

HISTORIC PRESERVATION COMMISSION

MINUTES

SEPTEMBER 15, 2016

Board or Commission: Historic Preservation

Date: September 15, 2016

Meeting: Regular

Called to Order: 7:36 P.M.

Quorum: Yes

Adjourned: 9:42 P.M.

MEMBER ATTENDANCE:

Present:

Leland F. Marks	Chairman
John B. Schreiber	Commissioner
Timothy F. Loftus	Commissioner
Dennis A. Fisher	Commissioner
Robert S. Dieter	Commissioner
Kelli E. Christiansen	Commissioner
Christine C. Wilson	Commissioner
James P. Manak	Commissioner

Also Present:

Mark Senak	Liaison Trustee
Staci Hulseberg	Planning and Development Director

Absent:

Eleanor B. Saliamonas	Commissioner
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1. CALL TO ORDER

The September 15, 2016 regular meeting of the Historic Preservation Commission was called to order at 7:36 P.M. at the Glen Ellyn Historical Society, 800 N. Main Street by Chairman Marks. A quorum was present.

2. PUBLIC COMMENTS

David Firchau from The Wagner School Group reported that he needs some guidance as to how to go about commemorating the Wagner School through either a bronze plaque, flagpole or a small arch monument. He stated that he does not know how to raise the money, whether or not we have a site for the memorial and how to proceed with solidifying a decision on what type of memorial should be created. He has numerous memorabilia and fixtures from the school and would like to incorporate in some way but does not know how to proceed. Firchau has tried a number of times to connect with the owner of the building on the site of the Wagner School but has been unsuccessful. His hopes are to create a memorial directly in the arch hallway/foyer of that building but cannot connect with building owner.

Chairman Marks suggested Firchau run a fundraiser.

Commissioner Schreiber suggested that Firchau put together a citizen's group and file that group as a non-for-profit corporation. An account can then be set up dedicated to raise money for this memorial.

Commissioner Christiansen suggested a Go-Fund-Me page to raise money. Firchau claimed he can move forward with this idea and even auction off some memorabilia and fixtures he has from the school. The question still remains where is the memorial going to go?

Manager Staci Hulseberg stated she can connect Firchau directly with the building owner. Hulseberg also suggested Firchau put together renderings and cost analysis. Hulseberg and Firchau will meet to discuss vision and village guidelines further.

RESULT: Staci Hulseberg and David Firchau will meet to discuss vision and village guidelines further.

3. APOVAL OF MINUTES FROM AUGUST 18, 2016 MEETING

Chairman Schreiber moved to approve minutes from August 18, 2016, Chairman Marks seconded.

4. OLD BUSINESS

There is a subcommittee working on the issue regarding the "landmarking" process led by Chairman Schreiber. He stated that the overall landmarking process is sparked by the owner originating the request to the committee. The committee is reactive not proactive. If the commission was interested in scouting landmarks, the ordinance is a poor vehicle to proceed with the process. The subcommittee would like to revise the seven criteria to make them less ambiguous, but the concept of increasing the criteria from one to three is onerous. Also, the subcommittee would like to acknowledge the criteria to address preservation of property based on the significance of a prior owner of the property.

It is believed by Commissioner Fisher that the need for revising the criteria was triggered by the objection of Village Board members after they unanimously approved the Arlington property. This sparked some conversation as to why the Village Board unanimously approved the project if they did not approve of the landmarking.

Hulseberg stated that the Board is willing to hear any recommendations to revise the criteria. They are open to make changes proposed by the Historic Preservation Commission so that there is no issue in the future.

Commissioner Loftus added that in order to be a landmark, the property needs to be significant to Glen Ellyn. That is to say, the property should be Glen Ellyn history and events, people or structures that shape Glen Ellyn not the history of the United States.

Commissioner Manak added that the Board has every right to send a recommendation from the Historical Preservation Commission back to the Commission or table the application. Hulseberg added that she will work on getting further research and examples on what the criteria change could be changed to and that the Commission should also work on getting suggestions ready for the next meeting as to what the alternate criteria can be.

There was a common consensus in the room that there needs to be a more thorough application process with more questions and stricter evidence from applicants. Perhaps there should be a 2-step process with the commission preparing a preliminary and final recommendation.

