

MINUTES

BOARD/COMMISSION: Historic Preservation

DATE: 6/15/17

MEETING: Regular

CALLED TO ORDER: 7:05 p.m.

QUORUM: Yes

ADJOURNED: 9:25 p.m.

LOCATION: Glen Ellyn Civic Center

MEMBER ATTENDANCE:

PRESENT: Chairman Marks, Commissioners Darga, Dieter, Loftus, Manak, Schreiber, Vavra, Student Commissioner Dillman

EXCUSED: Commissioners Christiansen, Veum-Welsh

ALSO PRESENT: Associate Village Planner Purvis, Recording Secretary Solomon, Trustee Senak, Glen Ellyn Historical Society Executive Director Hall, Architect Kloss

1. Call to Order

Chairman Marks called the Glen Ellyn Historic Preservation Commission regular meeting to order at 7:05 p.m., in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois. Chairman Marks welcomed new commissioners Nathan Darga and Bob Vavra. Associate Planner Purvis stated other new commissioner Kimberly Veum-Welsh would be at the July meeting.

2. Public Comment

None

3. Approval of May 15, 2017 Meeting Minutes

Commissioner Manak referred to Page 5, # 7 and stated the minutes should read, "...limousine used by the Joseph Kennedy family when Mr. Kennedy was the ambassador to England from 1937 to 1940." Also, Commissioner Vavra stated Stacy's is misspelled in the next line down.

Commissioner Schreiber moved to approve the amended minutes of May 18, 2017. Commissioner Dieter seconded, and the motion carried by a vote of 7-0.

4. Old Business

A. Preservation Brochure

Associate Village Planner Purvis stated the copy of the brochure in the commissioners' packets was one she found when she started with the Village about a year ago. Associate Village Planner Purvis stated this version of the brochure was created 2015-2016 and was created so it could be handed out to architects, builders, contractors, realtors or home owners of historic properties. Associate Village Planner Purvis stated the brochure would be specifically targeted to those working with or who own a property that is plaqued by the Historical Society, landmarked or designated as historically or architecturally significant.

Associate Village Planner Purvis stated the text in this brochure is great as it is. She suggested that it would be helpful to add captions under the photos of the featured homes that explain what features of the homes are being highlighted. Associate Village Planner Purvis stated that the brochure looks a little cluttered and maybe selecting fewer pictures would be better so that the photos can be bigger. Associate Village Planner Purvis stated she will have an updated draft prepared for next month's meeting so the commissioners can give feedback on the updated brochure.

Chairman Marks stated this brochure is to show examples of architecturally significant designs to rehabbed/remodeled historic homes or for new construction. Chairman Marks stated the Village has lost a tremendous amount of historic homes, and the HPC is trying to convince architects and builders to rehab homes instead of tearing homes down. For those that can't be saved, the Village wants to encourage new construction that reflects our historic streetscapes.

Associate Village Planner Purvis stated the brochure currently shows mostly new construction, but should include more examples of remodels and rehabbed homes. Commissioner Vavra suggested separating the categories of new construction versus rehabs or remodels. Commissioner Schreiber stated they need to show a good cross-section of homes in the brochure.

Commissioner Dieter asked if the homeowners had been contacted for their consent to have the homes pictured in the brochure to which Associate Village Planner Purvis stated they were each sent a letter, and all the homeowners consented. Commissioner Dieter suggested two or three different brochures with different pictures so a variety of homes can be shown.

B. HPC Annual Awards Presentation

Associate Village Planner Purvis stated the HPC Annual Awards will be given out at the June 26, 2017 Village Board Meeting by Chairman Marks and Commissioner Loftus. Associate Village Planner Purvis stated in addition to the certificates awarded

at the meeting, each property owner will receive a yard sign to showcase their project and encourage preservation efforts throughout the Village.

Chairman Marks reviewed the descriptions of the four different awards and the list of winners. Commissioner Loftus asked if pictures of the homes would be available at the Board Meeting to which Associate Village Planner Purvis stated she can put the pictures on a flash drive.

The winners are:

869 Hillside Avenue – Restoration of the Year

645 Lenox Road (Lake Ellyn Boathouse) – Restoration of the Year for a Public Building

636 N. Park Boulevard – Streetscape Compatibility Award

520 Longfellow Avenue – Remodel of the Year Award

444 Turner Avenue – Certificate of Appreciation for Streetscape Compatibility

385 Vine Street – Certificate of Appreciation for Remodel of the Year

340 Prospect Avenue – Certificate of Appreciation for Remodel of the Year

5. New Business

A. Welcoming New Historic Preservation Commissioners

Chairman Marks welcomed Commissioners Darga and Vavra and asked them to give a little background on themselves. Chairman Marks led a discussion about the role that the HPC plays in the Village. The other commissioners introduced themselves as well and talked about their professional and historic preservation backgrounds. Chairman Marks stated the HPC is a specific-oriented commission working on ensuring historic preservation in the Village.

B. CLG Annual Report

Associate Village Planner Purvis stated the Village has been a Certified Local Government (CLG) since 2004 and is required to submit an annual report highlighting the activities of the HPC. Associate Village Planner Purvis stated this annual report has not been done in a few years so staff is working on the report and hope to submit the 2017 CLG Report by the end of June or beginning of July. Associate Village Planner Purvis stated she needs some information from the HPC in order to complete this report including resumes for any commissioner which has started since 2013, preservation activities in the Village, any cases the HPC reviewed for alterations or demolitions of landmarked properties and any HPC-sponsored publications.

