

## MINUTES

**BOARD/COMMISSION:** Historic Preservation

**DATE:** 8/17/17

**MEETING:** Regular

**CALLED TO ORDER:** 7:02 p.m.

**QUORUM:** Yes

**ADJOURNED:** 9:25 p.m.

**LOCATION:** Glen Ellyn Civic Center

**MEMBER ATTENDANCE:**

**PRESENT:** Chairman Marks, Commissioners Christiansen, Dieter, Loftus, Manak, Schreiber, Vavra, Veum-Welsh

**EXCUSED:** Commissioner Darga

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

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

Chairman Marks called the Glen Ellyn Historic Preservation Commission regular meeting to order at 7:02 p.m., in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois.

Chairman Marks thanked Commissioner Schreiber for his many years of service as this is Commissioner Schreiber's last meeting before he moves. Commissioner Schreiber stated he will stay on the McKee House Preservation Group and Construction Sub-Committee.

### **2. Public Comment**

None

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

Chairman Marks and Commissioner Manak made several corrections to the minutes.

Commissioner Manak moved to approve the amended minutes of July 20, 2017. Commissioner Schreiber seconded, and the motion carried by a vote of 8-0.

### **4. Old Business**

## **A. 426 Hill Avenue**

Chairman Marks stated he spent about 15 minutes on the phone yesterday with co-home owner Lori Niforatos, and it does not look good at all. Chairman Marks stated they talked about different scenarios, but there is not enough time to do anything meaningful now. Chairman Marks stated he asked the Village months ago to keep him notified about this property, but unfortunately, this was missed, and he did not get a notification until too late.

Chairman Marks thanked Jim Slattery who was trying to figure out how to possibly move the home, but Mr. Slattery did not have the wherewithal, time or finances to accomplish this. Chairman Marks stated Mr. Slattery had an agreement with the Glen Ellyn Park District to move the home onto one of the Park District's lots temporarily until Mr. Slattery could find a permanent lot for the home.

Chairman Marks stated it is frightening how many important homes in the Village have come down, and the home at 426 Hill Avenue is one of the last remaining 1840's homes in the Village. Chairman Marks stated they need to do something to turn the problem around.

Chairman Marks showed the National Trust booklet "Advocacy for Alternatives to Teardowns" and stated this is a great booklet about how to go about discussing this issue in villages in a meaningful way. Chairman Marks encouraged the HPC commissioners, the Village staff and Village Board to get this booklet which talks about the different viewpoints from realtors to architects to Village Boards and more. Chairman Marks stated the phone number for the Chicago Office of the National Trust is 312-939-5547.

Chairman Marks stated Glen Ellyn is a wonderful combination of different designs.

Associate Village Planner Purvis asked if there is a list of homes that they should be paying attention to. Chairman Marks stated they could put this together and can use the Architectural Surveys that have already been completed to aid in the compiling of this list.

Associate Village Planner Purvis stated in the Planning and Development Department, the first opportunity to flag anything is when a demolition permit is submitted; however, there still may not be enough time at that point to do anything.

Commissioner Vavra stated any home with a Glen Ellyn Historical Society (GEHS) plaque should come before the HPC before anything is done to one of these homes. Commissioner Vavra suggested the Planning and Development Department's system

could flag these homes. Commissioner Vavra stated the lesson in this is that they cannot let this happen again to a historic home

Chairman Marks stated Grafton, Vermont, is a town that has a historic tavern like Glen Ellyn. Chairman Marks stated the town was going downhill until someone realized they were losing this historic town. Chairman Marks stated this person found people to start a fund to buy-up a home initially. Chairman Marks stated the person wanted to buy one of the homes that was in danger of being demolished and then fix up the home and rent or sell the home. Chairman Marks stated the money from this would go back into the fund, and the effort snowballed. Chairman Marks stated Grafton is a wonderfully successful, picture-postcard town that has been totally revived. Chairman Marks stated this group has saved many homes from the wrecking ball. Commissioner Schreiber stated this is what they are trying to do with the McKee House.

Trustee Senak stated there is going to be a kick-off meeting on Thursday, September 7, 2017, at 5:30pm at Reserve 22 for what is going to be called The Glen Ellyn Fund. Trustee Senak stated this fund is an initiative started with the Environmental Commission with the help of the DuPage Foundation, and this fund is being created to help with the betterment of Glen Ellyn. Trustee Senak stated this fund will be used for the beautification and philanthropic efforts in the Village. Trustee Senak stated this fund is the appropriate vehicle for what Chairman Marks is suggesting. Trustee Senak stated this fund is not specifically for historic purposes, but it could be used for this type of thing. Commissioner Manak asked if this fund will be a non-profit to which Trustee Senak stated it will be a 501 ( c ) 3.

