

MINUTES

BOARD/COMMISSION: Historic Preservation **DATE:** 2/10/15

MEETING: Special **CALLED TO ORDER:** 7:40 p.m.

QUORUM: Yes **ADJOURNED:** 8:59 p.m.

LOCATION: Glen Ellyn Civic Center

MEMBER ATTENDANCE:

PRESENT: Chairman Marks, Commissioners Christiansen, Dieter, Fisher, Loftus, Saliamonas, Schreiber, Wilson

EXCUSED: Commissioner Manak, Student Commissioner Davis

ALSO PRESENT: Staff Liaison Parisi, Planning and Development Director Hulseberg, Trustee Liaison McGinley, Recording Secretary Solomon; Executive Director of the Glen Ellyn Historical Society Karen Hall, Architect Ken Kloss, Zack Wilson, John Svalenka, Kathy Cornell

1. Call to Order

Chairman Marks called the Glen Ellyn Historic Preservation Commission special meeting to order at 7:40 p.m., in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois. Chairman Marks has the audience members introduce themselves.

2. Public Comments

None

3. Old Business

None

4. New Business

A. Potential redevelopment of the Main Street Parking Lot, Giesche and St. Petronille properties by the Opus Group

Trustee McGinley thanked the Commissioners for attending this special meeting and stated she wanted to see how the commission's independent voice could help with this development process. She stated she wanted the commission could gather input for a voice of opinion letter for the February 11th Architectural Review Commission meeting.

Commissioners' Comments

Commissioner Christiansen stated the proposed building will have an enormous overwhelming mass due to its height and feels the building will create a tunnel-effect on Main Street. She stated the façade seems busy, but she was glad to see some incorporation of the Tudor style.

Commissioner Wilson stated the proposed building is too big, and it will be hard to get past the mass of the building, especially for a building in the Central Business District. She stated the building will greatly detract from the original historic architecture of the downtown and feels it will devalue the historic buildings across the street.

Commissioner Wilson stated she spoke with Genelle Scheurell with the National Trust for Historic Preservation, and Ms. Scheurell said there was a three-story development proposed for Hinsdale which was only allowed to be a two-story development after the Village of Hinsdale changed their zoning code to only allow two-story buildings in the downtown. Commissioner Wilson handed out a rendering of this development in Hinsdale.

Commissioner Saliamonas stated she is concerned about the mass of the development, and it would destroy what is already in the Village. She stated she does like the idea of a multiple-use development, but thinks the proposed building would push people away from the Village and not invite them in.

Commissioner Fisher stated he is concerned about the height of the building and the possible "cocoon" effect it could have. He stated he did not think the western sun would be able to shine in and through the building in the afternoon. He stated the intersection of Main Street and Hillside Avenue is the welcome area to downtown Glen Ellyn, and the building would not be welcoming. He stated the building is too rectangular and boxed in.

Commissioner Schreiber stated this is a big building, but he does see the developer making some effort to try to blend in with the Village by choosing to use brick and stucco. He stated a two-story building would probably not be profitable for the

developer so that is why they are doing multiple stories. He stated the building would dominate the downtown, but the height might be within code. Ms. Hulseberg stated the developer would need to get a variation for the extra height of the building, and zoning codes in C5B allow slightly taller buildings than zoning codes in C5A.

Commissioner Loftus stated the commission's purview for this development is to see how the building will affect the adjacent downtown historic district. He stated he agreed that the building would block the afternoon sunlight to the west. He stated there is a height disparity when the building is compared to the other buildings in the vicinity and the material proposed for the roof does not match anything in the downtown historic district. He stated he does not like the sight of balconies along Main Street, but the balconies does break-up the flat façade. He stated the Italianate does complement other buildings in the downtown, but the Tudor and Italian Renaissance do not.

Commissioner Dieter thanked Trustee McGinley for helping the commission have a voice in this. He stated the plans seem inconsistent with the historic streetscape and architecture already in the Village, and he does not think the plan is a sophisticated approach to this space. He stated the height disparity will detract from the rest of the Village, and even though the tower of St. Petronille's is shown in the elevation drawing, pedestrians will not be able to see this tower from Main Street.

