

## MINUTES

**BOARD/COMMISSION:** Historic Preservation

**DATE:** 11/9/17

**MEETING:** Special

**CALLED TO ORDER:** 7:00 p.m.

**QUORUM:** Yes

**ADJOURNED:** 8:20 p.m.

**LOCATION:** Glen Ellyn Civic Center

**MEMBER ATTENDANCE:**

**PRESENT:** Chairman Marks, Commissioners Christiansen, Darga, Manak and Veum-Welsh

**EXCUSED:** Commissioners Dieter, Loftus and Vavra

**ALSO PRESENT:** Associate Planner Purvis, Trustee Senak, Glen Ellyn Historical Society Executive Director Hall; Glen Ellyn resident Chris Horney

**1. Call to Order**

Chairman Marks called the Glen Ellyn Historic Preservation Commission special meeting to order at 7:00 p.m., in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois.

**2. Public Comment**

None

**3. Approval of October 19, 2017 Meeting Minutes**

Chairman Marks asked for a change of wording for a sentence under #4A.

A motion was made by Commissioner Manak and seconded by Commission Christiansen to approve the amended minutes of October 19, 2017. The motion carried unanimously by a voice vote.

**4. Old Business**

## **A. Preservation Brochure**

Chairman Marks thanked Associate Village Planner Purvis for her work on the brochure and stated the final draft looks nice. Chairman Marks stated this brochure will be a good tool for the HPC to use to encourage housing development with character.

Commissioner Manak asked if the wording under the 738 Western Avenue home picture should say, "New Victorian Style Farmhouse" instead as the 361 Main Street picture contains the word "Style" as well. Chairman Marks stated the word "Style" would then need to be added to many of the home pictures. Associate Village Planner Purvis stated she would remove the word "Style" from the 361 Main Street wording.

A motion was made by Commissioner Manak and seconded by Commissioner Veum-Welsh to accept the Glen Ellyn/Historic Preservation Commission brochure with the understanding that the word "Style" will be removed where it is shown under 361 Main Street so the wording would be "New Southern Cape Cod." The motion carried unanimously by a voice vote.

Chairman Marks asked if each commissioner could get about 10 to 15 hard copies of the brochure to have on hand. Associate Planner Purvis stated she would get the brochures to the commissioners.

## **B. Preservation Month Event**

Chairman Marks stated he would like to table this discussion until the next meeting as several of the commissioners were not at the meeting.

Chairman Marks stated that he left a message for Ramsey Historical Consultants, to see how much they would charge to do a presentation for one of the Commission's events.

## **5. New Business**

### **A. 684 Highland Avenue – Exterior Alteration of a Landmark**

Resident Chris Horney introduced himself and stated he lives at 684 Highland Avenue which is a local landmark home. Mr. Horney stated he is a developer in downtown Chicago for commercial buildings, and he has done three historic renovations so he is familiar with the historic renovation process a bit.

Mr. Horney stated he and his wife bought the home at 684 Highland Avenue in the summer of 2015 and have done interior renovations to the home. Mr. Horney stated the windows are original and do not currently operate, as the windows have been painted shut and the weights have dropped. Mr. Horney stated the windows are a hazard now because if there was a fire, they could not open the windows to get out. Mr. Horney stated they worked with a number of contractors and found Harris Exteriors would work best for them. Mr. Horney stated their intention is to match the current windows, and the new windows will be Beechworth windows which are fiberglass on the outside. Mr. Horney stated the existing exterior wood is rotting and will be replaced, while all interior wood trim will be retained.

Mr. Horney stated they need to replace the front door as well, and the current door seems like a full height door; however, they are proposing to put in a  $\frac{3}{4}$  lite door and not adding back the storm door. Mr. Horney stated the  $\frac{3}{4}$  door will look better.

Mr. Horney stated their intention is to keep the character of the home and would like direction on the replacement windows and front door.

Chairman Marks asked if the proposed windows are a facsimile of the original windows with wood interior. Mr. Horney stated there is wood on the inside, and they will cut out the windows and replace them. Mr. Horney stated the mullions would stay the same because they would like the interior trim to stay the same.

Chairman Marks stated the HPC appreciates that the home owners are being conscientious about this as the home owners have done their homework and know the historic preservation field. Chairman Marks stated he is encouraged by what he sees.

Commissioner Manak stated he thinks what the Horneys are proposing is wonderful and completely in line with what the HPC hopes to see with work of this sort. Commissioner Manak stated he supports this project.

Commissioner Manak asked about the dual railings in the picture of the front porch. Mr. Horney stated there were double railings, but he is not sure why. Mr. Horney stated he thinks the porch area was redone in the past 20 years, and Mr. Horney did remove one set of railings.

