



Agenda
Village of Glen Ellyn
Historic Preservation Commission
Regular Meeting
Thursday, October 18, 2018
7:00 PM
Glen Ellyn Civic Center, Room 301

Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village at least 24 hours before the meeting.

- A. Call Historic Preservation Commission Meeting to Order**
- B. Approval of Minutes from September 20, 2018**
 - 1. Approval of the September 20, 2018 Meeting Minutes
- C. Public Comment**
- D. Old Buisness**
- E. New Business**
 - 1. Follow up to the Turner-Roosevelt Architectural Resource Survey (Discussion Only)
- F. Historical Society Business**
- G. Chairman's Report**
- H. Village Board Trustee Report**
- I. Staff Report**
 - 1. Staff Report prepared by John Sterrett, Planner
- J. Confirmation of Next Meeting Date and Adjournment**



Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 10/18/18 07:00 PM
Department: Historic Preservation Commission
Department Head: John Sterrett
Category: Minutes
Prepared By: John Sterrett

SCHEDULED

ORDINANCE (ID # 3611)

DOC ID: 3611

Approval of the September 20, 2018 Meeting Minutes

Ordinance (ID # 3611)

Meeting of October 18, 2018

ATTACHMENTS:

- September 2018 Historic Preservation Commission Minutes (PDF)

Village of Glen Ellyn



Minutes
 Village of Glen Ellyn
 Historic Preservation
 Regular Meeting
 September 20, 2018
 7:00PM
 Glen Ellyn Historical Society

Board or Commission: Historic Preservation
Meeting: Regular
Quorum: Yes

Date: Sept 20, 2018
Called to Order: 7:06 p.m.
Adjourned: 9:21 p.m.

MEMBER ATTENDANCE:

Leland F. Marks	Chairman	Present
Kelli E. Christiansen	Commissioner	Present
Nathan A. Darga	Commissioner	Present
Robert S. Dieter	Commissioner	Absent
Tim F. Loftus	Commissioner	Present
James P. Manak	Commissioner	Present
Kimberly A. Veum-Welsh	Commissioner	Present

Also Present:

Kelly Purvis	Village Planner – Staff Liaison	Present
John Sterrett	Village Planner – Staff Liaison	Present
Mark Senak	Trustee Liaison	Present
Karen Hall	Executive Director of the Historical Society	Present
Lara Ramsey	Ramsey Historical Consultant	Present
Amy White	Student Intern	Absent
Elisa Pollina	Recording Secretary	Present

Public Present:

Lara Ramsey	Ramsey Historical Consultants	

Attachment: September 2018 Historic Preservation Commission Minutes (3611 : September 20, 2018 Minutes)

A. CALL TO ORDER

The **September 20, 2018** regular meeting of the Historic Preservation Commission was called to order by Chairman Marks at **7:06 PM** at the Glen Ellyn Historical Society.

B. PUBLIC COMMENT – None.

C. APPROVAL OF MINUTES FROM July 19, 2018 MEETING – Approved

MOVE TO APPROVE MINUTES OF REGULAR MEETING FROM 7/10/2018

RESULT: Motion Unanimously Carried

MOVER: Commissioner Loftus

SECONDER: Commissioner Christiansen

D. NEW BUSINESS

1. Presentation of 2017-2018 Architectural Resource Survey by Lara Ramsey of Ramsey Historical Consultants. Lara Ramsey presented the Turner and Roosevelt survey. This is the 5th survey conducted by the village. The following information was presented: History of the Survey Area, Domestic Residential Architecture in the survey area, Multi Residential Architecture in the survey area, Non-Residential Architecture in survey area and recommendations for landmark districts and individual landmarks. Ramsey Historical Consultants recommended the following properties to be considered as Natural Register Eligible: Claribel and Warren Spahr House at 534 High Road built in 1938, 276 Main Street built in 1928 and 612 Revere Road built in 1940. (see attached full report) Chairman Marks and the HPC thanks Ramsey and associates for the survey presentation.
2. Chairman Marks asks if we still offer a beautification award. He adds it would be great to encourage beautification in the village. Commissioner Manak suggests putting forth a resolution. Commissioner Manak motions that the HPC recommends to the village that we have a beautification award on an annual basis, Commissioner Darga seconded the motion.

