at 525 Forest Avenue seeking designation of historic landmark status under the Village of Glen Ellyn Historical and Architectural Landmark Preservation Ordinance. Commissioner Saliamonas seconded the motion.

Staff Liaison Strong gave background on the house at 525 Forest Avenue for which the HPC passed a motion at the November 9, 2011, regular meeting to grant preliminary determination of Glen Ellyn landmark status for the property. He stated the application was filed on several criteria which were listed within the nomination form.

Staff Liaison Strong stated that per the Planning Report found in the Commissioners' packet, this is the first home that has come forward for landmark designation in the R4 Residential District which is zoned for multi-family use. He stated that even though the property is in the R4 District, the Planning Department ultimately recommends that this property be considered for landmarking. Staff Liaison Strong stated that future redevelopment of the site may still be possible, but would require review and approval by the HPC.

Commissioner Loftus stated that the house is plaqued by the Glen Ellyn Historical Society and is about 90-95% original as it stands today, except for the small addition made on the rear porch. He stated that it does meet the criteria for a local landmark, and he does support it.

Commissioner Saliamonas stated that the home is beautiful and is an asset to the community. Commissioner Wilson stated that it is exceptionally well-maintained and is a fine example of the Victorian style. Commissioner Salamunovich stated that it exemplifies an architectural type or style in the architectural Victorian style and is a great house all around.

Chairman Marks stated that the house also identifies with Amos Churchill who was a major part of Glen Ellyn's early history who built 25-30 houses in Glen Ellyn. He stated that he supports this house being locally-landmarked and that he told Mr. Ippolito the HPC was very happy he came forward to have this house landmarked.

Chairman Marks asked for a motion to recommend landmarking status for the property at 525 Forest Avenue. Commissioner Salamunovich made a motion to recommend Village of Glen Ellyn landmarking status to the Village Board under the criteria that are listed above (criteria #1, #3 and #4 on the application). Commissioner Wilson seconded, and the motion carried unanimously by a vote of 5-0.

Chairman Marks asked for a motion to close the Public Hearing at 7:42 p.m. Commissioner Loftus made a motion to close the Public Hearing to which Commissioner Saliamonas seconded. The motion passed unanimously by a vote of 5-0.

2. Call to Order

Chairman Marks called the Glen Ellyn Historic Preservation Commission regular meeting to order at 7:43 p.m., in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois. Chairman Marks stated that.

3. Approval of Minutes

Commissioner Loftus made a motion to approve the minutes of the November 9, 2011, regular meeting and Commissioner Saliamonas seconded. This motion carried unanimously by a vote of 5-0.

4. Public Comment

None

5. New Business

A. Downtown Historic District Update

Staff Liaison Strong stated that the Village was awarded a grant to assist with nominating a portion of the downtown as a National Register Historic District. He stated that this matching grant will provide funding to hire a consultant to assist with the nomination. Chairman Marks asked if Springfield had any questions regarding Glen Ellyn's nomination, to which Staff Liaison Strong responded that the Village has submitted the updated plans, and had not received any questions from Springfield.

Staff Liaison Strong stated that they will reach out to find a consultant to assist to which Chairman Marks stated that the HPC has some recommendations in mind. Chairman Marks gave some background on the landmark district nomination.

Commissioner Loftus asked if the consultant needs to be onboard soon to which Staff Liaison Strong stated that Village Manager Franz has completed the necessary paperwork, and the Village is still in the preliminary planning stages and stated that an RFP could be out by this spring.

B. Residential Landmark District Discussion

Chairman Marks stated that local district landmarking is one of the primary goals for the HPC in 2012. He stated that he talked to Mr. Ippolito of 525 Forest Avenue about talking to his neighbors about the possibility of a district in the area to which he seemed very interested. General discussion took place regarding properties in this area that may qualify to be listed in a local landmark district.

Chairman Marks stated that there is also the potential for a district that would include the whole block on both the north and south side of Hillside Avenue, between Forest Avenue and Main Street. Commissioner Salamunovich asked if there were any local districts now to which Chairman Marks stated that the only district is the National Register District on Main Street. Chairman Marks stated that the HPC had 15-20 potential districts several years ago, but the districts kept being held back by teardowns. He stated that there are now about 6-7 districts that have potential.

Chairman Marks stated that Glen Ellyn is a Certified Local Government (CLG) and has an opportunity to receive different state and national grant monies. He stated that as a CLG, the Village has to follow certain guidelines such as having a certain percent of approval in a neighborhood to nominate a local district. Commissioner Loftus read from the Village manual which states, "If the Owner of a proposed individual landmark or 66 and 2/3 percent of owners in a proposed landmark district fail or refuse to consent to the proposed designation within the applicable time period, designation processes shall terminate as to that property without further action and the subject of the proposed designation shall not be considered for two years."

Commissioner Salamunovich stated that according to what was read from the manual, there would only need to be 34 percent of the neighborhood in favor to move forward with the local landmark district designation process. He stated that he understood the manual to say if you count up all the yes votes then count the no votes and the homeowners who did not vote and if the yes number is above 34 percent, the process can move forward. Staff Liaison Strong stated that he would look into the process to verify how many homeowners would need to consent.

Chairman Marks asked that the Commissioners travel around the Village and make notes to bring to the February 23, 2012 meeting regarding any potential districts. Commissioner Salamunovich asked what the minimum number of homes would be needed to establish a district to which Chairman Marks stated that he thought two homes could be considered a local landmark district, but it might be three homes. Commissioner Wilson stated that all Craftsman homes could make up a district even though they are not together.

