

MINUTES

BOARD/COMMISSION: Historic Preservation

DATE: 11/19/15

MEETING: Regular

CALLED TO ORDER: 7:35 p.m.

QUORUM: Yes

ADJOURNED: 9:22 p.m.

LOCATION: Glen Ellyn Civic Center

MEMBER ATTENDANCE:

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

EXCUSED: Commissioner Manak

ALSO PRESENT: Village Planner Stegall, Recording Secretary Solomon, Audience Member Dara Grennan

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. Chairman Marks welcomed Village Planner Michele Stegall as the Commission's new Staff Liaison.

2. Approval of October 22, 2015 Meeting Minutes

Commissioner Loftus pointed out a correction on page 2 of the minutes. Commissioner Loftus moved to approve the amended minutes of October 22, 2015. Commissioner Wilson seconded, and the motion carried unanimously.

3. Public Comments

None

4. Old Business

A. Historic Preservation/Restoration Awards

Chairman Marks would like to table this discussion until the January meeting.

B. 272 Hill Avenue Update

Ms. Stegall stated she has not heard an update about this property.

C. Discuss HPC Brochure for Local Contractors and Real Estate Agents/Review Draft

Chairman Marks stated he would like the Commissioners to send their notes on this brochure to Ms. Stegall so they can address this brochure at the January meeting. He stated Mr. Stonitsch had taken photos of homes around the Village that are seen as outstanding architecture samples.

D. Tree Preservation Award Program and Proposed Criteria

Chairman Marks stated this award would be presented on Arbor Day, which will be April 29, 2016. He stated he would like to table the discussion on the wording for this award as Commissioner Manak would like to ensure the wording matches the other Historic Preservation awards.

E. Discussion of Boathouse Renovation

Chairman Marks presented background on the Boathouse renovation and stated the Glen Ellyn Park District Board approved glass doors for the east end of the Boathouse as opposed to historically accurate wood doors. He stated he let the Park Board know that putting in glass doors could compromise possible landmark status of the Boathouse in the future.

Ms. Stegall stated the plan elevations approved by the Village Board showed glass doors, and there was no specific discussion at the August 26th Architectural Review Commission meeting about the doors. She stated the permit is close to being issued for this project.

There was a discussion about how the Commissioners could respond to this issue. Chairman Marks asked if they Commissioners should pursue this issue or send a letter regarding the Commissioners' view to the Park District Board. Commissioner Christiansen stated she thinks the most the Commissioners can do is send a letter, and Commissioner Wilson stated a letter might be the most effective.

Commissioner Christiansen motioned for the HPC to send a letter to the Glen Ellyn Park District Board regarding the status of the doors on the east end of the Boathouse and the potential for the proposed glass doors to possibly jeopardize historic local landmark status. Commissioner Wilson seconded, and the motion carried by a vote of 7-1 with Commissioner Schreiber dissenting.

Chairman Marks stated he will draft a letter and send it to Ms. Stegall to forward on to Commissioners for review.

5. New Business

A. 418 Ridgewood - Discussion regarding possible removal of addition

Chairman Marks introduced Jack McMahon, a builder who is considering purchasing the landmarked property at 418 Ridgewood Avenue. Mr. McMahon stated he might put an offer on this home; however, he would like to know what he is allowed to do to the home. Mr. McMahon stated the interior of the home is beautiful, but the exterior is falling into disrepair. He stated he is also thinking about removing the addition constructed in 1960 by architect Don Erickson.

Chairman Marks stated the Commissioners are definitely willing to work with him so another home in the Village can be preserved.

Commissioner Schreiber stated he would like to see the updates match as much of the original as possible. He stated he is fine with the brick addition being removed. He stated the wood siding may be harder to replace. Mr. McMahon stated he is thinking of using a newer siding that has an old look to it. Commissioner Schreiber stated new windows should be energy-efficient windows that match the originals.

There was a discussion regarding the possible siding that might be considered. Mr. McMahon asked if solar panels could be added to the roof as long as they are not seen from the street to which Chairman Marks stated this would be fine.

Commissioner Loftus suggested Mr. McMahon look at the Historic Preservation Guidelines that can be found on the Village's website. Commissioner Loftus stated he would be concerned about taking the addition off the home as this was done by an important architect. Mr. McMahon asked if it was possible to move the addition elsewhere to which the Commissioners agreed.

Commissioner Dieter stated it is great that Mr. McMahon wants to preserve this home. Commissioner Dieter stated he would rather see the addition removed than possibly the whole home being torn down. He stated this home is almost like two different homes as the back part is discordant with the front. Commissioner Saliamonas agreed with the addition being removed as well.

Commissioner Christiansen stated the addition was listed on the original landmark application so it is important; however, she stated she agrees with Commissioner Dieter that she would rather the addition be removed than the whole home possibly being torn down.

Commissioner Fisher entered the meeting at 7:53 p.m.