MOVE TO ADD A BEAUTIFICATION RESOLUTION

RESULT: Motion Unanimously Carried

MOVER: Commissioner Manak

SECONDER: Commissioner Darga

AYES: 6

- E. OLD BUSINESS** – Commissioner Loftus reports that he and Chairman Marks attended a village meeting with representatives from all the village commissions to discuss the village's new comprehensive plan and issues facing Glen Ellyn (see attached handout). The top 3 issues facing Glen Ellyn are the development of the downtown area with awareness to the village character, Historic Preservation and the perception of lack of parking. Chairman Marks adds the village will be using social media to reach out to the community for their opinions, but adds there needs to be another way to reach residents who don't use social media. Staff Liaison Sterrett adds that the village will also be using newsletters, posters and info sent out in the water bills to reach those residents. Trustee Senak adds we need to get as many people to participate in the survey for the information to be valid. He asks the HPC to spread the word and weigh in on the survey.
- F. HISTORICAL SOCIETY BUSINESS** – Historical Society Executive Director Karen Hall reports the upcoming events for the Glen Ellyn Historical Society. Smithsonian Museum Day Saturday September 22nd 1:30-4:30. This annual event is free for two people. Just visit their website and download a free ticket, print it out or show on your phone. Tavern Day: A Living History Celebration of Stacy's Tavern Museum – Sunday September 30th 1:00-4:30. Marcellus Jones's Monument was delivered today and the dedication will be on October 2nd at 5:30pm at the Ward Plaza, on the corner of Geneva Road and N. Main Street. Commissioner Manak adds the schedule of upcoming events is outstanding.
- G. CHAIRMAN REPORT** – Chairman Marks and Commissioner Loftus discuss adding Glen Ellyn signs at both ends of the downtown business district, like the village of Hinsdale has done. Chairman Marks will get a write up on this suggestion to Staff Liaison Sterrett for further consideration.
- H. VILLAGE BOARD TRUSTEE REPORT** – Trustee Senak reports that the village had a discussion regarding the illegal box signs in the downtown area. There is discussion to grandfather those signs that already are in place or they are discussing having the businesses remove the signs and enforce the sign code and issue citations. Trustee Senak asks the HPC what they would like to see done. Commissioner Manak would like to give those businesses a 30 day warning to take them down and then start enforcing the sign code and issue citations. Commissioner Loftus adds we either need to enforce the sign code or change it. Trustee Senak reports the village is having the second reading of the Food and Beverage Tax and will be voted on. It is looking like this will pass. Neon signs will no longer be allowed in the downtown business district. The only neon signs that will remain are those that state open. Trustee Senak announces that he will seek reelection.
- I. STAFF REPORT** – Staff Liaison Sterrett reviewed the informational memo which contained information regarding the Sept. NI Historic League newsletter and the 2017-2018 Architectural Resource Survey. The survey will be added to the HPC website page. We will also put out a press release and advertise the results in the newsletter. Staff Liaison Sterrett reports at the last village board meeting 2 properties received local

landmark designation by the village board: 869 Hillside Ave and 371 Elm Street. These properties were recommended by the HPC at the 7/19/2018 meeting. Landmarks are being added to the HPC webpage and also the village's GIS interactive map layer.

- J. ADJOURNMENT & NEXT MEETING DATE** - A motion to adjourn the meeting was made by Commissioner Manak and Commissioner Darga seconded the motion. The meeting was adjourned at 9:21 p.m.

The next HPC meeting will be held on October 18, 2018 at 7:00 p.m.

Submitted by Elisa Pollina, Recording Secretary

Reviewed by John Sterrett, Staff Liaison

**Historic Preservation Commission**

535 Duane Street
Glen Ellyn, IL 60137

Meeting: 10/18/18 07:00 PM

Department: Historic Preservation Commission

Department Head: John Sterrett

Category: Discussion Item

Prepared By: John Sterrett

SCHEDULED**AGENDA ITEM (ID # 3612)****DOC ID: 3612**

Follow up to the Turner-Roosevelt Architectural Resource Survey (Discussion Only)

Staff has provided the Commission with excerpts from the recently released Architectural Resource Survey from Ramsey Historical Consultants of the Turner-Roosevelt area. Included are the recommendations from Ramsey on next steps with this information. Staff recommends that the Commission discuss contacting property owners of houses considered to have historical significance.