Commissioner Schreiber stated Commissioner Christiansen stated at the July meeting that the Village needs to add a piece to the demolition ordinance that says that any homes that are 50 to 75 years or older must come to the HPC for review before a demolition can happen. Commissioner Schreiber stated a list of the 100 most-endangered homes is important to compile too. Commissioner Schreiber stated the HPC needs to create an action plan to the circulated to the staff and Village Board of things that can be done that would help in saving these older homes.

Commissioner Loftus asked about a possible climate change in the Village Board as the HPC did try to get a demolition-delay ordinance going a few years ago, and this did not go anywhere. Trustee Senak stated there is a concerted effort at the Village Board level to streamline and make the permitting process more efficient for commercial development. Trustee Senak stated trying to propose a delay for a residential developer to proceed seems contrary to the philosophy that is being demonstrated on the commercial side. Trustee Senak does support the HPC in this; however, if they try to propose an amendment to any ordinance that is going to require some type of delay, they would have a more difficult time persuading that to

be done than if they positioned it as an advisory or administrative part of the process.

Commissioner Dieter stated they should start with a proposal for an amendment, and if it fails, the HPC can ask for courtesy notification. Commissioner Dieter asked if there is any objective data that the Village is slower in its review process than other communities to which Trustee Senak stated there is not. Commissioner Dieter asked what is the norm, and how does this affect construction happening. Commissioner Dieter stated this could be in the Village's best interest in the long run.

Commissioner Schreiber stated he did know that the First Presbyterian Church of Glen Ellyn spent over nine months in meetings trying to get a permit to put an addition on their building. Commissioner Schreiber stated there is no replacing the home at 426 Hill Avenue.

Commissioner Vavra asked if wood or architectural elements from the 426 Hill Avenue home could be used or reused throughout the Village after the home is demolished. Chairman Marks stated these elements could possibly be used at Stacy's Tavern. Commissioner Christiansen stated some towns have salvage ordinances.

Commissioner Schreiber stated the big question is what HPC can do about this kind of thing in the future and stated again he thinks an action plan needs to be put together. Trustee Senak stated they should look to the model of McKee House rehabilitation as a barometer of what the Village is willing to do.

Commissioner Vavra stated there still needs to be better education to the residents as well. Commissioner Christiansen stated the real estate agents need more education on this issue too as well as the most-endangered homes list.

There was a discussion regarding how the HPC could help in this process and how to keep this from happening again and the assembly of a possible action plan and list of most-endangered homes.

Commissioner Dieter exited the meeting at 7:53 p.m.

Commissioner Welsh stated the HPC needs to know when a home goes on the market. Trustee Senak stated it is important to encourage new construction to be historically-accurate and to fit in with the streetscape.

Commissioner Manak stated they need to approach home owners that only have the plaque from the GEHS and not an official landmark status and get these home owners to move from just a plaque to landmark status, but this may require a personal touch. Trustee Senak suggested hosting an event at the Boathouse for this

and ask the Village for some funds to help with this event. Trustee Senak stated a presentation could be given on historic homes in the Village, and the Boathouse would fit in great with what is being talked about as it was recently landmarked. Trustee Senak will talk to Village Manager Franz about this.

Commissioner Vavra suggested playing with the individual language and numbers and then hand this off to Associate Village Planner Purvis to synthesize the commissioners' thoughts. Trustee Senak stated they do need to compile a list of the top 100 most-endangered homes in the Village.

Chairman Marks asked if the GEHS has an updated list of plaqued homes to which GEHS Executive Director Hall stated they do, and there is over 100 homes on this list. GEHS Executive Director Hall stated homes need to be more than 80 years old to qualify for a GEHS plaque. GEHS Executive Director Hall suggested the 100 top historic homes receive a plaque on the homes.

Chairman Marks asked if they are fortunate enough to get into 426 Hill Avenue, could Dieter Rowe be hired to take some of the materials out for future use at Stacy's Tavern or for the GEHS. GEHS Executive Director Hall can talk to the GEHS Board about this. Commissioner Christiansen stated the materials or architectural elements could possibly go to the DuPage County Historical Museum. Commissioner Vavra asked if some elements could be used as a display at the train station after renovation.

## **B. Preservation Brochure**

Chairman Marks stated with this brochure, one of the things the HPC would like to accomplish is to show builders, architects and realtors what they should be aspiring to with new construction like the home at 567 Phillips Avenue. Chairman Marks stated they should include 541 Main Street as this was done in the past year as well 601 Western Avenue which is a small inexpensive home that was done well too. Chairman Marks stated they should keep the picture of 360 Main Street too as it is a new home.

Associate Village Planner Purvis stated she needs to know why the homes that are pictured are being included in this brochure. Commissioner Christiansen stated that if a home is mentioned in the text, the picture of the home should be by the text.

