

**FINAL**  
**MINUTES**

**BOARD/COMMISSION:** Historic Preservation

**DATE:** 9/24/15

**MEETING:** Regular

**CALLED TO ORDER:** 7:32 p.m.

**QUORUM:** Yes

**ADJOURNED:** 9:07 p.m.

**LOCATION:** Glen Ellyn Civic Center

**MEMBER ATTENDANCE:**

**PRESENT:** Chairman Marks, Commissioners Christiansen, Fisher, Loftus, Manak, Schreiber, Wilson

**EXCUSED:** Commissioner Dieter, Saliamonas

**ALSO PRESENT:** Assistant Village Manager Stonitsch, Recording Secretary Solomon

**1. Call to Order**

Chairman Marks called the Glen Ellyn Historic Preservation Commission regular meeting to order at 7:32 p.m., in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois.

**2. Approval of August 27, 2015 Meeting Minutes**

Commissioner Manak moved to approve the minutes of August 27, 2015. Commissioner Christiansen seconded. This motion carried by a vote of 6-0 with Commissioner Schreiber abstaining as he was not at this meeting.

**3. Public Comments**

None

**4. Old Business**

**A. Historic Preservation/Restoration Awards**

Commissioner Manak passed around a draft of the Tree Preservation Award. Chairman Marks asked the Commissioners to review this draft so they can discuss this at the October meeting.

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

Chairman Marks stated he would like to get this brochure in place by the first quarter of 2016 so the Commissioners should discuss this at the October meeting.

## **5. Public Hearing**

Chairman Marks opened the Public Hearing regarding the home at 272 Hill Avenue at 7:41 p.m.

Karsten and Gia Abata are the home owners and petitioners of a request to remove the landmark status on their home. Mr. Abata stated they have live in the home for 10 years which is a Sears home. He stated they originally hired architect Jamie Simoneit to do plans for an addition on the home, but the addition would be very costly due to changing the roof line. He stated they then decided to put their home on the market and received an offer within four weeks; however, the buyers decided not to buy the home as they wanted to do an addition on the home and were concerned about having to get approval from the HPC.

Chairman Marks stated the landmark ordinance is not overly restrictive, and the HPC has approved changes to other landmarked homes.

Commissioner Manak referred to the list in the packet of landmarked-home modifications that have come before the HPC since 2005 and stated every one of these modifications was approved by the HPC. He stated many changes are not on the front of these homes so these changes were fine.

Chairman Marks stated the HPC's purview only cover the exterior of the home that is visible from the street. He stated there is some latitude in the landmark ordinance. He stated the HPC is very enthusiastic and supportive of the residents, and the HPC is very willing to work with the home owners.

Commissioner Loftus asked what kind of addition the potential buyers wanted. Mr. Abata stated he was not certain, but he did know that they wanted to expand the home up for a second floor. Mr. Abata stated they buyers would have been new to the Village and did not how the Village works with its residents.

Commissioner Fisher stated he would be upset too if an offer was lost due to the perception of what you can and cannot do to a landmarked home.

Commissioner Loftus asked if there was any way the addition Mr. Simoneit designed was economically feasible to which Mr. Abata stated it might be. Commissioner Loftus suggested the HPC look at the plans to see what they could suggest. Commissioner

Wilson mentioned the addition she did to her home and asked if someone else could look at the addition the Abatas wanted to do. Mrs. Abata stated they do not want to invest more in architectural plans as they would rather cut their losses and move forward.

Commissioner Schreiber stated the HPC has done this type of thing many times as there are several professionals on the commission, and he does not want residents thinking the HPC is a roadblock to any process.

Chairman Marks stated there still is some misunderstanding about landmarked home on the part of the realtor community which is why the HPC is working on the Historic Preservation brochure. Mr. Abata stated this brochure seems like a good idea.

Commissioner Fisher stated in a case such as this, the HPC should call a special meeting to meet with the buyers to look at the potential plans.

Mrs. Abata stated the potential buyers were looking at adding on to the home right away, but they not have the comfort level with the Village to take a chance on the home. Mr. Abata stated the problem was the uncertainty and people want reassurance.

Commissioner Manak asked if the Abatas knew how their realtor felt about selling/purchasing landmarked homes. Mr. Abata stated they feel their realtor thinks a landmarked home is a point of uncertainty. Chairman Marks stated this could just be a lack of information.

