

MINUTES

BOARD/COMMISSION: Historic Preservation

DATE: 1/21/16

MEETING: Regular

CALLED TO ORDER: 7:35 p.m.

QUORUM: Yes

ADJOURNED: 9:28 p.m.

LOCATION: Glen Ellyn Civic Center

MEMBER ATTENDANCE:

PRESENT: Chairman Marks, Commissioners Christensen, Dieter, Loftus, Manak, Saliamonas, Schreiber and Wilson

EXCUSED: Commissioner Fisher, Trustee Liaison Senak

ALSO PRESENT: Village Planner Stegall, Public Works Director Hansen, and Recording Secretary Utterback

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 November 19, 2015 Meeting Minutes

Commissioner Schreiber moved to approve the minutes of the November 19, 2015 meeting. Commissioner Christiansen seconded, and the motion carried unanimously.

Commissioner Manak stated that he spoke to the owner of the property at 418 Ridgewood today who said that Mr. McMahon told her that he would not be able to make her an offer for the house until May. He added that the owner had taken that property off the market.

3. Public Comments

None.

4. Old Business

A. Downtown Streetlights

Public Works Director Hansen provided an overview of the downtown streetlights. He stated that the streetlights currently in the Central Business District are owned by the Village and metered by ComEd. He added that the lights are high pressure sodium lights in 265 locations in the downtown. He stated that it is fairly expensive to maintain these lights and the current lights are near the end of their life cycle. He stated that they are proposing to remove the old HPS fixture and add a new LED fixture. He added that the new LEDs use less electricity and are easy to maintain. He also stated that LEDs are a different color and he distributed a Kelvin Chart that shows what Kelvin temperatures relate to as far as the color of the light. He stated that the lights are 2200 Kelvin which is high pressure sodium and a very yellowish light. Director Hansen stated that the light they are looking at with LED is 3000 Kelvin which is as low of a white as one can get before it goes into the yellow spectrum. He stated that there are twelve (12) light fixtures installed on Duane Street for comparison purposes and a location map was distributed. He added that one streetlight is a 2200 Calvin yellow light that was his attempt to reproduce the existing conditions in LED. Commissioner Schreiber stated that the 2200 Kelvin yellow light seems to be Director Hansen's preference, and Director Hansen responded that he felt people would prefer a light that currently exists, however, people have told him that they do not like the yellow light.

Director Hansen stated that the Capital Improvements Commission and Environmental Commission have recommended light number 8 which is 3000 Kelvin. He added that the Environmental Commission was concerned regarding dark sky compliance and not having light escape from above and he was able to show them that light number 8 was dark sky compliant. He also stated that the Capital Improvements Commission wanted to be sure that the choice was a good source of light, lit up the streets well and was cost effective. He stated that the Capital Improvements Commission also requested modifications on light number 8 which were that the blinding light due to glare was corrected by adding etching and the number of watts will be reduced from 70 to 50. Chairman Marks stated that light number 8 would be the last light they would want from an historic perspective, however, stated they would be in favor of several of the lights, especially numbers 3 and 4. Director Hansen stated Nos. 8 and 9 are the same, however, No. 9 is from the manufacturer with no modifications and No. 8 was modified as mentioned. Director Hansen asked the Commissioners if they felt the top of the light should be clear glass like the existing lights or have black panels in the top. Commissioner Saliamonas was in favor of the black panels because they protect the wildlife and are better for the atmosphere. Director Hansen also asked

the Commissioners what color of light they preferred and he responded to Chairman Marks that most people prefer the 3000 Kelvin light although the yellow candlelight look has historically been used. Commissioner Saliamonas asked which light people would not want to escape from and Director Hansen responded he does not believe there have been studies that state one light is safer than the other and added that color is very subjective. Director Hansen agreed with Commissioner Schreiber that from an historical point-of-view, yellow is more historically accurate because the filament technology was behind what it currently is and most light was incandescent and they were also coming out of the candle, lantern and gas light time period which was also yellow.

