

## MINUTES

**BOARD/COMMISSION:** Historic Preservation

**DATE:** 5/18/17

**MEETING:** Regular

**CALLED TO ORDER:** 7:06 p.m.

**QUORUM:** Yes

**ADJOURNED:** 8:39 p.m.

**LOCATION:** Glen Ellyn Civic Center

**MEMBER ATTENDANCE:**

**PRESENT:** Chairman Marks, Commissioners Christiansen, Dieter, Loftus, Manak, Saliamonas, Schreiber, Wilson

**EXCUSED:** Commissioner Fisher, Student Commissioner Dillman

**ALSO PRESENT:** Associate Village Planner Purvis, Recording Secretary Solomon

### **1. Call to Order**

Chairman Marks called the Glen Ellyn Historic Preservation Commission regular meeting to order at 7:06 p.m., in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois.

### **2. Public Comment**

None

### **3. Approval of April 20, 2017 Meeting Minutes**

Chairman Marks referred to page 2, letter A, and stated the minutes should read, "...built a Victorian-style farmhouse that includes a front porch."

Commissioner Manak moved to approve the amended minutes of April 20, 2017. Commissioner Christiansen seconded, and the motion carried by a vote of 6-0 with Commissioners Dieter and Loftus abstaining from this vote as they were not present at the April meeting.

### **4. Old Business**

#### **A. Selection of the 2016 Historic Preservation Annual Awards winners**

Chairman Marks stated they would review the homes first then discuss each home individually.

There was a discussion regarding the six homes and one public building nominated for the four awards, Restoration of the Year, Remodeling Project of the Year, Streetscape Compatibility and Architectural Details and how the homes and building fit the criteria for the awards.

Commissioner Manak nominated 869 Hillside Avenue for the Restoration of the Year Award. The nomination was seconded by Commissioner Schreiber, and the commission voted unanimously to give the Restoration of the Year Award to 869 Hillside Avenue.

Commissioner Manak nominated the Lake Ellyn Boat House at 645 Lenox Road for the Restoration of the Year Award for a Public Building. The nomination was seconded by Commissioner Christiansen, and the commission voted unanimously to give the Restoration of the Year Award for a Public Building to the Lake Ellyn Boat House at 645 Lenox Road.

Commissioner Schreiber nominated 636 N. Park Boulevard for the Streetscape Compatibility Award. The nomination was seconded by Commissioner Manak, and the commission voted unanimously to give the Streetscape Compatibility Award to 636 N. Park Boulevard.

Commissioner Schreiber nominated 520 Longfellow Avenue for the Remodeling Project of the Year Award. The nomination was seconded by Commissioner Manak, and the commission voted unanimously to give the Remodeling Project of the Year Award to 520 Longfellow Avenue.

Commissioner Manak nominated 340 Prospect Avenue for a Certificate of Appreciation for quality of work. The nomination was seconded by Commissioner Wilson, and the commission voted unanimously to give a Certificate for Quality of Work to 340 Prospect Avenue.

Commissioner Loftus nominated 444 Turner Avenue and 385 Vine Street for Certificates of Appreciation. The nomination was seconded by Commissioner Schreiber, and the commission voted unanimously to give Certificates of Appreciation to 444 Turner Avenue and 385 Vine Street.

## **B. McKee House**

Associate Village Planner Purvis stated the Village did sign an agreement with the DuPage County Forest Preserve to lease the McKee House for a term of 50 years. Associate Village Planner Purvis stated the agreement stipulates that \$400,000 will

need to be raised by October 1, 2019, or the McKee House will be demolished. Associate Village Planner Purvis stated the Village and Forest Preserve have agreed to contribute \$25,000 each if the fundraising goal can be met. Associate Village Planner Purvis stated the McKee House must be occupied by October 1, 2022, or the Village will restore the property to its natural state at the Village's sole expense. Associate Village Planner Purvis stated the Village plans to annex the leased properties into the Village limits by April 2019.

Associate Village Planner Purvis stated the Village hosted a Stakeholder Kickoff Meeting on May 16, 2017. A variety of topics were discussed: history and background of the property, the agreement between the Village and the DuPage County Forest Preserve, preservation goals and thresholds and a citizen driven/lead brainstorming session for strategies and ideas. Associate Village Planner Purvis stated there are two separate groups being formed: an oversight committee as well as a citizen-driven steering committee group.

Commissioner Saliamonas stated there is some urgency in doing the roof repairs before the full fundraising is done. Associate Village Planner Purvis stated it has been agreed that part of the \$400,000 fundraising monies can be used to repair the roof when this is needed, as long as there will be documentation about where the fundraising monies are going.

Associate Village Planner Purvis stated all permitting will go through the Village (provided that the property is annexed into Glen Ellyn as planned). Commissioner Wilson stated that President McGinley has said she wants the right roofer to fix this so it is architecturally correct. Associate Village Planner Purvis stated the Village's role is overseeing and facilitating the process.

