

APPROVED
MINUTES

BOARD/COMMISSION: Historic Preservation

DATE: 8/27/15

MEETING: Regular

CALLED TO ORDER: 7:40 p.m.

QUORUM: Yes

ADJOURNED: 9:27 p.m.

LOCATION: Glen Ellyn History Center

MEMBER ATTENDANCE:

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

EXCUSED: Commissioner Schreiber

ALSO PRESENT: Assistant Village Manager Stonitsch, Trustee Liaison Senak, Executive Director of the Glen Ellyn Historical Society Karen Hall

1. Call to Order

Chairman Marks called the Glen Ellyn Historic Preservation Commission regular meeting to order at 7:40 p.m., in the History Center at 800 N. Main Street, Glen Ellyn, Illinois.

2. Approval of July 23, 2015 Meeting Minutes

Commissioner Wilson stated she was at the July 23rd meeting, but the minutes show her as absent. Chairman Marks stated on page 2, the architect's name should be Jamie Simoneit and not Jamie Simonize. Commissioner Manak moved to approve the amended minutes of July 23, 2015. Commissioner Christiansen seconded. This motion carried unanimously.

3. Public Comments

None

4. Old Business

A. Historic Preservation/Restoration Awards

Chairman Marks stated he was still unable to reach Architect Jamie Simoneit so Chairman Marks asked to table the discussion of the home at 386 Vine until he can reach Mr. Simoneit.

Looking ahead at the potential list for 2016 Award nominees, Chairman Marks stated the home on Hillside across from St. Petronille's is looking great. Commissioner Saliamonas stated the home on the northeast corner of Kenilworth and Linden could be added to this list as a potential nominee as well.

B. Status on Historic Preservation Brochure/Booklet for Builders, Realtors and Architectural Community

Chairman Marks stated he would like the Commissioners to finalize the brochure at the September meeting so the brochure can be published before the end of the year. He stated he would like to see the brochure get into the hands of the Village's Building Department and broker community in town as soon as possible. Commissioner Christiansen asked for the draft brochure to be emailed so the Commissioners can review it again to which Mr. Stonitsch stated he would email this.

C. 487 Duane Street – letter to Plan Commission

Chairman Marks passed around copies of the letter that he sent recently to Plan Commission Chairperson Mary Loch, stating the Commissioners were disappointed that the Plan Commission did not support preservation of the home at 487 Duane Street. Chairman Marks stated he wrote in the letter that the HPC would like for both commissions to work together in the future if something like this comes up. Chairman Marks stated he has not heard back from Chairperson Loch on this letter as of yet.

Commissioner Wilson entered the meeting at 8:03 p.m.

5. New Business

A. Update on Development Projects

Trustee Senak and Mr. Stonitsch both stated there is nothing new on either development project as of now. Trustee Senak stated no additional presentation or proposal has been submitted to the Village.

Chairman Marks stated he heard a builder had closed on the McChesney property to which Trustee Senak stated he had heard this as well, but has not seen any proposal on this. Trustee Senak stated it is somewhat irregular for a builder to close on a property without Village having some sense of what is happening with the property as the sale is usually contingent on the Village's approval.

B. Tree Preservation Award

Trustee Senak stated he brought up this idea of a Tree Preservation Award to the Environmental Commission, and they were very happy and enthusiastic to work with the HPC on this. Trustee Senak stated they are very interested in having a discussion with the HPC about how this award can be done.

Chairman Marks stated the HPC probably should get together with the Environmental Commission to formulate some sort of draft of the award. Trustee Senak stated the Environmental Commission is fine to see the HPC's draft of the award. Commissioner Manak volunteered to work on a draft of this new award, and Commissioner Fisher agreed to help.

Chairman Marks stated the draft could include the home on the northeast corner of Western & Hawthorne as a great example of an initial indicator and starting point. Commissioner Saliamonas stated the home on the northwest corner of Kenilworth and Linden would also be a good example to use in the award as the builder saved as many trees as they could.

C. Victorian farmhouse on Park Boulevard

Chairman Marks passed around the letter he sent to Benkert Builders who bought the red Victorian farmhouse on Park Boulevard. Chairman Marks stated Dieter Rowe walked through the home and said it is a structural disaster. Chairman Marks stated in the letter that the Commissioners were devastated that the home cannot be saved and hopes the owner puts up a home that will blend in with the neighborhood. Chairman Marks stated he did get a letter back from the builder, thanking Chairman Marks for his letter and stating they would try to build something appropriate.

There was a discussion about historic homes that are being torn down as the homes have not been cared for. Commissioner Fisher stated he will contact Habitat for Humanity to see if they could possibly help with this.

D. Historic home at 221 Traver Avenue

Chairman Marks stated he met the owner, Victoria, of the historic home at 221 Traver Avenue, and the owner may be interested in landmarking the property. Chairman Marks stated he told Victoria the HPC would be thrilled to landmark this great home. He stated the owner has done repairs to the home as well as painted the interior.