ATTACHMENTS:

- Glen Ellyn Turner-Roosevelt Survey Report and Inventory Select Pages (PDF)

ARCHITECTURE OF THE TURNER-ROOSEVELT SURVEY AREA

The Turner-Roosevelt survey area represents the explosion of residential and commercial development in Glen Ellyn in the mid-20th century. Rural farmland through the early 20th century, the survey area contains a total of 1,160 properties and 1,156 principal structures. Of these principal structures, over 61% (706) were built between 1946 and 1979, and over 43% (499) are less than 50 years old. Nineteenth-century architecture in the area is essentially non-existent—the only extant structure built before 1900 is the former ice storage barn for the Wildairs estate at 580 Lakeview Terrace. A small handful of residences were built between 1900 and 1910, and 21 homes were added to the survey area in the 1910s. Outside of the post-World War II period, a substantial number of single-family homes—176 accounting for 16% of the housing stock—were built during the building boom of the 1920s.

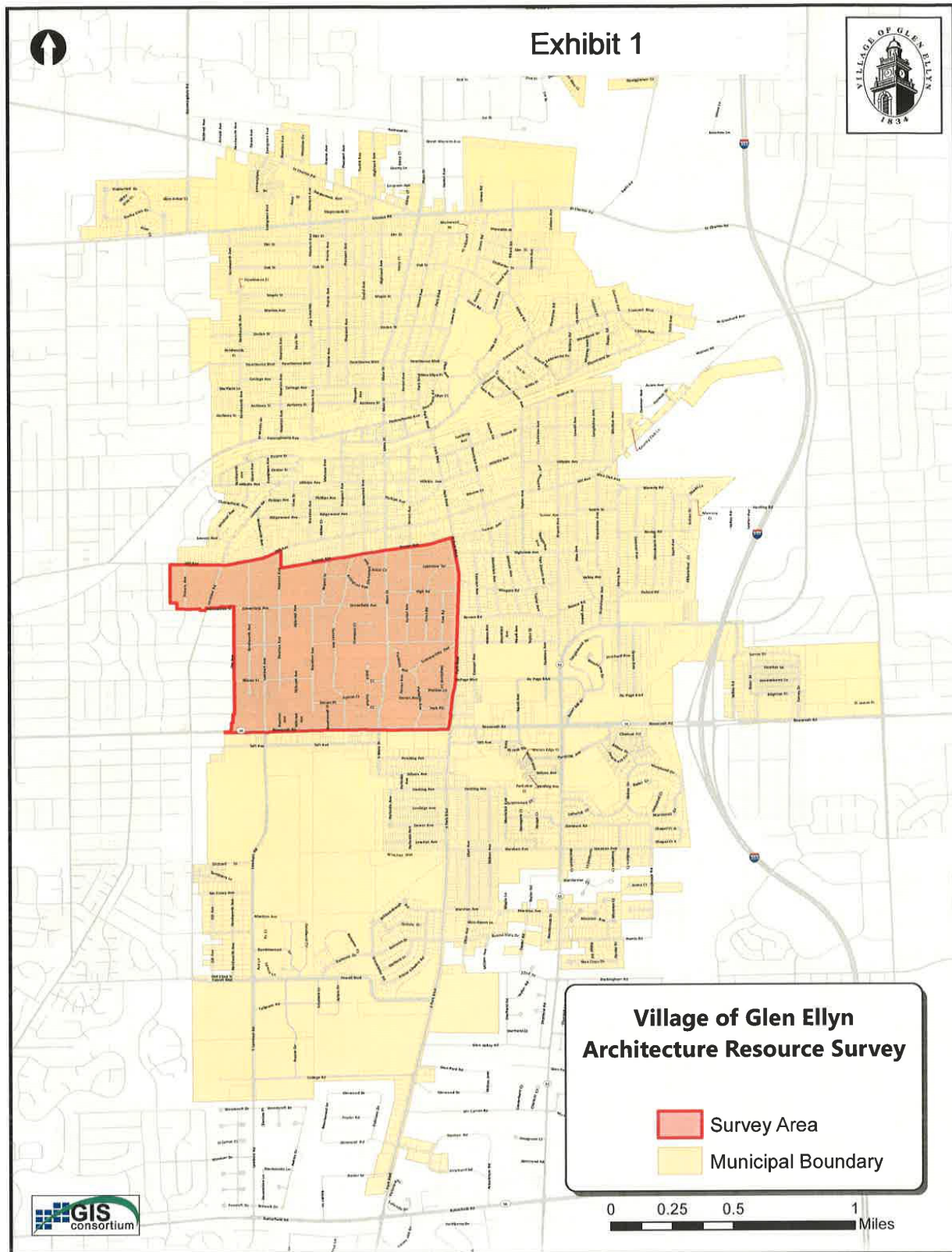
When compared to the past surveys completed between 2006 and 2014, the Turner-Roosevelt Survey is comparable with the Linden-Hill and Turner-Duane survey areas in the total number of significant- and potentially significant-rated resources. However, because the survey area is larger than past areas, with over 1100 properties, the percentage of significant and potentially-