Commissioner Schreiber stated he likes the yellow light because one can read more easily under that light and yellow light is less harsh on one's eyes. He also stated that he does not feel there is any difference between bright light and yellow light. Chairman Marks stated that some of the people at the National Register meeting stated that the ambience that has been created in Glen Ellyn is very well done and they would like to see it maintained. Director Hansen stated if they could take modern LED technology and duplicate the historical look, it would be a big achievement which he believes has been done with No. 3. He added that the glass top could be changed to the black top and that the glass was put in to replicate what was existing although it serves no purpose. Director Hansen responded to Commissioner Wilson that there is no cost difference between the glass top and black top. Commissioner Manak stated that he preferred the yellow light but had no preference regarding glass or opaque black. Director Hansen added that was fine as long as the dark skies were not violated. Commissioner Schreiber stated he was fine with No. 3 as a selection even though they would spend \$60,000 more than would be spent with No. 8. Chairman Marks added that No. 8 would be a cified fixture which makes no sense. Director Hansen responded to Commissioner Loftus that there have been broken glass tops on the lamps over the years due to hail, wind and branches and he also responded that No. 3 has glass on top. Director Hansen also stated that he prefers glass over other substances as it has a better look and that LED components will not break down as often as the HPS lights. In response to Chairman Marks, Commissioner Dieter stated that he thought the lights on No. 3 were nice, however, the non-functionality of the top bothers him a bit. Commissioner Christiansen stated that the top looks lop-sided and broken when lit at night. Director Hansen said the top could be made with black panels. He also explained for Commissioner Manak that dark sky compliant means no light is escaping above the streetlight level that can be viewed from the air. Commissioner Christiansen was in favor of light No. 3 with a black top. Commissioner Wilson agreed with Commissioner Christiansen and also requested a warm light. Commissioner Saliamonas stated she was in favor of the most

historical light and a warm yellow light. Commissioner Loftus was in favor of light No. 3 with a black top and stated he was not opposed to uplighting. Chairman Marks also was in favor of light No. 3 with the yellow light as it will protect the existing ambience and protect the businesses. Director Hansen stated that he also likes the yellow light, and Commissioner Loftus stated the yellow light was closest to candlelight. Director Hansen stated that Glen Ellyn would be the only town that has closest to candlelight LED. Commissioner Manak was in favor of light No. 3 with a black top and a yellow light. He also asked what type of material would be used for the reflector down and, and Director Hansen stated it would be an LED component with a shield installed to diffuse the light so that it was not glaring.

Chairman Marks stated the consensus of the Historical Preservation Commission is light No. 3. He reminded everyone that the Village is on the National Register whose views are from the perspective of historical ambience and what would fit into the Village. Director Hansen responded to Commissioner Loftus that the Environmental Commission preferred light No. 8 which was an endorsement of the Capital Improvements Commission recommendation and that they also liked the contemporary style. Commissioner Loftus stated that the darker skies with the whiter light doesn't make sense, and Director Hansen agreed. Director Hansen stated that the different Commissions' recommendations regarding the lights are mixed and that the Village Board will make the final decision. Chairman Marks added that the decision should not be personal taste but what is best historically for the Village. Director Hansen suggested possibly sending out a survey to the residents requesting their opinion.

Commissioner Schreiber moved, seconded by Commissioner Saliamonas, that the Historic Preservation Commission recommend approving light No. 3 with the dark sky compliant top and yellow light. Commissioner Dieter suggested adding to the motion "because it is consistent with technologically improving Glen Ellyn, maintaining the environmental concerns of lighting and keeping with the historical integrity of Glen Ellyn." Commissioner Schreiber approved that addition and Commissioner Manak seconded the motion which carried unanimously with eight (8) yes votes.

