

HISTORIC PRESERVATION COMMISSION

MINUTES

JANUARY 19, 2017

Board or Commission: Historic Preservation

Date: January 19, 2017

Meeting: Regular

Called to Order: 7:05 PM

Quorum: Yes

Adjourned: 8:41 PM

MEMBER ATTENDANCE:

Lee Marks	Chairman	Absent
John B. Schreiber	Commissioner	Present
Timothy F. Loftus	Commissioner	Present
Dennis A. Fisher	Commissioner	Present
Eleanor B. Saliamonas	Commissioner	Present - late arrival
Kelli E. Christiansen	Commissioner	Present
Christine C. Wilson	Commissioner	Present
Robert S. Dieter	Commissioner	Present - late arrival
James P. Manak	Acting Chairman	Present
Kate Dillman	Student Commissioner	Present

OTHER ATTENDANCE:

Staci Hulseberg	Planning and Development Director	Present
Karen Hall	Director of the Glen Ellyn Historical Society	Present
Mark Senak	Liaison Trustee	Present - late arrival
Kelly Purvis	Associate Planner	Present

1. CALL TO ORDER

The January 19, 2017 regular meeting of the Historic Preservation Commission was called to order at 7:05 P.M. at the Glen Ellyn Civic Center, Room 301, 535 Duane Street, Glen Ellyn by James Manak. A quorum was present.

2. PUBLIC COMMENTS

None

3. APPROVAL OF MINUTES FROM NOVEMBER 17, 2016 MEETING

MOVE TO APPROVE MINUTES OF REGULAR MEETING FROM 11/17/2016, 7:00 PM

RESULT Motion Unanimously Carried
MOVED: Commissioner Christiansen
SECONDED: Commissioner Loftus
AYES: Christiansen, Loftus, Schreiber, Fisher, Wilson, Manak
NAYES: None
ABSENT: Marks, Saliamonas, Dieter

APPROVAL OF MINUTES FROM DECEMBER 15, 2016 MEETING

MOVE TO APPROVE MINUTES OF REGULAR MEETING FROM 12/15/2016, 7:00 PM

RESULT Motion Unanimously Carried
MOVED: Commissioner Fisher
SECONDED: Commissioner Christiansen
AYES: Fisher, Christiansen, Schreiber, Loftus, Wilson, Manak
NAYES: None
ABSENT: Marks, Saliamonas, Dieter

4. OLD BUSINESS:

A. ARCHITECTURE RESOURCE SURVEY UPDATE - 3 PROPOSALS TO SELECT FROM

Associate Planner Purvis stated that the Planning and Development Department submitted a proposal to the Illinois Historic Preservation Agency to request grant funds for the 2017 Architecture Resource Survey (ARS). In addition a Request for Proposals was issued in December. The Village received three proposals in response: JLK, WJE and Ramsey Historic Consultants responded. Planner Purvis presented a chart which rated each of the proposals and stated that the staff's recommendation for the consultant is Ramsey Historic Consultants due to their familiarity with the Village, their experience with this kind of project, negligible difference in cost between consultants and the proposed timeframe for completion of the project. Planner Purvis passed out samples of each of the Consultant's work.

A discussion about the qualifications of each of the consultants ensued. One of the proposals did not completely address the scope of work required by the project and did not garner much discussion from the Commissioners even though it was the lowest bid. Many of the Commissioners preferred the work that Ramsey Historic Consultants provided but found the proposal from WJE to be very well put together. The Commission ultimately selected Ramsey Historic Consultants as their recommendation to the Village Board for the following reasons: Ramsey Historic Consultants have a lot of experience producing architectural resource surveys, they are familiar with the Village and have produced excellent results on past projects, their proposal was complete and addressed all aspects of the project being requested, they provided a realistic timeframe to complete the project that coincides with the Village's goal for completion, and their fee is compatible with the costs the Village has budgeted for the project.

MOTION TO RECOMMEND VILLAGE BOARD TO ACCEPT RAMSEY HISTORIC CONSULTANTS PROPOSAL REGARDING ARCHITECTURAL RESOURCE SURVEY

RESULT Motion Unanimously Carried
MOVED: Commissioner Schreiber
SECONDED: Commissioner Christiansen
AYES: Schreiber, Christiansen, Fisher, Wilson, Manak, Loftus, Dieter, Loftus, Saliamonas, Wilson
NAYES: None
ABSENT: Marks

B. TREE PRESERVATION AWARD, MEMO FROM THE VILAGE PRESIDENT

The memo from the Village President stated that the tree preservation award is a topic for the Environmental Commission and not the Historic Preservation Commission. Acting Chairman Manak stated that the Historic Commission needs to abide by and support the Village President's decision and although we don't like it, we need to respect his elected office and support his decision which effectively ends the discussion.

C. 2017 GOALS FOR THE COMMISSION

Chairman Marks dropped off a list of goals with Planner Purvis who passed them out for the Commission to consider. Acting Chairman Manak opened up the topic for discussion and asked if anyone had additional goals they would like to add.

Commissioner Fisher stated that he thinks the tree preservation award should still be on their list of goals for 2017.

Commissioner Christiansen added that she believes that all of the suggested goals are workable except for the tree preservation award. The Commission has been told that it is outside of our purview. She suggested coordinating with the Environmental Commission through back-channel efforts to bring the award to life.

