

MINUTES

BOARD/COMMISSION: Historic Preservation

DATE: 4/20/17

MEETING: Regular

CALLED TO ORDER: 7:07 p.m.

QUORUM: Yes

ADJOURNED: 9:05 p.m.

LOCATION: Glen Ellyn Civic Center

MEMBER ATTENDANCE:

PRESENT: Chairman Marks, Commissioners Christiansen, Fisher, Manak, Saliamonas, Schreiber, Wilson

EXCUSED: Commissioners Dieter, Loftus, Student Commissioner Dillman

ALSO PRESENT: Trustee Liaison Senak, Associate Village Planner Purvis, Glen Ellyn Historical Society Executive Director Karen Hall

1. Call to Order

Chairman Marks called the Glen Ellyn Historic Preservation Commission regular meeting to order at 7:07 p.m., in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois.

2. Public Comment

None

3. Approval of March 16, 2017 Meeting Minutes

Chairman Marks referred to page 2, letter E and stated he would like to see more of an explanation about the event mentioned. Commissioner Wilson stated this event was put on by the Suburban Alliance and was about tax incentives for residential and commercial properties.

Commissioner Manak asked that the explanation of the event be added to the minutes and then moved to approve the amended minutes of March 16, 2017. Commissioner Schreiber seconded, and the motion carried by a vote of 6-0 with Commissioner Christiansen abstaining from this vote as she was not present at the March meeting.

4. Old Business

A. Discussion about the 2016 Historic Preservation Awards

Commissioner Manak passed around pictures of 340 Prospect Avenue and stated that he lives around the corner from this home. Commissioner Manak stated the owner hired architect Keith Larson from Hinsdale and builder EMS Construction from Hinsdale to add a second floor on a previous one-floor ranch home. Commissioner Manak stated the second floor stylistically matches the first floor, and the outside décor and decorations were left as they were so he thinks this is a good nomination for Remodeling Project of the Year. Commissioner Manak stated he talked to the owners Eric and Laura O'Reilly, and the owners thought this was a Sears bungalow; however, after doing research, the owners found this home was done by Gordon Van Tyne. Commissioner Manak stated the work was completed in June 2016.

Chairman Marks stated there is a new Victorian farmhouse at 636 Park Boulevard that would be good a nomination for the Streetscape Compatibility Award. Chairman Marks stated Dieter Rowe looked at the original home that was on the property which the owners wanted to save; however, Mr. Rowe said it would be very expensive to save the original home. Chairman Marks stated the owners did tear down the original home and built a Victorian-style farmhouse that includes a front porch. Chairman Marks stated he thinks this new construction is a great facsimile of a Victorian farmhouse.

Commissioner Christiansen stated there is a home at 444 Turner Avenue that could be nominated for the Remodeling Project of the Year. Commissioner Christiansen stated the home was built on-site by the original owners around 1956. Commissioner Christiansen stated the owners kept the footprint of the home, but added a second story on the home and made the one-car garage into a two-car garage. Commissioner Christiansen stated the home owners did a fine job on this home and that owners are going to submit the nomination form.

Associate Village Planner Purvis stated she has four properties that may be possible for nominations:

1. 869 Hillside Avenue for Restoration of the Year Award and/or the Architecture Details Award
2. 385 Vine Street for Remodeling Project of the Year
3. 520 Longfellow Avenue for Remodeling Project of the Year
4. Lake Ellyn Boat House for Restoration of the Year

Associate Village Planner Purvis stated she will put all the nominations in the commissioners' packets for the May meeting. Associate Village Planner Purvis encouraged the Commissioners to nominate their favorite projects and stated that

there is a blank nomination form in each commissioner's packet, and nomination forms are also available online and at the Civic Center in the Planning & Development Department.

B. Update regarding historic signage – existing and proposed

Associate Village Planner Purvis stated the HPC had discussed adding a possible tourist generator sign at North Avenue. Associate Village Planner Purvis stated the Village cannot place a sign outside of the Village limits, but the Village can place any signs within Village boundaries. Associate Village Planner Purvis stated the Village Board will be discussing signage potentially on a June agenda and that she will keep the Commission updated as more information becomes available.