Commissioner Christiansen stated she is good with this project. Commissioner Christiansen stated it would be good if they would save the windows for a salvage company and suggested Mr. Horney call Chicago Art and Architecture about this. Chairman Marks stated Roger Olson, who works with the Glen Ellyn Historical Society (GEHS) restores original windows for people, and Chairman Marks will see if Mr. Olson would like the old windows.

Commissioner Veum-Welsh thanked Mr. Horney for doing so much research and stated this will look fabulous. Commissioner Veum-Welsh asked how quickly they would be doing this. Mr. Horney stated he hopes to have it done before the weather gets too cold.

Commissioner Darga asked about the finish on the front door to which Mr. Horney stated the door will be paintable fiberglass painted the same color as the current door. Commissioner Darga asked if the dormers had any rot to which Mr. Horney stated they are not sure on this as they have not been able to open the windows.

A motion was made by Commissioner Manak and seconded by Commissioner Veum-Welsh to approve the work on the front door and windows as proposed for the landmarked home at 684 Highland Avenue which will reflect the October 31, 2017, memorandum from Associate Planner Purvis. The motion passed with a voice vote.

## **6. Historical Society Business**

Glen Ellyn Historical Society (GEHS) Executive Director Hall passed around the newest GEHS newsletter and stated the GEHS is currently doing a Monuments Fundraising Campaign for two things: a monument to be put up at Ward Plaza honoring Marcellus Jones, who fired the first shot at the Battle of Gettysburg, and to put headstones at the graves of Thomas and Ellyn Hill.

GEHS Executive Director Hall stated they are doing a major investment in the History Center and will be putting in vinyl plank flooring, hopefully in December.

GEHS Executive Director Hall stated on Saturday, December 2, 2017, the GEHS will be doing a holiday open house for the Gingerbread House Contest and a candlelight tour of Stacy's Tavern Museum.

## **7. Chairman's Report**

### 439 Pennsylvania Avenue – A Different Box of Crayons

Chairman Marks stated he and his wife went over to the new store A Different Box of Crayons, located at 439 Pennsylvania Avenue, in the red Victorian. Chairman Marks stated they met the owner Lynn Schmitt, who is thrilled to be in Glen Ellyn. Chairman Marks stated the GEHS are going to repaint and rehang the historical plaque on the building. Chairman Marks stated they went through the home, and Ms. Schmitt has done a remarkable rehabbing the building.

Chairman Marks stated Ms. Schmitt has spent a good amount of money rehabbing the home, and now the Village is asking for more things to be done, specifically about railings. Chairman Marks stated Ms. Schmitt has done everything the Village has asked

her to do. Chairman Marks stated they need to get businesses into the Village and feels someone may need to talk to the Building Department.

Associate Planner Purvis stated there are certain requirements that need to be met for accessibility and building code. Chairman Marks stated he understands about requirements, but he feels the Village is over-compensating everything in this case and should be using common sense.

Trustee Senak stated there are certain requirements needed in the codes for public safety and health and asked Associate Planner Purvis to inquire about this property and project. Associate Planner Purvis agreed to look into the complaint.

#### Cell Tower near St. Charles Road and Main Street

Chairman Marks stated many people have been asking him about the newly-placed cell tower northeast of St. Charles Road and Main Street. Chairman Marks stated a memo on a possible cell tower at Stacy's Corners was passed around about six months ago. Chairman Marks stated he and the HPC voted against this cell tower as it would be placed on a historic intersection. Trustee Senak stated this was not on a Board agenda that he is aware of.

Associate Planner Purvis stated the HPC did send a letter last year in response to the 106 review being conducted on the proposed cell tower. The HPC's consensus was that the cell tower would adversely affect the historic property. Associate Planner Purvis stated the property is in an unincorporated area, and is under the jurisdiction of DuPage County to review. Associate Planner Purvis stated it was decided by the State Historic Preservation Officer (SHPO) that a cell tower would have no adverse effect to the historic property. Associate Planner Purvis stated some people have called the Village complaining about this, but the Village has no jurisdiction over County property.

#### "Daily Herald" Article

Chairman Marks stated there was a great article in the Daily Herald about Elgin being proud of their history and architectural integrity. Chairman Marks stated Elgin is encouraging preservation and doing a wonderful job with this. Chairman Marks stated Glen Ellyn is tearing everything down, and Glen Ellyn should readdress what is going on with teardowns in the Village.

#### "Chicago Tribune" Article

Chairman Marks stated there was also a great article in the Chicago Tribune entitled, "Ax the Project, Save the Trees, Conservationists Say." Chairman Marks stated a community has said no to taking down 100 to 200 year old Oak trees and would like to see the proposed projects "axed" instead.

