

HISTORIC PRESERVATION COMMISSION

MINUTES

DECEMBER 15, 2016

Board or Commission: Historic Preservation

Date: December 15, 2016

Meeting: Regular

Called to Order: 7:07 P.M.

Quorum: Yes

Adjourned: 9:17 P.M.

MEMBER ATTENDANCE:

Present:

Leland F. Marks Chairman
Timothy F. Loftus Commissioner
Dennis A. Fisher Commissioner
Eleanor B. Saliamonas 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
Kate Dillman Student Commissioner
Kelly Purvis Associate Planner

Absent:

Robert S. Dieter Commissioner
John B. Schreiber Commissioner

1. CALL TO ORDER

The December 15, 2016 regular meeting of the Historic Preservation Commission was called to order at 7:07 P.M. at the Glen Ellyn Civic Center, Room 301, 535 Duane Street, Glen Ellyn by Chairman Marks. A quorum was present.

2. PUBLIC COMMENTS

None

3. PUBLIC HEARING – 250 REGENT STREET

MOTION TO OPEN PUBLIC HEARING	
MOVED:	Commissioner Wilson
SECONDED:	Commissioner Fisher
AYES:	Wilson, Fisher, Marks, Saliamonas, Manak, Loftus, Christiansen
NAYES:	None
ABSENT:	Robert Dieter, John Shreiber
RESULT:	Unanimously Carried

Background:

- Associate Planner Purvis was sworn in.
- Associate Planner Purvis stated that Joanne McDonald is requesting that the Commission consider her home for a local Glen Ellyn Landmark designation. Ms. McDonald has owned and carefully restored the home since 2012. She is seeking the designation to provide a layer of protection for the home, but also has an interest in tax freeze benefits. The property features a Mid-Century Modern 1957 Ranch designed by architect David Pyle, later improved upon by Glen Ellyn Architect Gerald Perkins. Planner Purvis stated that modifications have been made to the home, but the original character remains intact. Purvis also stated that the home at 250 Regent Street may be appropriate for landmarking according to the Comprehensive Plan and the Village of Glen Ellyn Zoning Code.

- Petitioner, Joanne McDonald of 250 Regent Street was sworn in.
- Joanne McDonald, the property owner of 250 Regent Street displayed a PowerPoint presentation for the Commission highlighting several features of the home and property that have been preserved. McDonald presented her case to landmark her home to the Commission. She discussed the architectural importance of her home and specifically the architect of her home David K. Pyle. She stated that her home should be considered a historic landmark of Glen Ellyn based on the architecture, character and historical significance it displays.

Commission Discussion:

- Commissioner Saliamonas claimed the home and its architectural design look wonderful and was supportive of granting a landmark designation.
- Commissioner Wilson thanked the owner for preserving the home and pursuing the landmark designation. Chairman Marks concurred and thanked the homeowner.
- Commissioner Fisher complimented McDonald on the research that was done on the home to present its case.
- Commissioner Loftus claimed that based on this home’s architect, style and preservation, there is sufficient basis to fulfill the Historical Commission’s criteria to landmark the home.

Public Comment:

- None

MOTION TO CLOSE PUBLIC HEARING	
MOVED:	Commissioner Christiansen
SECONDED:	Commissioner Saliamonas
AYES:	Christiansen, Saliamonas, Marks, Fisher, Wilson, Manak, Loftus
NAYES:	None
ABSENT:	Robert Dieter, John Schreiber
RESULT:	Carried Unanimously

MOTION TO RECOMMEND TO VILLAGE BOARD TO SUPPORT LANDMARK DESIGNATION FOR THE HOME LOCATED AT 250 REGENT STREET BASED ON THE CRITERIA THAT THIS HOME EXEMPLIFIES GLEN ELLYN ARCHITECTURAL HERITAGE AND MID CENTURY MODERN AESTHETIC.	
1. Commissioners determine that the following criteria make the property eligible for designation:	
1. Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States.	
2. Its identification with a person or persons who significantly contributed to architectural, cultural, economic, historical, social or other aspect of the development of the Village of Glen Ellyn, the State of Illinois, or the United States.	
3. Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail materials or craftsmanship.	
4. Its representation of an architectural, cultural, economic, historic, social or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art of other objects that may or may not be continuous.	
MOVED:	Commissioner Loftus
SECONDED:	Commissioner Christiansen
AYES:	Loftus, Christiansen, Marks, Fisher, Saliamonas, Wilson, Manak
NAYES:	None
ABSENT:	Robert Dieter, John Schreiber
RESULT:	Carried Unanimously