Trustee Senak added that he would like the Commission to take the responsibility to collect the factual records and evidence necessary for review and then be sent up to Trustees so that it can be properly vetted.

RESULT: Historic Preservation Sub-Committee and Village staff will research and suggest alternative approach to application process and the criteria requisites at the next meeting.
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5. NEW BUSINESS

Commission Membership: Chairman Marks met with Village President Demos who would like members to step down from Historic Preservation Commission when their terms are up.

Chairman Marks asserted in his meeting with Demos that anyone assigned to any Village Commission should have an expertise that they can provide to the Commission.

Chairman Marks spoke to Commissioner Saliamonas whose term is already expired and she has agreed to step down. Commissioner Fisher asked if Saliamonas can be utilized as an Associate Commissioner to “fill in” during meetings. Chairman Marks answered that Associate Commissioners are a great idea but they will not have any voting rights.

Chairman Marks also asked Demos about Student Commissioners and his response was that there are numerous applications submitted by high school students ready to go but there has been no time to review the surplus of resumes. Trustee Senak stated that the resumes should go to the Committees and be vetted at that level.

RESULT: Eleanor B. Saliamonas is willing to step down from the Historic Preservation Committee.

6. ARCHITECTURAL REVIEW COMMISSION REPORT

None

7. HISTORICAL SOCIETY BUSINESS

Executive Director Karen Hall reported that the Historical Society is trying something new - Smithsonian Museum Day. First time Stacy's Tavern is participating.

First Gingerbread House contest will be held this holiday season. Categories for Awards include Best Depiction of Glen Ellyn Building or Event, Best House for Dogs or other Companion Animals, Best House for Bird or Wild Animals, Best Depiction of Historical Building or Event. The Gingerbread Houses will be on display at the Museum.

8. CHAIRMAN'S REPORT

None

9. VILLAGE BOARD TRUSTEE REPORT

Trustee Senak stated that the historic streetlight fixture was approved. The Board agreed that the cost of the streetlight was worth preserving the downtown historic appeal. The fixture is environmentally friendly and are modifiable to be dark sky compliant or to turn the lamps up if there is an event in town.

RESULT: Chairman Marks to write a letter of gratitude to the Board for the historic light fixture.

10. STAFF REPORT

a. Mc Chesney Property:

Trustee Liaison Senak claimed that McChesney space may be able to sustain the type of mixed-use structure contemplated for the site. Chairman Marks added that Barones & Glen Oak do not want to sell. Result was a discussion.

RESULT: DISCUSSION ONLY

b. Giesche Property:

Ken Kloss (Architect) is currently building a model representation that is approximately 4'0 x 5'0 in measurement to reflect the structure Opus would like to develop in the Giesche property space. This model is meant to be used as a tool to assist with the vision of what that street will look like if this development is approved especially in relation to businesses

across such the street. Giesche has imposed a deadline to Opus of September 30, 2016. This deadline is meant to push Opus to submit the proper documentation to the Village so that project can commence. To date no application has been submitted by Opus, per Hulseberg. Kloss is concerned that Opus is choosing to have a garden access lobby with a building 5 stories tall. In doing this, Opus does not utilize 18,400 square foot of available land located on the Village parking lot adjacent to Glenwood. If that space is utilized and parking is below grade, the total building structure as presented by Opus can be accomplished in 3.81 floors, not 5. Kloss is continuing to push forward on designing and building his model to show that Opus is not recognizing certain things that can improve design.

Commissioner Dieter stated that a project of this magnitude that will have a forever impact on the Village should not be rushed. In fact, Dieter is surprised that the Village has not demanded more from Opus such as external models of this suggested building. Commissioner Dieter also asserted that all involved should care less about deadlines and should be more concerned with the shaping and affect this structure will have forever on Glen Ellyn's downtown business district. Dieter also suggested that all models and options are explored thoroughly instead of rushing a decision by Giesche's self-imposed deadline of September 30th. Dieter questioned how this project is moving forward without any tangible visualization.

Trustee Liaison Senak added that Opus has put an effort to come forth with architectural drawings to the Village. These drawings place emphasis on the height of the building as it relates to other businesses in that area. Hulseberg added that no model has been submitted by Opus yet but at last meeting the request was made for Opus to create a 3-dimensional animation of the project for the purpose of showing the height of the building and the sunlight reflecting down onto Main Street.