C. Lake Ellyn and Boathouse Landmark Discussion

Chairman Marks stated that the Boathouse by Lake Ellyn is a crown jewel of Glen Ellyn and needs to be landmarked so it is preserved. Chairman Marks stated that most realtors take potential residents past Lake Ellyn, and Commissioner Salamunovich stated that most MLS listings of Glen Ellyn include pictures of the Boathouse. Chairman Marks stated that the Boathouse was built by the WPA back during the Depression period as a recreation house.

Commissioner Saliamonas stated that she supports landmarking not only the Boathouse but the entire park surrounding it as it is vital to Glen Ellyn. Student Commissioner Buckton wondered if there would be an issue since the lake is man-made to which Chairman Marks stated that it would not be as there were natural springs which were dammed to make Lake Ellyn. Trustee Liaison McGinley stated that the lake was dammed in 1889.

Chairman Marks stated that the HPC should possibly form a sub-committee to research the park and Boathouse, to which he, Commissioner Wilson and Student Commissioner Buckton volunteered to help with.

Commissioner Salamunovich stated that the Boathouse fits criteria #1 on the Glen Ellyn Landmark Nomination form as its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn. He stated that he was not sure if it meets any of the other criteria to which Chairman Marks stated that it does meet several of the criteria. Trustee Liaison McGinley stated that the HPC should form a subcommittee to find out the park district's plans for the site to which Chairman Marks stated that the HPC should do this and then have a preliminary meeting with the park district.

D. General Landmark Discussion

Chairman Marks stated that he has the list of plaqued homes from the Glen Ellyn Historical Society which he thinks should be the first set of homeowners to be sent a letter about landmarking. Staff Liaison Strong stated that the Village has these addresses in a database. Chairman Marks stated that he drafted up a preliminary letter which contains information on the benefits of landmarking. General discussion took place regarding the format and content of the letter.

Commissioner Wilson asked how many plaqued homes are in Glen Ellyn to which Staff Liaison Strong answered there are about 90 homes. Chairman Marks stated that the homes which were already landmarked would not receive a letter.

E. 2011 Glen Ellyn Historic Preservation Awards Discussion

Commissioner Loftus stated that the four categories considered for annual awards are Restoration of the Year Award, Renovation of the Year Award, Streetscape Compatibility Award and Architectural Detail Awards. Chairman Marks asked that the Commissioners bring possible nominations to the February meeting to begin a starter list; however, anyone including the homeowner or a neighbor could nominate a home. Chairman Marks mentioned a few possible nominations and asked the Commissioners to look at these homes. He stated that the homes would need to be completed in the prior calendar year which can be a rolling 12-month calendar as the awards are voted on in April.

Chairman Marks stated that he would ask the Village to put the award nominations in the newsletter to which Staff Liaison Strong stated that this would be in the quarterly newsletter along with the nomination form.

Commissioner Loftus asked if there could only be one winner in each category this year as there have been multiple winners in each category in the past. Chairman Marks stated that this would need to be voted on by the HPC and also stated that he thinks any homeowners who puts time and effort into a home, instead of tearing the home down, deserve recognition. Commissioner Wilson stated that the HPC should not dilute these awards as she has heard comments on this in the past.

F. Ackerman House at 633 St. Charles Road

Chairman Marks stated that an individual he knows, who is originally from Glen Ellyn, is working on buying the Ackerman house, and that he hopes to have an answer on this in February.

G. Victorian House at 750 Elm Street

Chairman Marks stated that he has not heard any news on the 750 Elm Street home. He stated that the woman who owns the home is ill, but has done a lot of restoration work inside. He stated that the home may go into foreclosure.

6. Historical Society Business

Chairman Marks stated that the Antique Show will be returning to Glen Ellyn on Saturday, 5/26 which is during Memorial Day weekend. He stated that he and his wife will run the show with about 8-10 antique dealers in the History Center, and 25-30 antique dealers outside. He stated that the event will take place in the History Center and on the grounds around the museum around the west lot. He stated that they would charge an admission fee which would include a tour of Stacy's Tavern. He stated that several local groups have expressed interest to help out with the event. He also stated that there will probably be food on the site.

7. Chairman's Report

Chairman Marks welcomed new Student Commissioner Julia Buckton.

8. Trustee Liaison's Report

Trustee Liaison McGinley stated that the Village Board met Monday, January 23, 2012 to have a final discussion on the Memorial Field lights which will then be voted on Monday, January 30, 2012.

Trustee Liaison McGinley stated that court dates with the College of DuPage are continuing with possible mediation coming soon. She stated that Village President Pfefferman is working on a possible compromise.

9. Staff Liaison's Report

Staff Liaison Strong stated that the Village's website will be updated with the Powerpoint slides and the minutes from the HPC's meeting on November 9, 2011 along with materials and minutes from Mr. Rubano's presentation. He stated that a section on the IHPA has been added to the website. He stated that there will also be a new online nomination form for the annual awards in the near future.

Staff Liaison Strong stated that he spoke to the new homeowner at 253 Anthony Street who asked about possible landmarking.

10. Confirmation of Next Meeting Date and Adjournment

Chairman Marks stated that the next meeting will take place on Thursday, February 23, 2012 at 7:30 p.m.

With no further business, Chairman Marks asked for a motion to adjourn the meeting. Commissioner Salamunovich motioned for adjournment, and Commissioner Wilson seconded. The motion passed unanimously by a vote of 5-0, and the meeting was adjourned at 9:10 p.m.

Respectfully Submitted by: Debbie Solomon, Recording Secretary
Reviewed by: Michael Strong, Staff Liaison