Mr. Stonitsch asked if something concrete from the HPC would help that would contain the HPC's vision, history and how the HPC handles landmarked homes. Mr. Abata suggested a letter, and Mrs. Abata stated the HPC's clear guidelines and what the HPC wants preserved for their property would help as well.

Mrs. Abata asked if there was a less-restrictive landmark plaque to which Chairman Marks stated there is only one official local landmark plaque, but the Glen Ellyn Historical Society does do an honorary plaque. There was a discussion about the benefits of landmarking a home.

Mrs. Abata stated the letter and a special meeting would be a great idea, and Commissioners Christiansen and Schreiber stated they were supportive of this. Commissioner Christiansen stated the HPC would be happy to talk to the realtor to help the person understand a landmarked home. Commissioner Loftus will email information to the Abatas about the benefits of a landmarked home.

Commissioner Fisher made a motion that in the case of a prospective sale of a Village of Glen Ellyn landmarked home, the HPC could have a special meeting within 48 hours to look at conceptual plans and changes for a home.

Mr. Abata stated they wish to amend their request and not remove the landmark status on the home, but to have the HPC draft a letter instead which would contain the HPC's recommended changes to the home.

Commissioner Schreiber moved to close the Public Hearing at 8:40 p.m. The motion was seconded by Commissioner Manak and carried unanimously by a vote of 7-0.

Chairman Marks re-opened the regular meeting of the Historic Preservation Commission at 8:51 p.m.

## **6. New Business**

### **A. Development Updates**

Mr. Stonitsch stated there is a developer closing on the McChesney property on October 23<sup>rd</sup>. He stated it is rare for a developer to close on a property without coming to the Village first. Mr. Stonitsch stated the property will be retail and transit oriented.

Mr. Stonitsch stated OPUS is reworking their plans and coming up with contingency plans in case there are parking issues. Mr. Stonitsch stated OPUS is still in the pre-application phase, and the Village has not received anything official yet.

### **B. Resolution-Consideration of Mr. Karsten's and Mrs. Gia Abata's Petition to Remove their home at 272 Hill from the Village's List of Historical Local Landmarks**

Mr. Stonitsch stated a revision to the original request needs to be made in the motion.

Commissioner Christiansen motioned to approve the amended request that in lieu of removing the landmark status at 272 Hill Avenue, that the Historic Preservation Commission would prepare a letter/report stipulating the terms under which the Commission would consider a remodel or restoration of the home. The motion was seconded by Commissioner Manak and carried unanimously by a vote of 7-0.

Commissioner Loftus asked if 48 hours was enough time for the Village to react to a special-meeting request to which Mr. Stonitsch stated this is doable.

Commissioner Fisher motioned to recommend that in the case of a prospective sale of a Village of Glen Ellyn landmarked home, the HPC could have a special meeting within 48 hours to look at conceptual plans and changes for a home. The motion was seconded by Commissioner Manak and carried unanimously by a vote of 7-0.

Commissioner Christiansen volunteered to do an initial draft of the letter for the Abatas. Mr. Stonitsch stated he will draft the updated ordinance.

**C. Landmarking Inquiry – 425 Arlington**

Mr. Stonitsch stated the owner of 425 Arlington called to ask about possible landmarking of the home. Mr. Stonitsch will get information out to this home owner. Commissioner Christiansen stated this home is right behind her home, and they have done a nice job with it. Chairman Marks asked the Commissioners to drive by this home.

**D. Jeff Garish – SCARCE presentation**

Jeff Garish with the SCARCE organization gave a brief presentation on cost-effective efficiency updates that can be done on a home.

**E. 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.

**7. Architectural Review Commission (ARC) Report**

Commissioner Loftus stated there have been no ARC meetings this month.

**8. Historical Society Business**

None

**9. Chairman's Report**

None

**10. Trustee Liaison's Report**

None

**11. Staff Report**

Mr. Stonitsch stated he passed around hard copies of the report on the preliminary recommendation of the Capital Improvements Commissioner for the Central Business District. Mr. Stonitsch asked the Commissioners to review this and let him know of any comments or feedback.

Mr. Stonitsch stated the lighting that is being tested in front of the Civic Center will be labeled so it will be easier for the residents to comment on what they like and do not like.

## **12. Confirmation of Next Meeting Date and Adjournment**

Chairman Marks stated the next meeting will take place on Thursday, October 22, 2015, at 7:30 p.m. He stated this meeting could take place at History Center so Chairman Marks will let everyone know the location closer to the meeting date.

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, and the meeting was adjourned at 9:07 p.m.

Submitted by: Debbie Solomon, Recording Secretary