

MINUTES

BOARD/COMMISSION: Historic Preservation

DATE: 10/19/17

MEETING: Regular

CALLED TO ORDER: 7:02 p.m.

QUORUM: Yes

ADJOURNED: 9:06 p.m.

LOCATION: Glen Ellyn Civic Center

MEMBER ATTENDANCE:

PRESENT: Chairman Marks, Commissioners Christiansen, Darga, Dieter, Loftus, Manak and Vavra

EXCUSED: Commissioner Veum-Welsh

ALSO PRESENT: Associate Village Planner Purvis, Recording Secretary Solomon, Trustee Senak, Wheaton North students

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 welcomed the students from Wheaton North High School who are observing the meeting for their AP Government class.

2. Public Comment

None

3. Approval of September 21, 2017 Meeting Minutes

Chairman Marks stated that the Call to Order line needs to be changed to say "History Center" and not "Historical Center."

Commissioner Manak stated he did not see comments from Glen Ellyn Historical Society (GEHS) Executive Director Hall in the minutes. Chairman Marks stated GEHS Executive Director Hall hosted the reception before the meeting and was not able to make the meeting itself.

Commissioner Loftus moved to approve the amended minutes of September 21, 2017. Commissioner Vavra seconded, and the motion carried by a vote of 5-0 with Commissioner Manak abstaining as he was not at the September meeting.

4. Old Business

A. Preservation Brochure

Chairman Marks explained to the students what the Commission is hoping to do with this brochure and stated the brochure will go to realtors, builders and architects and show what new or restored homes can look like to fit in with the Village's current streetscape.

Associate Village Planner Purvis referred to the photo on the back of the brochure and asked what kind of home this is. Chairman Marks stated this is a two-story colonial.

There was a discussion about different word choices, spacing issues and the look of the brochure.

Commissioner Darga stated he likes the current selection of pictures as they show well in the brochure. Associate Village Planner Purvis stated the back of the brochure looks good with the two extra photos. Associate Village Planner Purvis stated that she talked to Planning and Development Director Hulseberg who said she is fine with getting the brochures professionally printed and then widely distributing them.

Commissioner Vavra asked if the brochure could be made into a PDF and put on the website to which Associate Village Planner Purvis stated it can be. Commissioner Christiansen asked if the brochure can go into the Village's eNews too to which Associate Village Planner Purvis stated it can.

Commissioner Vavra asked if a link to the website can be put on the back of the brochure to which Associate Village Planner Purvis stated it can be. Commissioner Christiansen stated she will contact the Citizens for Glen Ellyn Preservation to see if they have the Publisher version of the earlier brochure.

Chairman Marks explained to the students in the audience that the main purpose of the Historic Preservation Commission (HPC) is to promote and protect the architectural integrity of the Village of Glen Ellyn. Chairman Marks stated the HPC recommends the landmarking of homes to the Village Board and then these landmarked homes receive plaques. Commissioner Loftus stated the HPC helped with creating three historic districts in Glen Ellyn that are on the National Register.

Commissioner Manak stated after the HPC recommends landmarking a home to the Village Board, the Board then can pass an ordinance that legally protects the home. Commissioner Manak stated the GEHS also plaques homes, but there is no legal protection for these homes.

Chairman Marks stated heritage tourism is important as it brings business and shoppers to Glen Ellyn's Central Business District and is important to the economic vitality of the community. Chairman Marks stated Stacy's Museum is a local landmark on the National Register of Historic Places, and was the first building in DuPage County to be so listed in 1974.

Commissioner Loftus stated it is about local history and preserving older homes as well as preserving the history of the Village. Commissioner Manak stated the HPC does focus on architectural styles and architects too.

5. New Business

A. Preservation Month Event – May 2018

Chairman Marks stated the HPC likes to do a local event every May to promote National Preservation Month.

Associate Village Planner Purvis stated she talked to Dave Harris at the Glen Ellyn Park District, and the HPC can use the Boat House for an educational event at no cost.