Chairman Marks stated the HPC would like to see the signs they created be used, but made from more stable materials. Chairman Marks stated the sign design should not change and the signs should be brown, based on New England designs. Trustee Senak stated the signs will be done as the budget allows and done in a tasteful, historic way.

C. Heritage Trees

Commissioner Manak stated he has seen references to Heritage Trees and wondered what the difference between a tree preservation award and Heritage trees program would be. Chairman Marks stated the HPC would like to create a list of the most important or significant trees in the Village. Associate Village Planner Purvis stated that staff is supportive of the Commission creating a listing of Heritage Trees that would go on the Glen Ellyn Historical Society's website. Glen Ellyn Historical Society (GEHS) Executive Director Hall stated if the HPC can send her the listing of trees, the GEHS will create a place on the website for this listing.

Commissioner Manak stated he would like a good definition of a Heritage Tree, and Chairman Marks suggested calling the Morton Arboretum for this. Commissioner Christiansen stated other Villages have heritage tree programs like this so the HPC should check into those. Commissioner Manak asked what HPC's function would be for these Heritage Trees to which Chairman Marks stated the HPC would find these trees in the Village and create a listing of these trees. Trustee Senak stated he supports this tremendously.

Chairman Marks referred to the book Gems of Glen Ellyn and stated what a wonderful book this is. Associate Village Planner Purvis stated she would see if this book is available to on file at the Village offices.

Commissioner Manak exited the meeting at 7:38 p.m.

5. New Business

A. Letter from the Glen Ellyn Park District to the HPC

Chairman Marks stated he received a letter from the Glen Ellyn Park District's Executive Director Dave Harris that Chairman Marks read aloud. Chairman Marks stated the park district wanted to express their appreciation to the HPC for the HPC's support and guidance during the local landmark designation process.

6. Architectural Review Commission (ARC) Report

Commissioner Loftus was not present to give an update on ARC.

Trustee Senak stated the exterior appearance vote for the gas station was tabled and then talked about in a special session the previous evening. Trustee Senak stated the ARC did recommend approval for the exterior appearance.

Associate Village Planner Purvis stated the developer listened to the comments made and have added landscaping, will be saving some of the trees on the property, will put up a sound-attenuation wall and will not have speakers or sound amplification.

Commissioner Saliamonas asked if there was an environmental impact study done on this project to which Associate Village Planner Purvis stated there was. Chairman Marks stated residents seem very upset about this possible gas station.

7. Historical Society Business

GEHS Executive Director Hall passed around a flyer of events and stated there are several upcoming events including:

- Program on Laura Ingalls Wilder – Saturday, April 29th
- Book Group on Author Wesley Adamczyk's When Good Looked the Other Way – Thursday, May 4th
- Author Program for Wesley Adamczyk – Saturday, May 6th
- Flag-planting at Forest Hill Cemetery – Tuesday, May 23rd
- 4th Annual Glen Ellyn Vintage Auto Fest – Saturday, June 3rd
- Summer Story Time – Tuesday, June 6th

Chairman Marks stated Early American Life magazine is coming to the History Center on Saturday, July 22nd to do a meet and greet and then will possibly do an article on Stacy's Tavern.

8. Chairman's Report

None

9. Trustee Liaison's Report

Pedestrian Walkway

Trustee Senak stated there was a discussion about making a pedestrian access walk-through from the Civic Center parking lot to Main Street.

825 N. Main St. – Proposed gas station project

Trustee Senak stated the proposed gas station at 825 N. Main Street has been the big topic and he would like to get the commissioners' thoughts on this. Trustee Senak stated there are more variances left to approve on this project.

There was a lengthy discussion on this proposed project, and conversation included historical importance of the area, traffic-study information, possible environmental impact, lowering of property values and financial impact of the net increase or decrease on revenues.

Chairman Marks stated he does not want to see a gas station back at Five Corners because of the historical importance of the intersection and does not think this is the right move. Chairman Marks stated the residents seem to want to leave this property vacant. Chairman Marks stated this a major northern gateway entrance to the Village.

