

MINUTES

BOARD/COMMISSION: Historic Preservation

DATE: 4/24/14

MEETING: Regular

CALLED TO ORDER: 7:05 p.m.

QUORUM: Yes

ADJOURNED: 8:50 p.m.

LOCATION: Glen Ellyn Civic Center

MEMBER ATTENDANCE:

PRESENT: Chairman Marks, Commissioners Christiansen, Fisher, Loftus, Manak, Rasnic, Saliamonas, Schreiber

EXCUSED: Commissioners Wilson, Student Commissioner Davis

ALSO PRESENT: Trustee Liaison McGinley

1. Call to Order

Chairman Marks called the Glen Ellyn Historic Preservation Commission regular meeting to order at 7:05 p.m., in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois.

2. Crescent Boulevard Proposal Discussion

Chairman Marks stated the Plan Commission is currently doing a pre-application meeting about the potential redevelopment of the McChesney and Miller property at 460 Crescent Boulevard along with the adjacent Crescent Boulevard right-of-way and a portion of the Crescent/Glenwood parking lot. He stated he is concerned with the new development in regards to specific architectural design. Chairman Marks read a briefing he wrote and stated Commissioner Saliamonas volunteered to read this briefing in the Plan Commission Meeting. Chairman Marks stated the HPC wants to get a few points across in the initial discussions to ensure attention is paid to the downtown historical district.

Trustee McGinley stated this is a pre-application discussion and drew a rough map of what is proposed, including a 180-unit residential development and parking garage. She stated that the plans are not yet near finalized. Commissioner Saliamonas stated it would be good to see a 3D model to see what the proposed redevelopment would look like. Commissioner Fisher stated he wants to ensure the petitioner keeps the streetscape in mind. Additional discussion then followed on this proposed project.

3. Approval of Minutes

Commissioner Rasnic moved to approve the minutes of March 27, 2014, and Commissioner Loftus seconded. This motion carried unanimously by a vote of 8-0.

4. Public Comments

None

5. Old Business

A. May 22, 2014 HPC Meeting

Chairman Marks reminded the commissioners that the May 22, 2014 HPC meeting will be held at Stacy's Tavern Museum. He stated refreshments would be served at 7:00 p.m., and the meeting will begin at 7:30 p.m.

6. New Business

A. Landmark Nomination – Preliminary Determination – 725 Highland Avenue

Chairman Marks stated Ron Hladilek and Laurie Schulte own the property at 725 Highland Avenue, and the property is an example of a Tudor Revival. He referred to the Staff Memo and stated the home was built in 1925 and has many wonderful features, including an asymmetrical façade, multiple-roof gables and shed-roof dormer types, a round arch front door and wood shingle siding.

There was a discussion about the changes that were done to the home.

Commissioner Manak stated the application was filed on the basis by the following criteria:

1. Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States;
2. Its representation of an architectural, cultural, economic, historic, social or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art or other objects that may or may not be contiguous;
3. Its unique location or distinctive physical appearance or presence representing an established and familiar feature of a neighborhood, community or the Village of Glen Ellyn.

Chairman Marks asked for a motion to move forward with preliminary determination of landmark status for the property at 725 Highland Avenue. Commissioner Manak made

the motion, under criteria numbers 1, 5 and 6 on the application. Commissioner Schreiber seconded, and the motion carried unanimously by a vote of 8-0.

Homeowner Ron Hladilek entered the meeting after this vote, and Chairman Marks relayed the next steps in the landmarking process to Mr. Hladilek.

B. 2013 Awards Program

There was a general discussion concerning the appropriateness of the various homes nominated for the 4 awards: Restoration of the Year, Renovation of the Year, Streetscape Compatibility and Architectural Details. There was also a discussion regarding the verbiage in the award guidelines which may be discussed more at an upcoming meeting.

Commissioner Schreiber nominated 255 N. Main Street for the Restoration of the Year Award. The nomination was seconded by Commissioner Christiansen. The Commission voted unanimously to give the Restoration of the Year Award to 255 N. Main Street.

Commissioner Schreiber nominated 503 Ridgewood Avenue for the Streetscape Compatibility Award. The nomination was seconded by Commissioner Manak. The Commission voted unanimously to give the Streetscape Compatibility Award to 503 Ridgewood Avenue.

Commissioner Rasnic nominated 602 Prairie Avenue, 455 Hill Avenue and 574 N. Main Street for the Architectural Details Award. The nomination was seconded by Commissioner Schreiber. The Commission voted unanimously to give the Architectural Details Award to 602 Prairie Avenue, 455 Hill Avenue and 574 N. Main Street.

There will be no award given for the Renovation of the Year.

Commissioner Rasnic made a motion that any of the considered properties that participated but did not receive an award would receive Certificates of Appreciation. Commissioner Manak seconded, and the motion carried unanimously by a vote of 8-0.

C. Forest Preserve Survey

Chairman Marks stated there is a public opinion survey for the Forest Preserve that the commissioners should try to complete. He stated the survey is online or in paper format and asked the commissioners to ensure they comment on the preservation of historic buildings. He stated the survey needs to be completed by May 3, 2014.

D. Area outside Glenbard West High School

Commissioner Fisher asked about the area outside Glenbard West High School and asked if the commissioners knew if a new path is being put in. He stated there was some talk about a Civil War Memorial being added some time ago.

7. Historical Society Business

Chairman Marks stated there will be a train exhibit opening on April 29, 2014 which will run for the next month or two.

Commissioner Manak reminded the commissioners about the Glen Ellyn Vintage Auto Fest at Stacy's Tavern on May 18, 2014 from 11:00 a.m. to 5:00 p.m. He stated there will be wonderful old cars to see as well as great educational programs to attend.

8. Chairman's Report

None

9. Trustee Liaison's Report

Trustee McGinley stated the Board will vote on the budget on April 28, 2014. She stated the Board will begin to look at Lot Coverage Ratio (LCR) and the detached garage bonus as they will start to look more into pervious/impervious surface versus LCR. She stated Phase II of the Crescent Boulevard re-design is being worked on.

10. Staff Report

Chairman Marks stated there will be a new staff liaison to the HPC starting in May.

11. Confirmation of Next Meeting Date and Adjournment

Chairman Marks stated the next meeting will take place on Thursday, May 22, 2014 at Stacy's Tavern.

With no further business, Chairman Marks asked for a motion of adjournment. Commissioner Schreiber motioned for adjournment, and Commissioner Christiansen seconded. The motion passed unanimously by a vote of 8-0, and the meeting was adjourned at 8:50 p.m.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Kristen Schrader, Staff Liaison