4. PUBLIC HEARING – LAKE ELLYN PARK & BOAT HOUSE

MOTION TO OPEN PUBLIC HEARING	
MOVED:	Commissioner Christiansen
SECONDED:	Commissioner Loftus
AYES:	Christiansen, Loftus, Marks, Saliamonas, Manak, Fisher, Wilson
NAYES:	None
ABSENT:	Robert Dieter, John Schreiber
RESULT:	Carried Unanimously

Background:

- Associate Planner Purvis was sworn in.
- Associate Planner Purvis stated that Dave Harris is requesting on behalf of the Glen Ellyn Park District that the Commission consider Lake Ellyn Park and the Boathouse for a local Glen Ellyn Landmark designation. Planner Purvis stated that the 28.7 acre public park is owned by the Village's Park District and consists of a 10-acre lake at its east end, a wooded area at its west end, and a landscaped parkway connecting to a small, triangular shaped nature preserve at its north end. At the west bank of the lake sits the Lake Ellyn Recreation House, a one-story frame building erected in 1937 as a part of Roosevelt's Works Progress Administration. Purvis mentioned other amenities within the park including a set of clay tennis courts originally built in 1924. The park was established in 1919 and has seen some alterations over the years, but the character of the park has remained the same. Planner Purvis states that a review of the Village files, Comprehensive Plan and the Zoning Code indicate that Lake Ellyn Park and the Boathouse may be appropriate for designation as a Glen Ellyn Landmark.
- Petitioner Dave Harris, Executive Director of the Glen Ellyn Park District was sworn in.
- Dave Harris spoke at length about the history of Lake Ellyn Park, the Lake, and the Boathouse. He talked about events that have been hosted over the years, renovations and upgrades that have been made to the Park. He mentioned that the Park was recently listed on the National Register of Historic Places.

Commission Discussion:

- Commissioner Saliamonas asked Mr. Harris about the foliage removal around the circle drive. Harris responded that the trees were removed due to infection and that because of budget restrictions the Park District was unable to replace them and sodded the area instead. There are talks about creating a nice foliage area in this spot in the future.
- Chairman Marks asked if limited boating could be an allowed activity on the lake. Harris responded that there are numerous small boats and kayaks that can be used on the lake. Further, the Park District is looking for a third party company to provide sailing lessons.
- Commissioner Fisher was concerned that there was an area around the lake that was saturated with debris and sediment which caused filthy water and backflow. Harris responded that he is aware of the spot that Fisher is referring to and in fact there is a sediment trap there that builds up. The Village was unable to aerate that area until it was unclogged.

Public Comment

- Kathy Cornell, Park District representative, stated that an anonymous donor offered to finance new signs around the boathouse.

MOTION TO CLOSE PUBLIC HEARING	
MOVED:	Commissioner Manak
SECONDED:	Commissioner Wilson
AYES:	Manak, Wilson, Marks, Fisher, Saliamonas, Loftus, Christiansen
NAYES:	None
ABSENT:	Robert Dieter, John Schreiber
RESULT:	Carried Unanimously

MOTION TO SUPPORT LANDMARK DESIGNATION FOR LAKE ELLYN PARK & THE BOATHOUSE .

- Commissioners determined that the following criteria make the property eligible for Landmark designation:

	<ol style="list-style-type: none"> 1. Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States. 2. Its unique location or its distinctive physical appearance or presence representing an established or familiar visual feature, of a neighborhood, community or the Village of Glen Ellyn.
MOVED:	Commissioner Saliamonas
SECONDED:	Commissioner Manak
AYES:	Saliamonas, Manak, Marks, Fisher, Loftus, Christiansen
NAYES:	None
RECUSED:	Commissioner Wilson
ABSENT:	Robert Dieter, John Schreiber
RESULT:	Carried Unanimously

5. OLD BUSINESS

- Associate Planner Purvis informed the Commission that the Planning and Development Department sent out a Request for Proposals (RFP) at the beginning of December for the 2017 Architecture Resource Survey. Two consultants have responded with interest in the project. The Commission should have proposals to review at the January 2017 meeting.
- Chairman Marks commended Associate Planner Purvis for her great work with the Architecture Resource Survey application.

