

MINUTES

BOARD OR COMMISSION: Historic Preservation DATE: June 28, 2012
MEETING: Regular X Special _____ CALLED TO ORDER: 7:33 PM
QUORUM: Yes X No _____ ADJOURNED: 9:10 PM

MEMBER ATTENDANCE:

PRESENT: Chairman Marks, Commissioners Christiansen, Manak, Rasnic, Salamunovich, Saliamonas, Wilson and Student Commissioner Buckton

ALSO PRESENT: Trustee Cooper, Planning Intern Kasey Matthews, Recording Secretary Blake, Resident Participants Phil Eskilson, Rich Johnson, and Mike Wilson

ABSENT: Commissioners Issac, Staff Liaison Strong

AUDIENCE: Jan Shupert-Arick, Director of the Glen Ellyn Historical Society

CALL TO ORDER:

The June 28, 2012 public meeting of the Historic Preservation Commission was called to order by Chairman Marks at 7:33 PM in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois. A quorum was present.

PUBLIC HEARING

Commissioner Saliamonas moved to open the public hearing. The motion was seconded by Commissioner Christiansen. It was approved unanimously.

PUBLIC HEARING FOR LANDMARK DESIGNATION – 369 N. MAIN STREET & GLEN ELLYN HORSE TROUGH

369 N. MAIN STREET

Owner Phil Eskilson reviewed the changes at the residence. He stated they want to take the garage out of the house and erect a two car detached garage on the back yard. Mr. Eskilson stated that a garage with a low hip roof that is covered in stucco with the same lights as on the house has been recommended by architects. In response to a question about potential flooding, Mr. Eskilson stated that the back yard slope will be less severe with the

improvements. He also stated that the structure will be as far back from the street as possible. After the house is reroofed, the eaves will be put back in their former location.

There was discussion among the Commissioners about the permitting process for buildings such as a garage. There is nothing in Village ordinances that address architectural design of garages in relation to the house. Commissioner Rasnic expressed desire for an ordinance to require landmarked properties to follow certain architectural guidelines when rehabbing. In this case, it was agreed that the work presented is a great design.

Commissioner Salamunovich asked if the lot coverage ratio excludes garages. Trustee Cooper said that the ratio includes garages, decks and patios. If the proposed garage covers too much pervious surface, it could be a problem, to which Mr. Eskilson replied that the garage has to be removed from the house because of leaks and other problems. At minimum, vehicles will have to be placed on a pad. Chairman Marks suggested that Village staff may have ideas on how to solve any drainage issues.

Commissioner Rasnic moved, and Commissioner Saliamonas seconded, the following motion:

The Historic Preservation Commission recommends that the Village Board grant Landmark Designation for 369 North Main Street for the following reasons:

- **The property is an example of the Queen Anne Bungalow style of architecture and was built in 1921; and**
- **It exemplifies an architectural type or style distinguished by its original stucco siding and traditional front gable with a low-pitched front roof, with a large covered front porch with massive stucco columns; and**
- **The property is an outstanding and unique example of the Bungalow style of architecture; and**
- **Its unique location fronts the east side of Main Street, at the intersection of Main Street and Phillips Avenue, representing an established and familiar visual feature of the neighborhood.**

The motion passed unanimously with each member voting yes.

GLEN ELLYN HORSE TROUGH

Chairman Marks stated that he would like to landmark the structure. He would like to see it remain at or near the intersection of Main and Crescent area as that is where it was originally placed. He stated that it is a Glen Ellyn historic icon, and is on postcards of the Village. He then asked for comments from the Commissioners.

All Commissioners had favorable comments. These comments included that the trough is something that is recognized as being there for a reason; it has been in the Village for a long time and is part of Glen Ellyn. Additionally, commissioners stated that it is a landmark now, whether or not officially, as it is an icon and definitely recognizable about the town. Concerns were expressed as to whether it is a structure that is movable due to how fragile it is and how vulnerable it is in its current location, although the brick base takes the brunt of any collisions. In response to the discussion, Trustee Cooper stated that there has not been much enthusiasm for the idea of two way streets in the downtown area.

Commissioner Wilson moved, and Commissioner Rasnic seconded, the following motion:

The Historic Preservation Commission recommends that the Village Board grant Landmark Designation for the Glen Ellyn Horse Trough for the following reasons:

- **This structure is a cast iron trough that was donated to the Village in 1907 by William Newton; and**
- **The structure identifies with a person or persons who significantly contributed to architectural, cultural, economic, historic, social or other aspect of the development of the Village of Glen Ellyn. William Newton was the son of Dr. Lewey Newton, the Village's first doctor. William Newton served on one of the Village's earliest Boards; and**
- **The structure is a representation of an architectural, cultural, and social theme expressed through a distinct structure, work of art, or other object that contributes to the history of Glen Ellyn. The structure has become iconic of the heritage and history of Glen Ellyn and should be appropriate recognized.**

The motion passed unanimously.