B. Historic Preservation/Restoration Awards

Chairman Marks listed homes that could be considered for restoration awards in Glen Ellyn as follows: 1. A brick bungalow on the east side of Main Street between Cottage and Anthony has been completely gutted and the important elements have

been saved. He also stated that the garage is being re-built with the setback maintained. 2. A Cape Code at the northeast corner of Western and Hawthorne has had a great remodeling job done with a 2-story addition. He added that most of the trees on the site were preserved. 3. An old 2-story home at 475 Hillside which is on the south side of the street across from St. Petronille Church and was built in the 1890's. He stated that the house was originally on Glenwood and was the rectory for St. Pet's. He also stated that the renovation is outstanding and that the homeowners have used old wood wherever possible to replace missing wood. He stated they also added a front porch to the house which had been torn off years ago. He also stated that the garage is set back quite a way on the east side of the house. The homeowner also responded to Chairman Marks that she and her husband are very interested in their home being landmarked.

Commissioner Christiansen recommended a home to be considered for a restoration award at the southeast corner of Arlington and Regent which has been changed from a 1-1/2 story to a 2-story home. She stated that the remodeling is very well done and added that there is an historical plaque on the home from the 1920's.

Ms. Stegall responded to Chairman Marks that the historic preservation/restoration awards information will be located in the Village newsletter mid-February and a press release could be included in the Glen Ellyn News. She also responded to Commissioner Christiansen that the information could be located on the outdoor Village board and YouTube next summer.

C. Discussion of HPC Brochure for Local Contractors and Real Estate Agents

Chairman Marks stated that he would like to postpone discussion of the HPC brochure until February as he has questions on some of the segments he is working on. Ms. Stegall requested a better understanding of the goals and audience as there is a letter similar to the brochure that is forwarded to those applying for permits whose homes have been identified as potentially significant. Chairman Marks responded that their brochure has been created for realtors, builders and architects to receive in advance of anyone else and added that they had a meeting with realtors, builders and architects approximately two years ago that was well received. Ms. Stegall stated that the Building Division feels that by the time the brochure is given to someone submitting a permit, they may not be willing to totally change their plans. Commissioner Loftus added that they would have spent a significant amount of money on preparing plans by that time. All of the Commissioners agreed to move forward with the brochure in February when it has

been completed and noted that it was intended to be a proactive brochure with the permit letter being more of a last ditch effort.

D. Boathouse Renovation

Ms. Stegall stated that a permit has been issued and the boathouse project is currently under construction although she does not know if the doors have been done. She stated that the HPC circulated a letter regarding the elimination of the glass doors that caused concern so another letter with softened language has been prepared although not yet sent and Chairman Marks read that letter. Three of the Commissioners stated they liked the letter. Chairman Marks stated that the door drawings could be sent with the letter.

Kathy Cornell of the Park District board was in the audience and stated she would add a phrase expressing disappointment that the glass doors were designed to be compatible with the design of the windows which is not an historically correct element for the building. She also asked if the HPC would be interested in sending a photo of what the historic doors look like because there will be other doors facing Lake Ellyn and they should be historically accurate even if they end up as glass doors. Commissioner Loftus stated that the Architectural Review Commission documents specified that the doors of construction should be of a design consistent with the original wood paneled doors. He added that according to the drawings presented to the Architectural Review Commission, that is what was specified for all the other doors and other than the rendering showing the glass door, there was no specification on the glass door on the drawings. Ms. Cornell suggested referring back to the original door a bit more and also responded to Ms. Stegall that the main doors and the doors to the patio are still being considered. The original wood panel doors were shown to the Commissioners. Commissioner Loftus stated that the notes on the doors specify the wood plank design of the doors except for the glass doors. Commissioner Dieter suggested requesting that all doors are historically compatible and eliminate the glass door component of this project, and Chairman Marks agreed with adding to the first paragraph Commissioner Loftus' comment to the letter that "the decision to install glass doors on the east side in lieu of the historically accurate wooden plank doors that are being installed on all remaining entrance doors to the building." Ms. Stegall read the revised wording being suggested as "Everyone on the Commission expressed their disappointment regarding their entrance to the boathouse in lieu of the historically correct wooden plank doors with a small light in them as is specified in the approved plan on the remainder of the building doors." Commissioner Dieter

stated focus should be all doors—not just the glass doors, and other Commissioners agreed. Ms. Cornell suggested changing the phrase to “historically accurate” and all agreed.