Commissioner Schreiber agreed that it would best be accomplished through back-channel efforts. Discussion about the tree preservation award and the tree preservation Ordinance ensued. Director Hulseberg clarified the Village's stance on both the award and the ordinance stating that the award has been referred to the Environmental Commission and that the Village Board is not interested in changing the tree preservation ordinance at this time.

It was determined that the Commission will keep an eye out to see what the Environmental Commission does with the award over the next six months, and revisit the issue in May after the new Board assembles, if need be.

Commissioner Christiansen added that the Historic Commission should add some language in the historic preservation literature about the importance of saving the Village's Heritage Trees.

Commissioner Loftus suggested that the Historic Preservation Commission work toward getting educational materials about historic preservation on the walls in public buildings and venues (maybe the new Police Station). Director Hulseberg suggested coordinating efforts with the Village to display historic preservation information inside vacant buildings on the windows - it would help building owners come into compliance with the dark windows ordinance and provide a venue where the public can view information about historic preservation.

2017 Agenda Goals to add -

- Commissioner Loftus suggests adding a 2017 agenda item that relates to promoting historic preservation in public spaces via print on public windows/bulletin boards etc.

- Commissioner Manak suggested following the progress of the Environmental Commission with respect to the tree preservation award and to revisit the action taken after 6 months.
- Work toward obtaining grant funds for the 2017 ARS; monitor consultant progress on the Survey as needed. Complete ARS.

The Commission agreed that the 2017 Goals will be finalized and approved at next meeting.

5. NEW BUSINESS - LETTER OPPOSING CELL TOWER AT 849 N MAIN ST.

Associate Planner Purvis presented a letter to Commission drafted by the Planning and Development Department in opposition of a cell tower proposal near Stacy's Corners. Director Hulseberg stated that before any cell tower can be proposed, an environmental and historical assessment of its impact will be conducted and included with the cell tower application. Any updates will be provided as they come up. Director Hulseberg explained that even though a letter of objection was submitted stating that we believed the proposed cell tower would negatively impact the Village's Historic Stacy's Corners, DuPage County still had the ability to approve the construction of the structure.

6. ARCHITECTURAL REVIEW COMMISSION REPORT - Tim Loftus

- Commissioner Loftus reported that there were some townhouses that were completed on Pennsylvania Ave and the same developer has purchased more land to the north and is planning to put up the same style townhomes. The ARC has issued comments on his proposed plan. Commissioner Saliamonas stated that she is not in favor of the dark brown façade on the exterior of the home.
- Aldi is expanding their store by 2000 square feet and the ARC received a proposal requesting a flat roof and a bigger sign. The ARC suggested some modifications to reduce the signage and install a sloped roof consistent with the previously approved design and Aldi is reviewing.
- Director Hulseberg added that a business owner will present a proposal at the next ARC meeting for a freestanding electric sign in his parking lot. Electronic signs are not allowed per Village Ordinance in the downtown zoning district.

7. HISTORICAL SOCIETY BUSINESS - Karen Hall

- Auto Fest will be taking place in June and flyers for vintage car entries have already begun. This show has been very successful in the past.
- Paddy Lynne as Harriett Beecher Stowe, Renown Author of Uncle Tom's Cabin will be visiting on February 4th. Paddy related Harriet's life and times, and offers many personal insights to this amazing woman.
- Story Time with Aunt Tillie continues to grow on Tuesdays.

- Leslie Goddard as Brownie Wise: The Original Tupperware Party Lady will visit who introduced the concept of selling Tupperware in homes.

8. CHAIRMAN'S REPORT

None

9. VILLAGE BOARD TRUSTEE REPORT - Mark Senak

- The Village will be replacing some of the golf carts at Village Links.
- The Village is discussing the construction of consolidated trash enclosure in a parking lot on Pennsylvania Ave which would eliminate several dumpsters behind the restaurants.
- Panera will be having a combined Public Hearing before the Plan Commission and the Architecture Review Commission on February 1st.
- The Board is discussing the Baker Hill Shopping Center access, and possibly adding a turning lane to allow a left turn for east bound traffic on Roosevelt Rd to enter into the shopping center. We are hoping this will spur interest in the vacant Dominick's location.
- Vehicle sticker discussion is still ongoing; the Board is trying to determine whether the Village will get rid of vehicle registration stickers. The challenge would be that the Village would need to recover the \$400,000 in revenues if this program is removed.

STAFF REPORT

a. NATIONAL REGISTER SIGN AT MAIN ST. AND HAWTHORNE AVE.

Public Works refinished the National Register sign based on the Commission's recommendations. Director Hulseberg thanked the Commission for pointing out that the sign was in need of repair. The Commission was happy with the changes made to the sign and directed staff to have the other historic signs treated in the same manner.

b. UPDATE OF DEVELOPMENTS PROJECTS

- McChesney & Miller - Springbank is still working on new plans and the project is evolving, but a formal application has not been submitted.
- Opus Developers will not be moving forward with the Geische property. However, there are other developers in line. Director Hulseberg responded to a question about Blackberry Market's interest in the property. Blackberry Market was interested but has since realized that the space will not work for them. There are a number of developers interested in the project.

10. CONFIRMATION OF NEXT MEETING AND ADJOURNMENT

The next meeting is scheduled for February 16, 2017 at 7:00 p.m. Commissioner Loftus moved to adjourn the meeting and Commissioner Schreiber seconded. The Meeting was adjourned at 8:41.

Submitted by Angela Andrianopoulos, Recording Secretary