E. Article in Daily Herald – “The Investor in Communities”

Chairman Marks passed around a copy of an article from the August 23rd Daily Herald entitled “The Investor in Communities.” Chairman Marks stated the article talks about a businessman in Elk Grove Village who did not want to see any more vacant property around town so the gentleman was doing his best to find landlords and tenants for these vacant buildings.

F. Miscellaneous Homes around the Village

Chairman Marks stated the Arts & Crafts bungalow on Newton Avenue was torn down as well as the trees were taken down too. He stated the historic bungalow on north Main Street that is adjacent to the Historic District has been saved.

Commissioner Christiansen stated the Tudor home at Park Boulevard and Hill Avenue is for sale. She stated the Roby Home at Pennsylvania Avenue and Prospect Avenue is also for sale.

Commissioner Dieter entered the meeting at 8:45 p.m.

G. Landmarking Removal Discussion

Mr. Stonitsch stated the owners at 272 Hill Avenue are requesting the de-landmarking of their home, and there will be a public hearing at the HPC’s September 24th meeting about this. Mr. Stonitsch gave the background on the home owners’ request. He stated the de-landmarking process follows a very similar process as landmark designation; the Commissioners will review testimony, hear the petitioners’ story, deliberate, and then act as the recommending body to the Village Board on this. Mr. Stonitsch passed out the code and asked the Commissioners to review Section 2-13-9 on page 9 entitled “Amendment Recision Reconsideration of Designation.” Commissioner Manak stated the Commissioners might benefit from reviewing page 5, number 15 as well.

Chairman Marks asked Mr. Stonitsch to remind the home owners that the landmark ordinance is not overly comprehensive and is friendly and not too restrictive. Commissioner Loftus asked if there is a Village form to de-landmark a property to

which Mr. Stonitsch stated there is not an official form, but the Commissioners' will be able to read the comprehensive Staff Report with the background and such. Commissioner Christiansen suggested inviting the home owners' real estate agent as well to ensure they have the correct information on a landmarked home. Commissioner Loftus suggested going into the minutes of past years' meetings and finding the landmarked homes that have come before the Commissioners' with home remodeling requests.

6. Architectural Review Commission (ARC) Report

Commissioner Loftus stated there was a discussion regarding at last evening's ARC meeting regarding the rehabilitation of the Lake Ellyn Boat House and the surrounding site improvements. Commissioner Loftus talked about the different items that will be changed including the windows and a new cable rail system. He stated it seems that the Park District would like to nominate the Boat House for the Historic Register after the rehabilitation completion.

Trustee Senak asked what the Commissioners' thoughts are about the Boat House having any economic development opportunity, and there was a discussion regarding this topic. Chairman Marks stated the surrounding residents are fine with small events, but they do not want to see the Boat House used on an overwhelmingly large scale. Commissioner Wilson stated the Boat House holds 100 people, and she stated the Park District is voting on bids Tuesday evening. Commissioner Dieter stated the Park District is trying to modernize the Boat House while maintaining the historic character of the building.

Commissioner Saliamonas stated sign for the Dunkin' Donuts on Crescent Boulevard does not belong in the Village as it does not look like a sign the Village should approve. Chairman Marks asked the Commissioners to drive by the sign to look at it. Commissioner Fisher asked if this Dunkin' Donuts is in the Historic District, and Chairman Marks stated it is. Mr. Stonitsch stated he will check into what sign requests come to the ARC – if it is just sign requests that need variations or all new signs.

7. Historical Society Business

Ms. Hall stated there will be a program on September 1st entitled "Terminal Town: Chicago's Airports, Bus Depots, Train Stations, and Steamship Landings 1939 –Present." She stated prior to the program, a reception will be held for all Glen Ellyn Historical Society members from 5:30 p.m. to 7:00 p.m.

8. Chairman's Report

Chairman Marks thanked Ms. Hall for letting the Commissioners have their meeting at the History Center.

9. Trustee Liaison's Report

Trustee Senak stated the Board discussed the Streetscape Plan proposal as there will be a variety of changes to the downtown, including possible tree removal. Trustee Senak asked the Commissioners to review the agenda packet from the August 17th Village Board meeting and send any feedback on this to him. Commissioner Manak asked Mr. Stonitsch to email a link to this agenda packet.

10. Staff Report

Mr. Stonitsch stated as a part of the sodium vapor to LED lighting transition, the Village is testing new lighting in front of the Civic Center and would like the residents' feedback on what they like or do not like about the lighting itself. Chairman Marks suggested numbering the light poles to make it easier on the residents to give specific feedback on each light.

11. Confirmation of Next Meeting Date and Adjournment

Chairman Marks stated the next meeting will take place on Thursday, September 24, 2015, at 7:30 p.m. at the Civic Center.

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, and the meeting was adjourned at 9:27 p.m.

Submitted by: Debbie Solomon, Recording Secretary