Survey Areas	Total Structures	C	NC	PS	S	Built in or after 1990
Glen Ellyn Combined Survey Areas (2006-7)	898	394 (44%)	427 (48%)	30 (3%)	47 (5%)	123 (14%)
North-Central Survey Area (2008-9)	826	388 (47%)	256 (31%)	91 (11%)	91 (11%)	141 (17%)
Linden-Hill Survey Area (2009-10)	826	488 (59%)	253 (31%)	31 (4%)	54 (6%)	112 (13%)
Turner-Duane Survey Area (2014)	852	433 (51%)	328 (39%)	28 (3%)	63 (7%)	155 (18%)
Turner-Roosevelt Survey Area (2018)	1156	479 (41%)	586 (51%)	29 (3%)	62 (5%)	141 (12%)

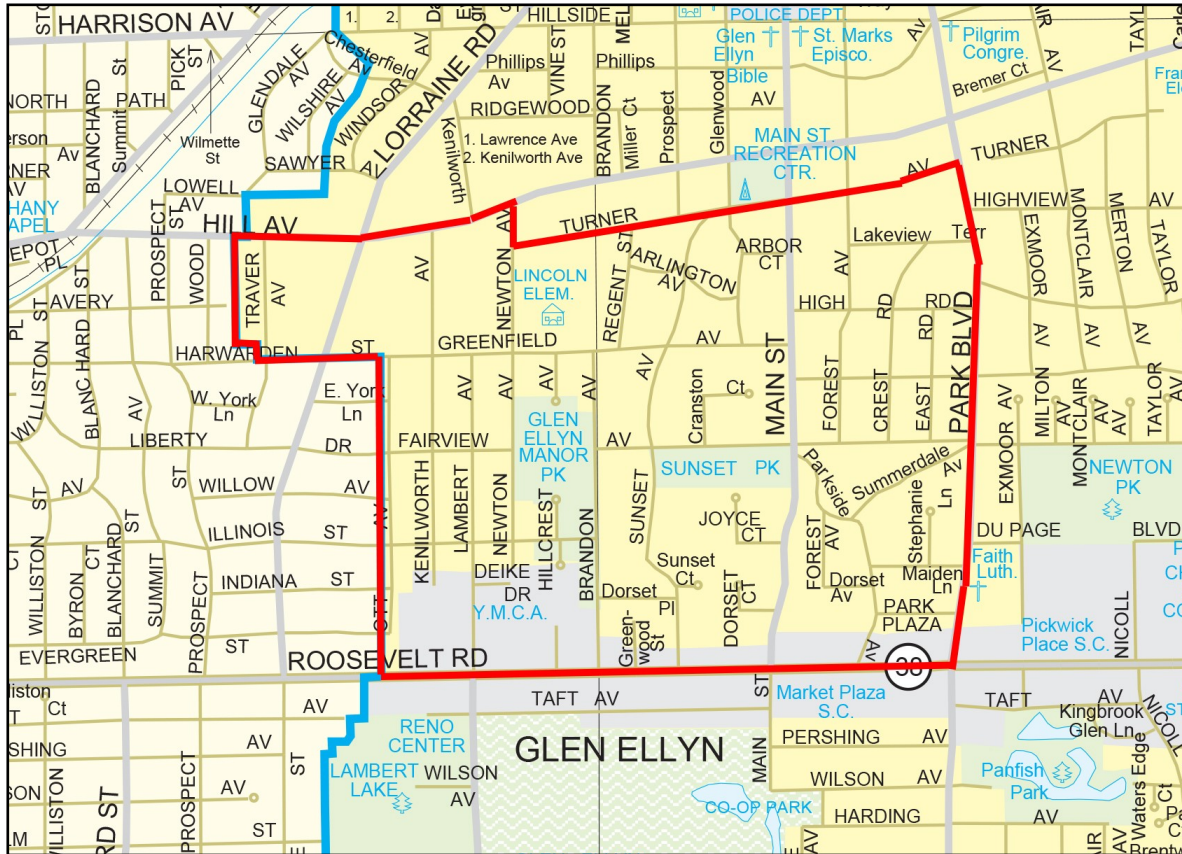
significant resources is slightly lower, at approximately eight percent of the total building stock. The number of non-contributing resources in the Turner-Roosevelt survey area is also higher than previous surveys—586 or 51% of the total structures in the area have been rated non-contributing. Most of these buildings date from after 1968, with recent construction (defined as structures built after 1990) accounting for just under one-quarter of the non-contributing resources. In addition, the Turner-Roosevelt survey area also contains more recent construction (defined as structures built after 1990) than any of the previous surveys.