6. NEW BUSINESS

- Discussion regarding 2017 goals for the Commission.
Commissioner Fisher stated that he would like to implement the Tree Preservation Award program in 2017. He believes that there is a strong need in Glen Ellyn to preserve trees instead of tearing them down. This will not be a landmark designation but instead residents will be issued a Tree Preservation Award recognizing their outstanding effort to preserve trees on private property.

7. ARCHITECTURAL REVIEW COMMISSION REPORT – Tim Loftus

- Commissioner Loftus reported that the ARC approved Barones' application for a new exterior façade.
- Two Hound Red Brew Pub submitted façade design for the old Schmid's Pharmacy. There was discussion among the Commission whether or not the design flows with the downtown design of Glen Ellyn. Chairman Marks feels this design is very contemporary and expressed his opinion that he would have liked to see something other than another bar/eatery in that space. Commissioner Loftus disagreed with the Chairman and believes the Two Hound Red Brew Pub façade design is in line with a mid-century modern aesthetic and will flow nicely with Barones' new façade.
- Commissioner Loftus reported that the quilt shop scheduled to open in the red house/barn near the tracks will not be torn down but the business will be saving the building and using it as it stands with few renovations inside.

8. HISTORICAL SOCIETY BUSINESS – Karen Hall

- The holiday gingerbread event was very successful and will be scheduled again next year. The entries were extremely creative and many tied their designs into Glen Ellyn history.
- The Garden Club decorated the first floor of the museum. Hall encouraged all to stop by and view the décor.
- In January, there will be an author visit by Katheryn Atwood discussing her book "Women Heroes of World War II—the Pacific Theater: 15 Stories of Resistance, Rescue, Sabotage, and Survival."

9. CHAIRMAN'S REPORT – Lee Marks

None

10. VILLAGE BOARD TRUSTEE REPORT – Mark Senak

- Trustee Senak stated that he is in favor of the tree preservation program but there needs to be a stronger ordinance prohibiting residents to tear down the trees that are indigenous to the area and have historical significance to Glen Ellyn. He would like to see some type of enforcement or action to preserve the trees and not just award what is already there. He stated that the ordinance that is currently in place may require some clarification or additions, keeping in mind that it might be difficult to enforce, especially if the tree is on private property.
- Trustee Senak also reported that the tax levy stayed the same with no increase. However, there will be a 1.1% increase in taxes due to new growth and reflective of the value of new homes, not due to the Village imposing an increase.
- The Village did approve a 2.6% increase for the public library. Trustee Senak stated that in his opinion he feels that a 2.6% increase for the library is too aggressive. Commissioner Christiansen responded that the library does not see any additional revenues and is free to the public. The increase is the only way the library can make money.

11. STAFF REPORT – Staci Hulseberg & Kelly Purvis

- Director Hulseberg report:
 - The Opus Developers will not be moving forward with the Geische property. However, there are other developers interested in the property.
 - There are no changes to report on the McChesney site.
 - President Demos met with other local mayors and placed some pressure on Albertsons. Hulseberg claimed that they are still looking into ordinances that can be adopted that would make it more difficult for future tenants to hold spaces hostage on key sites.
- Associate Planner Kelly Purvis report:
 - The Public Works Director has resurfaced the National Register sign so that it is more legible. Purvis passed around a picture of a sample sign that has been re-painted in bright blue background and silver lettering. Chairman Marks claimed it is hard to tell from the picture if the sign really pops, but the bright blue and silver combination should accomplish the best result. Purvis added it is the most effective and lowest cost option to rehab the historic signs. The Village recommends that the Commission drive by the sign and offer any further suggestion if needed. The sign will be installed the following week.

12. CONFIRMATION OF NEXT MEETING AND ADJOURNMENT

- The next meeting is scheduled for January 19, 2017 at 7:00 pm. Commissioner Manak moved to adjourn the meeting and Commissioner Loftus seconded. The Meeting was adjourned at 9:17.

Submitted by Angela Andrianopoulos, Recording Secretary