Commissioner Manak referred to the Proposal: Historic Preservation Event page that he passed out and stated these are his ideas for an event next May. Commissioner Manak stated he would like the HPC to do a public meeting at the Glen Ellyn Boathouse where the HPC can acquaint the public with the need to prevent teardowns of historic properties and discuss possible solutions to the teardown issue. Commissioner Manak stated he would like to see the focus to be on legislative approaches to preventing teardowns, including possible early notification if a historic home is scheduled to be torn down. Commissioner Manak stated it would be good to look at examples of Early-Notification Ordinances, such as the ones in Evanston, Highland Park, Lake Forest, or Demolition Delay Ordinances which help to look at other alternative strategies to tearing down homes. Commissioner Manak stated that the Village has not seemed interested in either type of ordinance in the past.

Chairman Marks thanked Commissioner Manak for the proposal and stated they would brainstorm ideas tonight and possibly decide on an event at the November HPC meeting. Chairman Marks stated, if the HPC goes with Commissioner Manak's

proposal, it would be good to have someone from Landmarks Illinois or the National Register at the event to help support the HPC.

Commissioner Loftus stated they could possibly do an event in conjunction with the Landmarks Illinois quarterly meeting. Commissioner Loftus stated they would bring in a lot of people that would not normally come to an event. Commissioner Christiansen agreed with this and stated they need to benefit from a broader audience, and if they do Commissioner Manak's proposed event, they need to do more of a workshop with a call to action.

Commissioner Loftus explained to the students in the audience that Landmarks Illinois is a group that was formed as a preservation group for homes and buildings. Commissioner Loftus stated the group does advocate for the entire state, but are located in Chicago. Commissioner Loftus stated Landmarks Illinois does focus more on the architecture and building side of preservation.

Commissioner Dieter entered the meeting at 7:40 p.m.

Chairman Marks referred to the Promotional Idea for National Preservation Month page that he handed out and stated any event could be run with the assistance of the GEHS or Citizens for Glen Ellyn Preservation. Chairman Marks stated he would also like to see schools involved, from elementary to college. Chairman Marks stated additional assistance could come from Landmarks Illinois, the Illinois Historic Preservation Agency (IHPA) in Springfield and Ramsey Historic Consultants. Chairman Marks stated he suggests a trolley tour of the Glen Ellyn National Register (residential) Historic District on north Main Street, a walking or bus tour of the two Central Business Historic Districts listed on the National Register, or an informational public meetings held at the Lake Ellyn Boathouse or the Glen Ellyn History Center. Chairman Marks shared his ideas for possible topics for these informational meetings such as landmarking your home, plaquing your home or official guidelines for proper restoration if you wish to qualify for landmarking or a listing on the National Register.

Associate Village Planner Purvis asked if the speakers at past events charged a fee, to which Chairman Marks replied that he does not remember. Associate Village Planner Purvis stated it sounds like the HPC could do an event for approximately \$1,000. Commissioner Christiansen stated they could do a panel of people and give each of the panelists a small honorarium. Associate Village Planner Purvis stated this could be a good grass roots approach. There was a discussion about the owners of recently landmarked homes who would possibly be interested in being on a panel.

Commissioner Darga stated it would be good to have someone speak who is on the commercial side so the historic district and historic tourism idea could be explored. Commissioner Dieter stated he likes the idea of a historic home walk.

Commissioner Vavra stated it would be good to bring additional communities together and suggested they get the local high school drama departments involved to talk about the historic homes. Commissioner Vavra stated he feels the HPC needs to do something before the May 2018 National Preservation Month to encourage preservation.

Trustee Loftus stated he feels the best way to encourage preservation is to host another Suburban Alliance meeting in town at either the History Center or the Civic Center.

Commissioner Manak stated a broader approach is probably the best and most effective approach. Commissioner Christiansen stated the more the HPC can be out educating people on the benefits of preservation, the better. Chairman Marks stated they need public relations and support on this. Commissioner Manak stated he feels the Daily Herald would be receptive to the idea of promoting preservation. Commissioner Vavra stated they need to get this in front of the Village Board and various organizations in town and then raise the HPC's profile.

Associate Village Planner Purvis stated many preservation items are included in the Village's eBlast. Commissioner Loftus stated maybe one of the Commissioners could write something about the historic preservation successes in town for the eBlast. Associate Village Planner Purvis stated if a Commissioner would put something together, she can take it to Communications Coordinator Megan Plahm as Megan has been happy to put out historic preservation news in the past.