Commissioner Saliamonas asked why a gas station project was chosen to which Trustee Senak stated there have been three proposals submitted for the property in the past four years – two proposals for gas stations and one proposal for a swim school. Trustee Senak stated the Village wants to put the land to its highest, best use.

Associate Village Planner Purvis stated there are three to four feet of files on this project, and the commissioners are welcome to come to the Planning and Development Department to review these files at any time. Associate Village Planner Purvis stated the approval process for this project was complicated and complex. Associate Village Planner Purvis stated the Village is trying to get the residents involved as early as the pre-application stage for proposed projects in the Village moving forward.

Chairman Marks stated the HPC needs to be more involved in projects like this in the future to ensure the HPC's feedback and concerns are heard. Chairman Marks stated maybe the HPC could do this in conjunction with the Architectural Review Committee.

McKee House

Trustee Senak stated the Village will be leasing the McKee House property to allow the preservation of the house. Trustee Senak stated if the McKee House Preservation Group

can raise \$400,000, the Village and the Glen Ellyn Park District will each contribute \$25,000 toward the preservation effort.

Commissioner Wilson stated the Village is going ahead with the leasing of this house. Commissioner Wilson stated the Village is giving the McKee House Preservation Group two years to raise \$400,000 in funds and then three more years to raise enough funding to allow occupancy of the structure.

Associate Village Planner Purvis stated she we be working on this project and the property is to be occupied within a five-year time frame. Commissioner Schreiber stated he has not been able to walk-through the house yet, but he has looked at photos of the interior. Commissioner Schreiber stated there are issues with some plaster and mold. Associate Village Planner Purvis stated there is also lead issues too. Commissioner Schreiber stated he has been involved with conservation reconstruction for many years and the dollar estimates that have been prepared to have the McKee House repaired are not accurate. Chairman Marks stated he has walked through the house and thinks most of the damage is water damage on the second floor. Chairman Marks stated McKee House is in remarkably good shape at this point, but repairs need to be done soon so there is no more water damage.

Associate Village Planner Purvis stated the property is currently zoned as a residential property, and the DuPage County Forest Preserve seems to not want this property to remain a residential property. Associate Village Planner Purvis stated there could be events held at the house – to change the use to an assembly use would require ADA compliance. Associate Village Planner Purvis stated the McKee House would qualify for the National Register, and if the property was landmarked, there may be code requirement exceptions that could be made. Associate Village Planner Purvis stated the property is currently within the Lombard Village limits but the Village plans to annex the property into Glen Ellyn.

10. Staff Report

A. Informational memo

Associate Planner Purvis shared an informational memo about ComEd and tree parkway tree trimming. She stated there is a contact number for ComEd if anyone would like more information on this issue.

B. Update on Village development projects

Information was shared previously in this meeting

C. Letter from Lombard's Historic Preservation Commission

Associate Village Planner Purvis referenced a letter about a Chicago Suburban Preservation Alliance Meeting hosted by Landmarks Illinois and the Lombard Historic Preservation Commission to be held on Saturday, May 13, 2017.

D. Landmarking of Lake Ellyn Park

Associate Village Planner Purvis stated the Village will be sending out a press release about Lake Ellyn Park being named a historic landmark.

E. Board & Commissions – new way to receive packets

Associate Village Planner Purvis stated the Village Board and all commissions will start to receive meeting packets a different way. Associate Village Planner Purvis stated there will be little change for the HPC as the HPC gets their packets through an email link already, and the new system will be similar.

11. Confirmation of Next Meeting Date and Adjournment

Chairman Marks stated the next meeting will take place on Thursday, May 18, 2017 at 7:00 p.m.

With no further business, Chairman Marks asked for a motion of adjournment. Commissioner Fisher motioned for adjournment, and Commissioner Saliamonas seconded. The motion carried unanimously, and the meeting was adjourned at 9:05 p.m.

Submitted by: Debbie Solomon, Recording Secretary