

MINUTES

BOARD/COMMISSION: Historic Preservation
Commission

DATE: 11/17/16

MEETING: Regular

CALLED TO ORDER: 7:04 p.m.

QUORUM: Yes

ADJOURNED: 8:53 p.m.

LOCATION: Glen Ellyn Civic Center

MEMBER ATTENDANCE:

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

EXCUSED: Commissioner Schreiber and Trustee Liaison Mark Senak

ALSO PRESENT: Director Hulseberg, Associate Village Planner Purvis, and Dave Harris, Executive Director of the Glen Ellyn Park District

Approval of Minutes:

Commissioner Manak moved, seconded by Commissioner Wilson, to recommend approval of the June 16, 2016 minutes with minor corrections. The motion carried unanimously by vote. Commissioner Loftus moved, seconded by Commissioner Christiansen to recommend approval of the October 20, 2016 minutes. The motion carried unanimously by vote.

The Historic Preservation Website Pages:

The Commissioners had a discussion about the links on the Village Website to determine what additions or changes should be made to the site to provide more accessible information to the public. Commissioner Loftus suggested that Staff move the design guidelines from the second page to the first so they are more easily accessible.

The Commissioners discussed the difficulty that some people have expressed finding the Historic Preservation Commission's webpage. Suggestions were made that more information be made available in the Village newsletters, and on the front page of the Website. The possibility of a drop down box to links and FAQ section were also recommended.

Preliminary Review of Landmarking of Lake Ellyn Park: Dave Harris spoke at length about the Boathouse renovation and Master Plan for Lake Ellyn Park as well as the various improvements

that have been made over the years. He noted, there are additional plans for landscape, park amenities, and playground upgrades.

Mr. Harris also announced that Lake Ellyn Park is now officially listed on the National Register of Historic Places.

Staff expressed Mr. Harris' concern that the Park District be able to make improvements to the Park as necessary. He asked that language be included in the ordinance that would state the Park District's ability to maintain and improve the Park as necessary without prior approval from the Commission to do so. There was discussion among the Commissioners and ultimately it was decided that there was not an issue moving forward with the landmarking with some conditions written into the ordinance allowing maintenance and improvements.

The Commission voted on the preliminary determination of the landmarking of Lake Ellyn Park and the Boathouse. Commissioner Manak made a motion for preliminary determination of landmark designation for Lake Ellyn Park. Commissioner Fisher seconded the motion. All were in favor.

Historical Society Update:

Karen Hall, Executive Director of the Glen Ellyn Historical Society, informed the Commission about upcoming events including: an event about preserving personal treasures, a Centennial celebration of Glenbard with all five schools represented and the December Holiday event which will include a gingerbread house contest, tours of Stay's Tavern, light refreshments and Santa Claus.

Comment from the Public:

Chairman Marks asked Ken Klaus, a member of the public if he had any comments that he would like to share. Ken spoke about the McKee house at length. The Commission had some discussion about the home, and landmarking it. It was stated that there has been a lot of effort around saving the house and many of the Commissioners are involved in the efforts.

Architecture Resource Survey:

Staff informed the Commission that Manager Franz has agreed to provide matching funds for the Architecture Resource Survey, provided that the Village gets Grant money from the State for the majority of the project cost. Staff has the application and will be working over the next couple of months on an RFP and getting the application for grant funds together. The Commission was asked to select a boundary for the next survey. Discussion ensued regarding the number of properties that should be surveyed and where the most architecturally significant homes are located. The Commission determined that the survey area would be south of the tracks, west of Park, North of Roosevelt and bounded by the Village limits on the west.

Brown Board Sign Update:

Staff updated the Commissioners that the point of interest signs on I-355 are meant for larger venues that have more visitors and that neither Stacy's Tavern nor the Downtown Historic District meet the criteria required. The Commissioners asked staff to see if a sign on route 64 might be more appropriate.

ARC Report:

Commissioner Loftus updated the Commissioners that 530 Pennsylvania, Storm Interior Design was recently approved for a sign variation for a slightly larger sign.

Other projects that will be coming for exterior appearance review in December include: Barone's, A Different Box of Crayons and Two Hound Red Brew Pub.

The Commission spoke about the vacant Dominick's and the issues with Albertsons holding the leases and impeding development.

Tree Preservation Ordinance & Award Discussion:

Chairman Marks told the Commission that a neighbor to the south of 657 Lake Rd. bought the house and clear cut the trees, which were gigantic Heritage Oak Trees. He suggested that this is another reason we need to strengthen our Tree Preservation Ordinance. This discussion segued back to the Tree Preservation Award that has been discussed at several other meetings.

Commissioner Manak spoke about the award and asked again that the Historic Preservation Commission revisit the topic. Director Hulseberg advised the Commission that the Environmental Commission has accepted the idea as part of their long range plans. The Commission discussed that the purpose of the award would focus on appearance and would be a way to show appreciation to those who preserve trees when redeveloping a property.

Director Hulseberg spoke at length about the measures the village has in place to preserve trees and how the Tree Preservation Ordinance works.

Some of the Commissioners expressed confusion about why both Commissions could not be involved. The Commission suggested that we model the award around that of Urbana's. Commissioner Manak stated that he had drafted an award letter earlier in the year and offered to drop off a copy for Director Hulseberg to review. It was suggested that the topic be added to the December meeting agenda.

Development Update:

Director Hulseberg discussed the Gieche property update, stating the Opus project is likely not moving forward. She stated that McChesney is still on course to continue but there are some relocations and deals that need to happen before real plans can be submitted. She explained Berone's is going forward with their exterior appearance, but are still open to the idea of relocating.

Information Memo:

Associate Planner Purvis updated the Commissioners about the following topics:

- 250 Regent will be moving forward on December 15, 2016 for her final landmark review.
- National Register sign and other Historic Preservation signs have been taken down and Public works is looking at options to restore the sign. Staff is recommending that all of the signs be painted a standard color and that the lettering remain unpainted so that it does not chip in the future. This kind of treatment for the sign would be more cost effective as well. The Commission suggested a dark blue background with unpainted (silver) letters. The Commission expressed that their main concern is the legibility of the signs. The Commission asked that one sign be painted as a sample so that they could ensure that the signs would be readable.
- The GIS public portal has been updated. There are some new layers showing the Historic Districts and all of the landmarked properties in the Village.
- The Village Board approved the new landmark criteria discussed at the October 20, 2016 meeting. Forms are being updated in the Planning and Development Department and online to reflect the changes.
- Staff is working on a new Public Hearing Brochure and will bring that for the Commission to see when it is complete.
- Lake Ellyn Park received its listing on the National Register of Historic Places.

Additional Public Comments:

Commissioner Marks solicited additional comments from the audience. Ken Klaus spoke about flag lots. A brief discussion about flag lots ensued.

Meeting Adjourned:

Motion for adjournment by Commissioner Manak and seconded by Commissioner Christiansen.