#### Variance to build a Victorian Home

Chairman Marks stated he bumped into developer, Ray Whelan, in the Glen Ellyn Planning and Development Department. Chairman Marks stated Mr. Whelan is building a home across the street from the Marks' and asked Mr. Whelan what he will be building. Chairman Marks stated Mr. Whelan said that he would not be putting up what he wanted to put up as Mr. Whelan wants to build a Victorian home, but the Village will not allow this due to eave height requirements. Chairman Marks stated he will be getting more specifics from Mr. Whelan on this.

Commissioner Veum-Welsh asked if there could be a possible variance on eave heights to which Associate Planner Purvis stated there could be, if the owner of the property requested a variation. Associate Planner Purvis stated, the original intention for eave and height restrictions is to keep people from building massive homes on small lots.

Commissioner Manak stated the 1840's home at 426 Hill Avenue has been torn down, and they are putting up a huge home that he feels does not fit aesthetically. Associate Planner Purvis stated the setback on this big lot may allow for a greater height, but there has been no variance requested.

#### Historic Tax Credit Reform

Chairman Marks stated he would like the commissioners to write letters to their congressman regarding the possible loss of the Historic Tax Credit. Chairman Marks stated he feels this would be a complete disaster to the preservation movement. Chairman Marks suggested the HPC should send a letter as well. Commissioner Christiansen asked if the Village would be ok with this as it seems it might be considered political. Associate Planner Purvis stated the HPC has written letters like this in the past so this letter should be fine too. Commissioner Christiansen stated the HPC would need to move quickly on a letter as this reform already passed out of the House's Ways Means today.

#### Commissioner Manak – Batavia Landmarked Homes Brochure

Commissioner Manak stated he attended a classic car club tour of a museum and historic properties. Commissioner Manak stated this tour stopped in Batavia, and they toured the museum which was a former train station. Commissioner Manak stated he picked up a brochure that shows historic structures that have been landmarked and shows these structures on a map. Commissioner Manak passed around this brochure to the commissioners as well as a seasonal publication that Batavia does too. Commissioner Manak stated Batavia is a Dutch word for windmill.

Trustee Senak stated he has seen the historical walking tours in Chicago which have audio as well and suggested this would be something interesting to do in the Village.

#### Historic Preservation Awards

Chairman Marks asked the commissioners to start thinking about possible nominees for the Historic Preservation awards and look around town for this. Chairman Marks stated anyone can nominate a home.

Commissioner Christiansen stated there is a little Cape Cod on Glenwood and Greenfield that was done nicely. Commissioner Veum-Welsh stated she has a home in mind too that was recently rehabbed. Chairman Marks asked the commissioners to look at the rehabbed small ranch house on the west side of Western Avenue, close to Maple.

## **8. Village Board Trustee Report**

Trustee Senak stated there is a pre-application meeting happening now for the former Giesche as Village President McGinley has asked for the processes to be opened up more so residents can be in on discussions early on in the process. Chairman Marks asked if the Village Board would be fine with an event center in the downtown that would be in direct competition with the Village-owned Village Links. Trustee Senak stated the Board would look at things like this on a case-by-case basis to look at the uses for any proposals. Trustee Senak stated he feels the Board would let the market decide this, and an event space in downtown Glen Ellyn would not be a bad idea.

Trustee Senak stated the FY2018 budget discussions have dominated the Village Board's agendas. Trustee Senak stated there is a proposal to increase the Home Rule Sales Tax by 0.5% starting in July 2018. Trustee Senak stated the Village will be reviewing its fee schedules as well. Trustee Senak stated there were discussions regarding the cash reserve policies and if the cash reserves should be maintained or decreased.

Trustee Senak stated there has been discussions on a possible walkway connecting the Civic Center to the Main Street lot. Trustee Senak stated the Board has been discussing the future of the Civic Center and the possibility of College of DuPage's Innovation DuPage or the Glen Ellyn School District 41/Glen Ellyn Park District using space in the Civic Center. There was a discussion regarding this.

Trustee Senak stated the Board has also been discussing the pension contribution and the possible future assumption rate for this, a use of the 2016 budget surplus and a possible Andy's Frozen Custard on Roosevelt Road.

## **9. Staff Report**

Chairman Marks asked Associate Planner Purvis to send a note to the commissioners to remind them about discussions on the Preservation Month event and the Historic Preservation at the next meeting.

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

Chairman Marks stated the next meeting will take place on Thursday, December 21, 2017 at 7:00 p.m.

With no further business, Chairman Marks asked for a motion of adjournment. A motion was made by Commissioner Darga and seconded by Commissioner Veum-Welsh to adjourn the meeting. The motion carried unanimously by a voice vote, and the meeting was adjourned at 8:20.m.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Kelly Purvis, Associate Planner