Commissioner Schreiber made a motion that the Historic Preservation Commission issues a statement of support in favor of the restoration of the building at 418 Ridgewood Avenue within historic guidelines, up to and removing the 1960 addition and retaining as much of the original fabric as possible, provided due diligence is done to explore opportunities to preserve the addition. Commissioner Christiansen seconded, and the motion carried by a vote of 7-1 with Commissioner Loftus dissenting.

B. Development Updates

Ms. Stegall stated the Village met with OPUS this week, and OPUS showed them revised concept drawings of the proposed building which would have more of a 4-story appearance. Ms. Stegall stated she thinks that Opus currently plans to move ahead without St. Petronille Church. Chairman Marks stated the biggest complaint that he has heard from residents is they do not want to see a 5-story building on that hill.

C. Downtown Streetscape Plan

Chairman Marks stated he would like to see the downtown lighting maintain the globe structure at the top of the existing lamps as these globes are almost an exact duplicate of the Village's original street lamps. Ms. Stegall suggested having Public Works Director Hansen attend the January meeting to hear the Commissioners' thoughts on the lamps to which Chairman Marks agreed. Commissioner Loftus suggested Chairman Marks get pictures of the original Village lamps from the Glen Ellyn Historical Society and bring them to the January meeting as well.

Commissioner Saliamonas stated she does not want to see the blue glow of the LED lights as these affect people and animals. She stated there is a controversy in a New York neighborhood regarding this type of light. Commissioner Saliamonas will find the article on this and forward it to Chairman Marks.

Chairman Marks asked the Commissioners to review the Capital Improvements Commission report and be prepared with comments at the January meeting.

D. Discussion and Selection of New Meeting Date

Ms. Stegall stated she is happy to be the liaison to this commission, and she has Plan Commission on the 4th Thursday of the month so she is asking for the HPC to move their meeting to another night of the month. Chairman Marks suggested the 3rd Thursday of the month to which the Commissioners agreed. Chairman Marks stated he would check with Commissioners on this newly proposed day.

6. Architectural Review Commission (ARC) Report

Commissioner Loftus referred the Commissioners to the renderings and gave an overview on the proposed ideas and concepts for the Springbank Real Estate development on the former McChesney & Miller site. Ms. Stegall stated this project would take 18 to 24 months to construct.

Chairman Marks stated he sees some positive concepts in the renderings, but does not want a dome in the project as it does not make sense architecturally. Commissioner Loftus stated this project is a bit removed from mainstream downtown, and he suggested putting the 5-story building on the railroad-track side for sound insulation. Commissioner Loftus stated the ARC suggested using quality materials for a project of this size.

Commissioner Saliamonas stated this project could totally change the Village, and it seems much too big. Commissioner Wilson stated she thinks this project would change the character of the Village. Commissioner Dieter stated if this project and the OPUS project were happening simultaneously, this could be very disruptive in the downtown.

Commissioner Schreiber stated he thinks the project is attractive, but is concerned about the height of the dome. Ms. Stegall stated the McChesney & Miller site is in a different zoning district than the Giesche site so the Springbank project could be 10 feet taller. Commissioner Schreiber stated he would be concerned that since the project is off the main artery of the downtown, would it become dead space in a few years. Ms. Stegall stated Springbank has a retail leasing agent that is trying to attract great retailers and restaurateurs to this project. Ms. Stegall stated this project is aiming to be a destination experience with emphasis on longevity and economics.

Commissioner Christiansen stated she sees lots of potential in the project, and it could be charming. Commissioner Saliamonas stated she thinks the clock tower is too tall.

Glen Ellyn resident Dara Grennan, who lives at 318 Marion Avenue, stated the clock tower seems out of place and Disney-like. She stated the lighting and streets proposed for the project do not match the Village. Commissioner Dieter stated the development should interweave with the rest of the Village.

Ms. Stegall stated this project is tentatively going before the Village Board at a workshop in January. Chairman Marks asked Ms. Stegall to relay the Commissioners' concern about the height at this workshop.

7. Historical Society Business

Chairman Marks stated the Glen Ellyn Historical Society will hold their annual holiday bazaar from 10 a.m. to 6 p.m. on November 20th and from 10 a.m. to 5 p.m. on November 21st at the Glen Ellyn History Center.

8. Chairman's Report

None

9. Trustee Liaison's Report

None

10. Staff Report

Commissioner Christiansen stated the Library Board is considering a new electronic sign at Prospect Avenue and Duane Street. She stated they are trying to match the new sign by the train station.

11. Confirmation of Next Meeting Date and Adjournment

Chairman Marks reminded the Commissioners there would be no December meeting and stated the next meeting will take place on Thursday, January 21, 2016, 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 carried unanimously, and the meeting was adjourned at 9:22 p.m.

Submitted by: Debbie Solomon, Recording Secretary