Chairman Marks and Commissioner Loftus shared homes that the HPC reviewed for alterations including home on Main Street, Hillside Avenue and Lenox Road. Commissioner Loftus stated he will get the addresses of these properties to Associate Village Planner Purvis.

Chairman Marks and the Commissioners shared activities and accomplishments of the HPC since 2013 including creating two Downtown Local Landmark Districts, advised on possible alterations to around a dozen landmarked homes, worked with the Village on the new streetlights which have a historic look, consulted on the National Register Listing for the Lake Ellyn Boathouse, actively involved in and continuing to support restoration efforts on the McKee House, continuing to work with the Glen Ellyn Historical Society, and several of the commissioners do attend the Suburban Alliance meetings. Commissioner Loftus stated the Suburban Alliance is an organization started by Jenell Scherell of the National Trust as a quarterly meeting of preservation-minded people invited from different commissions around the Chicago suburban areas as well as others interested in preservation. Commissioner Loftus stated the meetings move around the suburbs, and Landmarks Illinois now runs the Suburban Alliance.

Associate Village Planner Purvis stated she will be working on this report, and the HPC will see a final version of the report when it is completed.

6. Architectural Review Commission (ARC) Report

Commissioner Loftus stated since the May HPC meeting, both ARC meetings have been cancelled. Chairman Marks reviewed the work of the HPC with the ARC and stated the HPC has given feedback on several projects, including the Walgreen's across from Stacy's Tavern, the former bank building on the northwest corner of Main Street and Crescent and the proposed gas station at 825 N. Main Street.

7. Historical Society Business

Chairman Marks stated the 4th Annual Auto Fest was a great success, and the event was outstanding. Commissioner Manak passed around an article he wrote on this event for the Packard Club.

Glen Ellyn Historical Society (GEHS) Executive Director Hall passed around a flyer of the GEHS' upcoming events and reviewed these events.

8. Chairman's Report

None

9. Trustee Liaison's Report

Trustee Senak stated the Board has approved funds for a streets project in the Village as well as awarded a fire prevention award and a sales tax rebate to a new brewery that will be located on Pennsylvania Avenue. Trustee Senak stated Nicor Gas will be doing improvements in the Village. Trustee Senak stated the Village's refuse collection contract is coming up for renewal and asked the opinions of the commissioners regarding Monday-only collection versus multi-day collection, an "E-waste" sticker program for electronics, a 12-month composting program, a "Clean Up Week" and a flat fee program versus "Pay as You Throw Program." The commissioners were supportive of Monday-only collection, the "E-waste" sticker program, 12 months for the composting program and the "Clean Up Week." There was also discussion regarding the possibility of a "Pay as You Throw" program.

Trustee Senak stated the Board did discuss the possible annexation of the Poss Trail subdivision as well as stream-lining the development and permit process. There was a discussion regarding possible updates in the development and permit process and the possible changes in commissions. Commissioner Dieter stated he can understand the need for making commissions more efficient; however, the Village should not eliminate any commissions.

Commissioner Loftus asked if Pete's Market is moving into the old Dominick's to which Trustee Senak stated he is not sure on this. Associate Village Planner Purvis stated there has been some talk about this and some articles in the newspaper.

Architect Ken Kloss, 350 Ridgewood Avenue, stated he wanted to share his thoughts about the gas-station development at 825 N. Main Street. Mr. Kloss passed around an overview of the site and stated he would like to see this station be an 8-pump station instead of a 12-pump station like other True North gas stations are. Mr. Kloss stated the previous Village Board had a very strong feeling that the businesses know what they are doing, and the Board will go along with whatever these businesses wanted to do.

Mr. Kloss reviewed his suggestions for the proposed project including putting only 8 pumps in, keeping the trees as a buffer, putting in no-left turn signage and lowering the pavement so there is a possible berm. Mr. Kloss stated he is not comfortable with the current plan for this proposed gas station.

Trustee Senak stated he understood Mr. Kloss' comments, but the plan was already approved by the Village Board, and Trustee Senak does not think the current Board is inclined to change the plan just because a lawsuit has been filed against the Village. Trustee Senak stated there was an appropriate balance between efficiency and community input, and True North implemented a number of concessions.

Chairman Marks stated many residents are saying they do not know early enough in the process for these bigger projects. Commissioner Darga stated the Planning and

Development Department does have a Development portal on the Village's website which is good to look at so you know what developments are being proposed in the Village. Associate Village Planner Purvis stated the Village is notifying affected properties within 300 feet of a project site at the pre-application stage with letters. Projects are posted on the Village's development portal and public notice portal at the pre-application stage as well.

10. Staff Report

None

11. Confirmation of Next Meeting Date and Adjournment

Chairman Marks stated the next meeting will take place on Thursday, July 20, 2017 at 7:00 p.m.

With no further business, Chairman Marks asked for a motion of adjournment. Commissioner Manak motioned for adjournment, and Commissioner Schreiber seconded. The motion carried unanimously, and the meeting was adjourned at 9:25 p.m.

Submitted by: Debbie Solomon, Recording Secretary