DOMESTIC ARCHITECTURE IN THE TURNER-ROOSEVELT SURVEY AREA

Of the 1,156 principal structures in the Turner-Roosevelt survey area, the majority (1,122 or 97%) are residential. Of these residential buildings, 1,067 were historically detached single-



TURNER-ROOSEVELT SURVEY AREA



RECOMMENDATIONS

HISTORIC DISTRICT DESIGNATION

Although the Turner-Roosevelt survey area does contain a number of buildings that are individually architecturally significant, the survey area as a whole is not a good candidate for designation as a local or National Register historic district. Of the 1,155 properties in the survey area, over 50% (586) have been rated non-contributing, and are especially concentrated in the south and west ends of the area, where development lagged until the 1960s. A smaller area of historic housing stock is located within the survey area in South Crest and Lake Terrace Park, and Stoneleigh Park subdivisions, bound by Main Street, Turner Avenue, Park Boulevard, and Fairview Avenue. This area retains a high percentage of contributing buildings, and also contains a large number of significant and potentially-significant-rated resources. Although not as impressive as residential neighborhoods to the north, this area may be eligible for designation as a local landmark district as an example of the more modest residential development that occurred on the outskirts of the village from the 1920s through the post-war period.

DESIGNATE BUILDINGS AS INDIVIDUAL LANDMARKS

There are two choices for historic designation: listing in the National Register of Historic Places and designation as a local Glen Ellyn landmark. Both types of designations, National Register and local, allow homeowners to participate in tax incentive programs. Owner-occupants of residential, one- to six-unit, designated local or National Register landmark buildings or contributing buildings in a historic district may be eligible for a freeze on the assessed value of their property for up to 12 years. The freeze is available to any homeowner who spends 25% of the assessor's fair market value on a rehabilitation that meets the Secretary of the Interior's *Standards for Rehabilitation*. Additional information is available from the Tax Incentives Manager at the Illinois Department of Natural Resources.

The advantage of National Register listing is recognition and prestige for the community within the city itself and in the larger region. No protection against alteration or demolition is offered, however, with inclusion in the National Register. In the Turner-Roosevelt survey area, three properties have been chosen as possible candidates for individual listing to the National Register of Historic Places. These houses may be eligible for listing under Criterion C, which indicates architectural significance. Further research and evaluation of these properties may be required to fully explore their potential eligibility.