Chairman Marks stated the commissioners need to give their final selections to Associate Village Planner Purvis and let her know why you are nominating these selections. There was a discussion regarding the homes and the text that could be used with certain pictures.

Commissioner Manak asked if there could be any additions or substitutions for the brochure and suggested 340 Prospect Avenue should be included too. Commissioner Manak stated this is a Gordon Van Tyne home where a second floor was added which was nicely done and stylistically matches the first floor. Commissioner Loftus stated the Stacy Mansion that was moved to save the home should be included too.

Commissioner Schreiber exited the meeting at 8:33 p.m. Chairman Marks thanked Commissioner Schreiber for his service on the HPC and wished him well.

### **C. Heritage Tree Listing**

Commissioner Manak passed around the definition for Heritage Trees that he created and read aloud the definition.

“A tree that expresses by its size, age, condition or location, the grace and harmony of a beautiful appearance that enhances its environment and location on public or private property in the Village of Glen Ellyn.”

Trustee Senak stated this is a good definition. Chairman Marks stated he started the list with two trees and now the HPC needs to add more Heritage Trees to this list which can be front-yard, rear-yard or parkway trees.

Commissioner Loftus asked about the publication put out by the Village several years ago about trees and wondered if some of these trees can be included. Associate Village Planner Purvis will see if she can find this booklet in the Village’s files.

Commissioner Manak stated this list will be in recognition only. Trustee Senak stated they need to create a culture of preservation and respect for the history of the Village, and he thinks this list does that beautifully.

## **5. New Business**

### **A. CLG Success Stories**

Associate Village Planner Purvis stated the Illinois Historic Preservation Agency (IHPA) is seeking photos that tell a story of Certified Local Government (CLG) successes and would like to send in photos from the Village.

Chairman Marks stated the Boathouse and Lake Ellyn Park should be included as well as the home on the northwest corner of Prairie and Hawthorne and the two homes on Main Street that were talked about for the brochure. Commissioner Loftus stated he can take pictures of the places if he is sent the addresses.

Associate Village Planner Purvis stated if they can send her addresses before next month's meeting, she will look these homes up in the Planning and Development system to see what was done to these homes.

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

Commissioner Loftus stated the ARC has been dissolved, and they did not have enough people at the final meeting for a quorum. Commissioner Loftus stated at this meeting, the ARC was to review Bucky's Gas Station at Roosevelt Road and Lawler Avenue and Andy's Frozen Custard at Roosevelt Road and Taft Avenue.

## **7. Historical Society Business**

Glen Ellyn Historical Society (GEHS) Executive Director Hall passed around a flyer of the GEHS' upcoming events and reviewed these events. GEHS Director Hall invited the HPC to hold their September meeting at the History Center with a reception at the museum starting at 5:30 p.m.

GEHS Executive Director Hall stated you may have seen a change to the front of the History Center because the photo mural was removed due to cracking and fading from the sun. GEHS Executive Director Hall stated there will be tuck-pointing done on the building and then they may add new panels to the sides.

Tuesday, August 29<sup>th</sup> at 7 p.m. – The Eastland Disaster: A Multi-Media Presentation

Tuesday, September 12<sup>th</sup> at 7 p.m. – The History of Chicago's Parks

Sunday, September 24<sup>th</sup> – Tavern Day

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

None

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

Trustee Senak stated the Board is discussing the Capital Plan for the Village and reviewed the 2017 and 2018 Funded Expenditures of the Capital Plan as well as the Unfunded/Unscheduled Capital Projects list. Trustee Senak stated he would like feedback on what the Village should invest in. Trustee Senak stated the Village is trying to find different sources of revenue for these projects, and the commissioner supported the Train Station Underpass.

Trustee Senak stated the Board will be discussing a proposed trash enclosure at Schock Park.

Chairman Marks asked for updates on the McChesney and Giesche properties to which Trustee Senak stated there is no real progress on the McChesney property, but the buyer is still committed to the project. Trustee Senak stated there is nothing happening with the Giesche property at the moment.

#### **10. Staff Report**

Associate Village Planner Purvis passed around information on a training for Preservation Commissioners if the commissioners are interested in attending this as well as the Planning and Development Department's Quarterly Report. Associate Village Planner Purvis stated the staff completed and submitted the CLG Annual Report for FY2013-2017 which Associate Village Planner Purvis included in the commissioners' packet.

Associate Village Planner Purvis stated the IHPA is celebrating the 50<sup>th</sup> Anniversary of the National Historic Preservation Act of 1966, and the Village received a letter and certificate for being a CLG and partner in the Federal preservation program since October 2004.

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

Chairman Marks stated the next meeting will take place on Thursday, September 21, 2017 at 7:00 p.m. at the Glen Ellyn History Center with a reception before the meeting, starting at 5:30 p.m.

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

Submitted by: Debbie Solomon, Recording Secretary