Commissioner Christiansen moved, and Commissioner Salamunovich seconded that the public hearing be closed. The motion passed, and the public hearing was closed at 8:00 PM.

REGULAR MEETING

Chairman Marks called the regular meeting of the Glen Ellyn Historic Preservation Commission to order on June 28, 2012 at 8:00 PM. A quorum was present.

APPROVAL OF MINUTES

The minutes from the May 24, 2012 were reviewed by all Commissioners. Commissioner Saliamonas moved to approve the minutes for the regular May 24, 2012 meeting. Commissioner Wilson seconded the motion. The motion was approved.

CHAIRMAN'S REPORT

Chairman Marks reported that the house west of Stacy's Tavern is for sale. The price has been reduced. He stated that the house directly west of the Tavern was donated, and that it is the house next to that one. He stated that the land is needed, and that part of the house may be part of the original Newton homestead. However, Chairman Marks stated that there may not be enough remaining of the original homestead to be able to do something with it. This may be the last opportunity to acquire property contiguous to the Tavern. The price is approximately \$275,000 and it is important to find someone to buy it for the Historical Society.

NEW BUSINESS

716 Crescent Boulevard. Home owner Mike Wilson reviewed his request for the home's landmark status. It has been called a Frank Lloyd Wright house. Mr. Wilson reviewed the history and style of the home. He stated that the idea is to keep everything original. He confirmed that Jens Jensen did the landscape design, and that the house is a Frank Lloyd Wright design. He stated that the outside lights follow the original design, and that the home fronts on Lake Road even though the address is on Crescent. Mr. Wilson invited Commissioners to look at the inside as well as the outside of the home. Mr. Wilson stated that he will coordinate with Staff Liaison Strong some proposed dates for a visit. The Commission will try to have the tour take place before they act on the preliminary determination.

754 Lennox. This is a Victorian farmhouse on the west side of Lennox, north of Oak. The Commission has been approached by the new homeowner. The house may date from the 1890s. Chairman Marks asked that Staff Liaison Strong contact the owner, so that landmark status can be pursued.

Marcel's Culinary Experience. There have been discussions with the owner about landmarking the building. Application needs to be made with the State before any work is started. There was discussion concerning what financial assistance is available for rehabilitating historic homes, and whether or not this building can be given an historic designation.

TRUSTEE'S REPORT

Trustee Cooper reported that the new garbage hauler contract is approximately 10% higher than the current contract. He stated that Village staff reached out to other communities to

bolster its negotiating position, but none were interested. He stated that residents' trash bills will increase starting on August 1, 2012.

Trustee Cooper reported that The Village Links is moving forward with clubhouse renovations. He stated that the Board hopes to have the bid package by the end of July or early August. The clubhouse is outdated and its condition is resulting in decreased use of the facility. The work will be self-funded by the Links.

Trustee Cooper discussed the replacement of the antennas on the Cottage Avenue water tower. He noted that cell traffic accommodation is now a necessity since every resident wants clear cell reception. Commissioner Saliamonas noted that it is important that anything in Glen Ellyn have reasonable aesthetics.

There was discussion concerning garbage pickups and recycling by restaurants. Haulers will not recycle the restaurant owners' trash. Trustee Cooper will share these comments with the Environmental Commission.

Commissioner Manak asked about the proliferation of green metal boxes. Trustee Cooper stated that those were AT&T boxes and must be allowed by federal law. Although they are not attractive, the Village does receive a fee for them.

Chairman Marks stated that there have been several inquiries concerning ash trees. He asked if they were being treated or cut down. Trustee Cooper responded that once the ash borer is in a tree, it must be cut down. He stated that Ash trees that are healthy are being treated to prevent the borers, and that the Village is being more aggressive about planting new trees. Trustee Cooper continued stating that the Village plans to start a program allowing homeowners to plant new trees in the parkway that will be smaller and more compatible with power lines. He stated that the Village cannot pay for tree inspections on private property, and that there has been information distributed concerning the ash borer.

There was discussion concerning educating homeowners about the proper way to mulch a tree, and urging watering during this drought period.

CONFIRMATION OF NEXT MEETING DATE AND ADJOURNMENT

Commissioner Rasnic moved, and Commissioner Saliamonas seconded that the meeting be adjourned. The motion passed unanimously, and the meeting was adjourned at 9:10 PM.

Submitted by Karen Blake, Substitute Recording Secretary

Reviewed and Edited by Michael Strong, Staff Liaison