Chairman Marks asked Commissioner Christiansen to call two local newspapers, the Daily Herald and the Glen Ellyn News, and say that the HPC is very concerned that there is a lack of coverage on historic preservation and would the newspapers be amenable to the HPC providing information on this.

Commissioner Loftus suggested a search game to encourage children to participate. He suggested the children could find certain historically significant sites throughout the Village and then get a stamp that they visited six to eight sites in the Village. Commissioner Christiansen suggested a coloring contest for the younger children. Commissioner Vavra stated they could stage events by age group.

Associate Village Planner Purvis shared an email that Commissioner Veum-Welsh sent with suggestions. Associate Village Planner Purvis stated Commissioner Veum-Welsh provided information on a trolley cost and availability. Associate Village Planner Purvis stated Commissioner Veum-Welsh suggested using yard signs to advertise the events and have display areas by builders that specialize in rehabbing properties. Commissioner Dieter stated the builders could have displays of the homes that are toured to promote what they do.

Associate Village Planner Purvis stated a sub-committee should be formed for planning events with two commissioners, if three commissioners are present an agenda would need to be posted and minutes would need to be taken for the meeting. Associate Village Planner Purvis asked the Commissioners to think about the possibility of participating in this sub-committee, and they can discuss this more at the November meeting.

Trustee Senak entered the meeting 8:25 p.m.

6. Historical Society Business

None

7. Chairman's Report

None

8. Trustee Liaison's Report

Trustee Senak stated the Board is working on the CY2018 budget, and the Board is seeing three issues on this budget: a \$250,000 reduction in the amount of revenue the Village receives from the state income tax, a 2% collection fee that the state has now imposed on Home Rule Sales Tax and the approximate \$200,000 contribution to the Police Pension Fund. Trustee Senak stated the Village budget was presented as a deficit budget and is approximately \$450,000 below a balanced budget. Trustee Senak stated the Board may have three options for this, including a reduction in Village services, a new revenue stream from a Food and Beverage Tax or a draw on the cash reserves.

Commissioner Vavra stated he could see the Village drawing on the cash reserves this year if this deficit budget is just a blip. Commissioner Vavra stated he would not want to see a Food and Beverage Tax as he would not want to discourage new restaurants from coming to the Village.

Commissioner Dieter stated he suggests the Village then reduce the budget, and the Village should not increase sales tax on anything.

Trustee Senak stated he supports an increase in the tax levy for new growth of new construction or annexations or greater reductions in the budget. Trustee Senak stated he would support a 1% Food and Beverage Tax if this revenue could be used to construct a new parking garage behind the Civic Center.

There was a discussion of the comments and thoughts on the draft CY2018 budget.

The students from Wheaton North High School left the meeting at 8:45 p.m. Chairman Marks thanked the students for their time.

Trustee Senak stated the Village does need to protect and preserve its AAA bond rating, and well-funded cash reserves drive this bond rating.

Trustee Senak stated he is in favor of the College of DuPage's proposal for Innovation DuPage to be located in the Civic Center. Trustee Senak stated a possible renovation of the Civic Center is being talked about, but is not in the budget as of yet. Commissioner Loftus reminded Trustee Senak that any exterior changes to the Civic Center would need to come before the HPC as the building is landmarked. Trustee Senak stated exterior renovations are not being discussed yet.

9. Staff Report

Associate Village Planner Purvis shared an update on the 2017-2018 Architecture Resource Survey which started this week.

Chairman Loftus asked if the previous surveys could be bound and given to the library. Associate Village Planner Purvis stated Planning and Development Director Hulseberg is fine with this. Associate Village Planner Purvis stated she will work with Commissioner Christiansen on getting this done.

Commissioner Loftus stated he tried to contact Deputy Police Chief Acton again about the displays at the Police Department, but has not heard back.

10. Confirmation of Next Meeting Date and Adjournment

Chairman Marks stated the next meeting will take place on Thursday, November 16, 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 Dieter seconded. The motion carried unanimously, and the meeting was adjourned at 9:06p.m.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Kelly Purvis, Associate Village Planner