Hulseberg summarized Village activity for this project. She states that Opus has only entered into a contract to purchase the property subject to Village approval. Opus has lapsed in the timeframe stated in the contract to provide materials to the Village. They have been extending their time by paying penalties to Giesche. This process has been ongoing so Giesche imposed a finite deadline of September 30th. If Opus does not proceed with contract by this date, Giesche will terminate contract and explore other options for sale of property. If deadline is met, then Opus will have to submit extensive documentation which will trigger the start of the Village process. The Village has only seen conceptual plans but in actuality the process does not start until formal application and extensive documentation is filed. After filing, it will take at least 6 months to come before Plan Commission and then the plan itself will go through a number of revisions and scrutiny and public review & comment.

Hulseberg further gave a parking update as it relates to this project. Since St. Petronille will not sell its lot, Opus has proposed to build underground parking which will be shared between public and residential parking. The main surface level will be all Village parking and level above will be residential. The parking proposal is very positive for the Village because Opus will have to replace current spots and add more spots. These spots will be covered parking spaces that will be maintained by the developer at no cost to the Village.

There was much consensus among most attendees at the meeting that they have heard a lot of discussion and opposition regarding this structure. Attendees continued to share their feedback based on what they heard at the barber shop and other residents regarding this subject matter.

Commissioner Schreiber stated that in his opinion that if you crunch the numbers, it appears that the overall cost of this structure will be at approximately \$128/foot which seems inexpensive for the size of this project. His overall concern is that Opus is pushing to build an inexpensive building that will dominate Glen Ellyn for a century. The building that is erected needs to be first class and a showcase and the numbers do not justify that.

Commissioner Fisher added that there needs to be viable alternatives so that the public can visualize what this space can be made into. He also added that he would love to see greenspace in that area. The charm of Glen Ellyn is being stripped away and this type of structure does not fit into Glen Ellyn.

Commissioner Wilson asked if a potential buyer of Giesche can just purchase the property and make it whatever they want without going to the Village if the structure remains intact aesthetically. Hulseberg remarked that if no remodeling is performed then it is acceptable but reconstruction, addition or remodeling must be subject to Village approval and review.

Commissioner Loftus added that Glen Ellyn is vibrant on weekends and he does not believe that 490 residential units downtown will necessarily stimulate business activity. Glen Ellyn does not need to be that aggressive to bring people into the downtown. Downtown Lombard flopped with this idea. There are so many residential units in downtown Lombard but the businesses are dead and not thriving.

Liaison Senak responded that he is in favor of any economic development in the downtown area. Senak has posed the question if population density corresponds to economic development. He stated that population increase can exceed the infrastructure of the downtown and create unnecessary congestion, gridlock, noise and air pollution. Key is to find a balance that can sustain economic development over time.

Commissioner Dieter added that Glen Ellyn businesses have thrived these last few years without the help of Giesche space. With that being said, the decision to fill the Giesche space should not be rushed.

- c. Hulseberg reported that the little red house on Pennsylvanian Ave across from the DuPage Medical Group Clinic has been sold to a woman who is a quilter. She has a massive national program she runs and would like to convert the space into commercial space. She is planning on restoring the house and shed period style.
- d. Hulseberg reported Out on a Whim Pottery Shop will be converting the second floor to the owner's residence and add a little addition.
- e. Hulseberg reported that Springbank has been successful in bringing Lord's Auto Shop on board for the project. Lord's will be bought out by Springbank and will relocate to another downtown location. Barones and Glen Oak Restaurant are not part of this project.

RESULT: DISCUSSION ONLY

11. CONFIRMATION OF NEXT MEETING AND ADJOURNMENT

There was a brief discussion of moving the meeting to 7:00 to be in sync with all other Village meetings. Chairman Marks moved to have future meetings scheduled at 7:00 and all attendees agreed. It was agreed that the day of the month for the meeting would remain the same.

Meeting was adjourned at 9:43.

RESULT: ALL FUTURE MEETINGS WILL BE SCHEDULED TO START AT 7:00. MEETINGS WILL CONTINUE TO BE HELD ON THE 3rd THURSDAY OF THE MONTH.