Commissioner Schreiber stated he previously submitted a list of specifications needed to repair the roof and wanted three roofers included on the bidders' list. Associate Village Planner Purvis asked Commissioner Schreiber to bring his information to Associate Village Planner Purvis, and she will give the information to Linda Gilbert, who is starting to organize the steering committee.

Chairman Marks asked if a 503( c) is in place for this group to which Associate Village Planner Purvis stated it is.

### **C. Heritage Trees**

Chairman Marks stated the Heritage Tree list will be added to the Glen Ellyn Historic Preservation website and asked the commissioners to bring a list of trees to the June meeting. Chairman Marks stated any large tree of any type could be added to the list.

#### **D. Glen Ellyn – Promotion Card**

Chairman Marks stated there is a new promotion card for the Village, but he does not see a mention of Stacy's Tavern Museum on the card. Associate Village Planner Purvis stated the card is actually for events in the Village, but she would give a note to the Communications Director to ensure Stacy's Tavern was added to the Village's promotion cards.

#### **5. New Business**

##### **A. Commissioner Loftus contacting Glen Ellyn Police Department**

Commissioner Loftus stated he has been trying to get in touch with the Police Department to see if some historic photos can be included in the lobby of the new station. Associate Village Planner Purvis stated the Police Department is currently moving things from the Civic Center to the new police station and may not have time to get back to him right now. She stated that she will check with Planning and Development Director Hulseberg to see if she can reach anyone.

#### **6. Architectural Review Commission (ARC) Report**

Commissioner Loftus stated the ARC did deny the electronic sign request for Magenium. Commissioner Loftus reviewed the upcoming gas station at 825 S. Main Street as well as the Panera and CVS Pharmacy coming to Roosevelt Glen at Roosevelt Road and Nicoll Way.

Commissioner Loftus stated the ARC will be soon discussing a new sign for Citibank on Main Street and a new Bucky's gas station/convenience on the south side of Roosevelt Road.

#### **7. Historical Society Business**

Commissioner Manak stated Glen Ellyn Historical Society (GEHS) Executive Director Karen Hall is currently at the GEHS booth at the Taste of Glen Ellyn so she would not be at the meeting.

Commissioner Manak stated the Vintage Auto Fest will be Saturday, June 3, 2017, from 10am to 3pm. Commissioner Manak passed around a draft of the programs for this event and stated a 1937 Packard limousine, used by the Joseph Kennedy family when Mr. Kennedy was the ambassador to England from 1937 to 1940, will be the featured automobile. Chairman Marks stated that he will be giving tours at Stacy's Tavern during the event.

#### **8. Chairman's Report**

None

## **9. Trustee Liaison's Report**

None

## **10. Staff Report**

### **A. Staff informational memo**

Associate Village Planner Purvis stated the Village Board voted to accept a grant award from the Illinois Historic Preservation Agency and to approve Ramsey Historical Consultants to conduct the 2017-2018 Architecture Resource Survey.

Associate Village Planner Purvis stated she included in the commissioners' packet a newsletter from the Northern Illinois Historic League which features several historic sites and advertises upcoming preservation events.

Associate Village Planner Purvis stated she also included the demolition report for the month of April in the commissioners' packets.

Commissioner Loftus heard the Village is scanning the old permit books and then possibly getting rid of the originals. Commissioner Loftus stated he would like to see these books go to the GEHS or he would take them personally. Associate Village Planner Purvis stated the Village is scanning everything, but she is not sure what is happening with the originals. She stated she will check with Planning and Development Director Hulseberg on this.

### **B. Update on Village development projects**

Associate Village Planner Purvis stated the Enterprise Car Rental is leaving its current space and has applied for a Special Use permit for another property. Associate Village Planner Purvis stated there is nothing happening with the Giesche property at the moment; the retail user for this space may not come through and the owners may be starting back at square one again. Associate Village Planner Purvis stated Soukup's is currently being redeveloped and may hold anywhere from one to six retail spaces. Some of the apartments on the upper floors are being remodeled. Associate Village Planner Purvis stated that CBRE has been hired to help market the McChesney property.

### **C. Commissioner Terms**

Commissioner Christiansen stated President McGinley contacted her about Commissioner Christiansen's term which is up next month. Commissioner Christiansen stated she told President McGinley that she would be happy to re-up, but has not heard anything back on this.

Commissioner Wilson stated President McGinley contacted her too as Commissioner Wilson's term is up, and President McGinley will not be renewing Commissioner Wilson's term, as there are several applicants that have been waiting since 2013 to get on the HPC, and Commissioner Wilson does serve on other Commissions.

#### **11. Confirmation of Next Meeting Date and Adjournment**

Chairman Marks stated the next meeting will take place on Thursday, June 15, 2017 at 7:00 p.m.

With no further business, Chairman Marks asked for a motion of adjournment. Commissioner Schreiber motioned for adjournment, and Commissioner Manak seconded. The motion carried unanimously, and the meeting was adjourned at 8:39 p.m.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Kelly Purvis, Staff Liaison