E. Tree Preservation Award Program Update

Ms. Stegall stated there was some discussion internally about the tree preservation program with much support, however, they felt it was outside the purview of the Historic Preservation Commission. She added that President Demos might ask the Environmental Commission if they would be interested in that program as it is within the scope of that Commission. The HPC members were supportive of Commissioner Manak’s offer to write the language for the award. Chairman Marks also stated that the HPC could forward recommendations to the Environmental Commission and suggested the house at Hawthorne and Western while Commissioner Saliamonas recommended the home at the northeast corner of Kenilworth and Linden.

5. New Business

None.

6. Architectural Review Commission Report

Commissioner Loftus stated that the developers who were going to build a restaurant next to Fannie May tore down the building at 10 N. Park Blvd and then decided not to move forward with that project. Ms. Stegall added that the decision to cancel their plans was based on cost estimates. Commissioner Loftus also stated that the former Karmis Carpet building on Pennsylvania Avenue will become Chocolatier Stam which will also carry ice cream/gelato. He stated that they intend to remove the asphalt shingle mansard and restore it as best they can. He added that they will have outdoor seating, will recess the entrance to have a common entry to two stores, will have a stylized tree in front of the building and will have a somewhat see-through canopy over the entry. Commissioner Loftus stated that the ARC voted in favor of a variation to allow a tree design for this project. He added that there was also a sign variation requested at the Glen Hill office complex.

7. Historical Society Business

Karen Hall, Director of the Historical Society, stated that the Historical Society’s main theme this year is “Glen Ellyn Goes Hollywood” and connections between Glen Ellyn

residents and the movies will be highlighted. She described events that will take place this year and added that there will be a presentation on Sears homes the last Saturday in February. She also stated that there will be a celebration on April 30 of the movie "Lucas" that was filmed in Glen Ellyn 30 years ago.

8. Chairman's Report

None.

9. Village Board Trustee Report

None.

10. Staff Report

Ms. Stegall stated that staff is currently in the process of locating and organizing HPC material due to staff turnover throughout the years. She stated that a table is being created with data for landmarked homes that will be shared with the HPC when complete. Ms. Stegall stated that the Village's GIS system is also in the process of being updated with historic home information and will soon become available for use. Ms. Stegall also asked the HPC members for assistance regarding who has received awards over the years. Ms. Stegall also stated that the Village has been doing surrounding community surveys regarding various types of permits needed and would like to bring this forward to the HPC in the near future. Commissioner Christiansen suggested that when a house is approved for landmark status, a handout could be given to the owners at that time. Ms. Stegall also stated that the Village has been trying to transition to on-line agendas and felt that the HPC would be a good candidate for that process. Chairman Marks stated that when the HPC packet was sent via the computer one time, he was unable to print a portion of it and sometimes there are huge volumes of paper that would be required in order to print a packet. Ms. Stegall stated that direction has been given to begin working toward having packets sent to all Commissions electronically.

Ms. Stegall stated she is waiting to hear about the Springbank project. She also responded to Chairman Marks that there is no new information regarding the Giesche or McChesney properties. Ms. Stegall also verified for Commissioner Loftus that a new brewery will be coming to Glen Ellyn and will be located in the former Schmid Pharmacy building. Chairman Marks asked Ms. Stegall to bring the photos for the new brochure to the next HPC meeting. He also stated he found an article in the Antique Journal about windows which he has asked Ms. Stegall to copy for the HPC. Commissioner Loftus stated that the new Dunkin Donuts on Roosevelt Road could be

included on the restoration award list. Chairman Marks asked if it could be put on the bulletin board that Lake Ellyn is open for skating.

11. Adjournment

With no further business, Chairman Marks asked for a motion of adjournment. Commissioner Schreiber moved, seconded by Commissioner Manak, to close the meeting at 9:28 p.m.

Submitted by: Barbara Utterback, Recording Secretary

Reviewed by: Michele Stegall, Village Planner