

FINAL
MINUTES

BOARD/COMMISSION: Historic Preservation

DATE: 4/23/15

MEETING: Regular

CALLED TO ORDER: 7:35 p.m.

QUORUM: Yes

ADJOURNED: 8:45 p.m.

LOCATION: Glen Ellyn Civic Center

MEMBER ATTENDANCE:

PRESENT: Chairman Marks, Commissioners Christiansen, Fisher, Manak, Saliamonas, Wilson

EXCUSED: Commissioners Dieter, Loftus, Schreiber

ALSO PRESENT: Assistant Village Manager Stonitsch, Trustee Liaison McGinley, Recording Secretary Solomon; Executive Director of the Glen Ellyn Historical Society Karen Hall; Trib Local report Alex Cowan

1. Call to Order

Chairman Marks called the Glen Ellyn Historic Preservation Commission regular meeting to order at 7:35 p.m., in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois.

2. Approval of March 26, 2015 Meeting Minutes

Commissioner Fisher moved to approve the minutes of March 26, 2015. Commissioner Christiansen seconded. This motion carried unanimously by a vote of 5-0 as Commissioner Wilson abstained from voting as she was not at this meeting.

3. Public Comments

None

4. Old Business

None

5. New Business

A. Historic Preservation Brochure for Planning and Development

Chairman Marks passed around an address list of 9 home design samples that he would like included in the brochure and would like pictures of these homes included as well. Mr. Stonitsch stated the Village could take these pictures. Commissioner Saliamonas added 3 addresses to the list, and she will take pictures of these homes to bring to the next meeting. Chairman Marks stated they would like new or rehabbed homes included in the brochure and would like to have this done by next month. Commissioner Manak asked if some of these homes could be considered for the Historic Preservation Awards to which Chairman Marks stated these homes could be considered as long as the work on these homes was completed within the prior calendar year.

B. Historic Preservation Awards

Chairman Marks stated that the award nomination form due date has been extended to May 31, 2015. Chairman Marks stated there is a home on the south side of Hillside Avenue between Glenwood and Prospect that is possibly being rehabbed. Commissioner Manak stated he would look into the work being done on this home and bring pictures to the next meeting if this home is appropriate for an award. Commissioner Fisher stated 1834 Greenfield could receive a Streetscape Compatibility Award. Chairman Marks asked the Commissioners to bring possible nominations to the May meeting.

C. Downtown Development Projects

Trustee McGinley and Mr. Stonitsch stated they have no updates on these projects. Mr. Stonitsch stated he heard that OPUS is redoing their plans and taking the feedback into consideration. Chairman Marks stated Architect Ken Kloss had brought some architectural plans for the OPUS project and gave these plans to Mr. Stonitsch to get to the developer.

D. 487 Duane Street

Chairman Marks passed around pictures of this Victorian home and stated the home has been purchased, and the new owner would like to tear down the home and build a mixed-use building with retail and apartments. Commissioner Christiansen stated there was a Pre-Application meeting at the Plan Commission on April 9, 2015 about this property. Chairman Marks stated this home is shingle-style with a remnant of the original livery barn in the back of the home, and this home is almost adjacent to the National Historical District.

Chairman Marks stated he would like to save this home and move the new development elsewhere or encourage the new owner to turn the home into a retail establishment with a boutique-style atmosphere.

There was a discussion about the home and what could be done to save the home and turn it into a possible retail establishment instead. Chairman Marks shared a story about a friend who wanted to do a retail establishment in the Village, but had a hard time due to codes and expense and ended up moving into a historic building on 3rd Street in Geneva instead. Trustee McGinley stated the Village stays up-to-date on code and zoning changes, but not all villages do this so it could be more expensive to develop in Glen Ellyn. Trustee McGinley stated it would be interesting to see how Glen Ellyn compares to other villages in regards to zoning codes. In a follow-up to Chairman Marks' story, Commissioner Fisher will call the village of Geneva and ask what year code is their village on for the ICC as well as what the village of Geneva requires if you put a retail establishment into a historic home.

Chairman Marks stated he hopes that in the future, the Commissioners would be notified if a historically-significant home near the Downtown National Historic Districts was to be torn down. The Commissioners agreed that they want to see this home saved. Commissioner Christiansen asked about the history of the home, and Chairman Marks stated he would contact Bob Chambers at the Glen Ellyn Historical Society about this. Commissioner Saliamonas said many different things could be done with the livery barn in the back.

Commissioner Fisher made a motion to state that the Historic Preservation Commission is very concerned about a possible tear-down of the Victorian farmhouse at 487 Duane Street with the home being an important part of the fabric of the Village and almost adjacent to the Downtown National Historic District and would ask the new owner to consider turning the home into a retail establishment instead which could qualify the owner of a possible 20% tax credit which is available if you rehab a historic building for commercial use.

Commissioner Manak seconded, and this motion carried unanimously by a vote of 6-0.

E. Article from Chicago Tribune

Commissioner Manak passed around an article from the April 19th Chicago Tribune from the Balancing Act column, entitled "As seen from the house next door, redevelopment isn't a pretty sight." Commissioner Manak encouraged the Commissioners to read this article as it shows that there is a cost to neighborhoods due to tear-downs and redevelopment. The Commissioners had a discussion regarding what is happening in the Village due to tear-downs and rebuilds.

6. Architectural Review Commission (ARC) Report

None

7. Historical Society Business

GEHS Director Hall reminded the Commissioners that the May HPC meeting will be a combined meeting with the GEHS Board at Stacy's Tavern. She stated the Tavern will be open at 6:30 p.m. with refreshments available. She stated she would also invite the Village's other preservation groups to this meeting.

Commissioner Manak passed around flyers, and Ms. Hall reminded the Commissioners of the Second Annual Vintage Car Fest will be Saturday, June 13, 2015, from 10:00 a.m. to 4:00 p.m. behind Stacy's Tavern Museum and the Glen Ellyn History Center.

Ms. Hall stated there will be an event entitled "A Snapshot of History: the Importance of Postcards in Our Lives" on Saturday, May 21, 2015 at 7:00 p.m. at the Glen Ellyn History Center.

8. Chairman's Report

None

9. Trustee Liaison's Report

Chairman Marks asked about Crescent Boulevard, and Trustee MGINley stated the work will begin once school is out.

Trustee McGinley stated this will be her last meeting as her term on the Board is ending, and there should be a new Trustee Liaison at the May meeting. Commissioner Manak stated in his many years on the HPC, Trustee McGinley was the most helpful to the Commissioners' work and the most informed. Chairman Marks thanked Trustee McGinley for her work.

Trustee McGinley left the meeting at 8:30 p.m.

10. Staff Report

Mr. Stonitsch stated the French delegation that was in the Village last week was very impressed and appreciative of the Village. He stated the delegation did enjoy Stacy's Tavern.

11. Confirmation of Next Meeting Date and Adjournment

Chairman Marks stated the next meeting will take place on Thursday, May 28, 2015, at 6:30 p.m. at Stacy's Tavern.

With no further business, Chairman Marks asked for a motion of adjournment. Commissioner Manak motioned for adjournment, and Commissioner Christiansen seconded. The motion passed unanimously by a vote of 6-0, and the meeting was adjourned at 8:45 p.m.

Submitted by: Debbie Solomon, Recording Secretary