Chairman Marks thanked President Demos for allowing the commission to have a voice in this process. Chairman Marks stated he is concerned about the mass of the building as it will overshadow the east side of Main Street. He stated he has heard concerned comments from the Village's residents as the Village has a charming Central Business District that needs to be preserved. He stated he appreciates the developer using some architectural design elements based on existing and past buildings in the Village, but he does not like the Italian Renaissance look. He stated the plan needs some work as it is a total departure from what is already in the downtown. He stated the building would be a dramatic altering of the streetscape in the historic downtown.

Commissioners' Main Concerns

Trustee McGinley asked the commission about their main concerns and thoughts about the proposed development.

Commissioner Christiansen stated her main concern is with the large height and massing of the proposed building as it would be a canyon effect leading into the downtown. She stated the building would not fit in with the historic downtown.

Commissioner Wilson stated her main concern is about the mass of the building, and she would like to see a plan that is more authentic than what is being proposed. She stated the plan is too much to do with this small space, and the development should not be used to pay for the parking garage.

Commissioner Saliamonas stated her main concern is with the mass of the building, and one solid building does not look right.

Commissioner Fisher stated his main concern is the mass of the building, and the size of the building will block any incoming sunlight. He stated there should be retail space throughout the entire 1st floor of the building, and not just the central section.

Commissioner Schreiber stated the commission should state that the height mandated by code should be upheld for this. He stated his main concern is the mass of the building. He stated if the building was down-sized and fine-tuned architecturally, the commission could possibly work better with those plans.

Commissioner Loftus stated the developer should vary the heights of the building so it would have a step approach. He stated the number of floors could also be varied to help break-up the façade. He stated there is no reason for a height variation.

Commissioner Dieter stated the developer needs to come to the Village and better understand what the Village is about historically and architecturally.

Chairman Marks stated the building will be too massive. He stated he would like to see the architecture improved and more sympathetic to what is already in the downtown. He stated he would like to suggest public information sessions held around the Village so the residents can express their views on the proposed development, and this would lead to more diversified opinions and responses.

Audience Comments

Kathy Cornell, who resides at 678 Forest Avenue in Glen Ellyn, Illinois, stated this intersection is an important entry point into the Village and should be welcoming. She stated the mass of the building would be huge and dwarf the other buildings in the downtown. She stated she likes the idea of a varying-height building.

John Svalenka, Senior Planner for the Village of Carpentersville who resides at 475 Saint Moritz in Glen Ellyn, Illinois, stated the developer should be careful about mirroring the architecture on the east side of Main Street as this could look “kitschy.” He stated the developer should use more timeless and appropriate materials on the building, and the parking deck on Hillside and Glenwood seems too plain. He stated there is another building further north on Main Street that does have balconies, but the balconies may not seem as obtrusive.

Ken Kloss, who resides at 350 Ridgewood Avenue in Glen Ellyn, Illinois, stated the plans show trees, but he cannot see there being enough room for trees. He stated there does

not seem to be amenities to go with this development. He stated the developer should select a more appropriate site for this development.

Ms. Hulseberg stated the parking deck is an integral part of this development, and the deck is expected to replace the Village's parking stalls as well as include parking for all the residential units in the building. She stated there is no official agreement with St. Petronille's; however, the church and the diocese have said they would further discuss a possibly leasing of the deck to the Village as they cannot sell that land. She stated the developer is open to suggestions on the architecture.

5. Historical Society Business

None

6. Chairman's Report

Commissioner Schreiber reminded the commissioners to send him an outline of important points to be included in the draft document for the items to be looked at before a home/building is torn down.

7. Trustee Liaison's Report

None

8. Staff Report

Ms. Parisi referred the Commissioners to the Landmarks Illinois flyer and stated the Chicago Suburban Preservation Alliance Meeting would be in Berwyn on Saturday, February 28th. She stated you will need to RSVP if you would like to attend.

9. Confirmation of Next Meeting Date and Adjournment

Chairman Marks stated the next regular meeting will take place on Thursday, February 26, 2015, at 7:30 p.m.

With no further business, Chairman Marks asked for a motion of adjournment. Commissioner Schreiber motioned for adjournment, and Commissioner Fisher seconded. The motion passed unanimously by a vote of 8-0, and the meeting was adjourned at 8:59 p.m.

Submitted by: Debbie Solomon, Recording Secretary