- Claribel and Warren Spahr House, 534 High Road (1938), John Van Bergen, architect
- 276 Main Street (1928)
- 612 Revere Road (1940)

The advantage of local designation is that the municipality has control over future alterations to a designated property through the permit review process. This can ensure that the character of a historic neighborhood and of individual significant structures remains consistent. Adjacent property owners are not harmed by inappropriate alterations to landmark properties around them. Most importantly, local designation can dis-incentivize demolition of designated structures. These advantages apply whether properties are individually listed as landmarks or are contributing buildings within historic districts.

Within the Turner-Roosevelt area, 62 buildings were rated locally significant. All of the buildings ranked significant and not yet designated would be potential candidates for individual local landmark designation as fine local examples of architectural styles.

In addition to the significant-rated buildings, there are an additional 29 structures within the combined survey area that have been rated potentially significant. These buildings have been singled out because they are excellent examples of a building type or style that have been too altered to be rated significant, but retain a relatively high degree of physical integrity; are typical and intact examples of a building type or style; or have possible historic significance. Many of these structures may also be considered for local landmark designation. In each case, the importance of the building must be weighed against the extent to which it has been altered and the feasibility of restoring historic materials and configurations.

Alterations that warrant a PS rating can range from relatively minor modifications that are easily reversible, to more substantial changes. Minor or reversible alterations include:

- Replacement siding and other materials that are historically appropriate
- Aluminum or vinyl siding on façades, under eaves, or on dormers
- Enclosure of historic front or side porches
- Replacement windows with historically appropriate material and configuration

Owners of potentially significant houses should be encouraged to reverse minor alterations like porch enclosures, exterior siding, and inappropriate window types and materials. If historic documentation exists, owners should also be encouraged to restore architectural elements or details that have been removed or replaced. If such improvements are made to a potentially significant building, its local rating may be elevated to significant.



Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 10/18/18 07:00 PM
Department: Historic Preservation Commission
Department Head: John Sterrett
Category: Report
Prepared By: John Sterrett

SCHEDULED

AGENDA ITEM (ID # 3614)

DOC ID: 3614

Staff Report prepared by John Sterrett, Planner

ATTACHMENTS:

- Staff Report 10.12.18 (PDF)
- P&D Quarterly Report 3 -2018 (PDF)
- Wayfinding Signage (PDF)

MEMORANDUM

TO: Glen Ellyn Historic Preservation Commission
FROM: John Sterrett, Planner
DATE: October 12, 2018
RE: Informational Memo

1. The 2018 CLG Annual Report is being finalized and will be shared with the Commission once completed.
2. Staff has included the Quarterly Report for the Planning and Development Department from July through September 2018 for the Commission. This report includes the monthly breakdown of demolitions this calendar year.
3. The Village has begun Phase I of implementing the Wayfinding Signage Plan, approved by the Village Board in 2013. This phase includes the installation of two entry signs at the Downtown Historic District – one at the North Side Historic District and one at the South Side Historic District. Please see attached map for more detail.

Attachment: Planning and Development Quarterly Report – July-September 2018
Map of Wayfinding Signage at Downtown Historic District

Cc: Staci Hulseberg, Planning and Development Director
Kelly Purvis, Planner

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Attachment: Staff Report 10.12.18 (3614 : Staff Report)



Quarterly Report

July – September 2018

New Staff—Permit Clerks



Peggy Hayley

The Department is pleased to announce the addition of two new permit clerks to the Planning and Development team. Peggy Hayley will be filling the full-time position and Polly Kenny will be part-time. Peggy previously worked as an Administrative Assistant in a local CPA firm and Program Desk Manager at HealthTrack Sports and Wellness.

Polly's background includes working for the U.S. Department of Agriculture for Midwestern states. She has also previously worked for the Metropolitan Boston Housing Partnership. Please stop by and welcome Peggy and Polly to the Department.



Polly Kenny

Annexation of Churchill Woods Forest Preserve and McKee House

The McKee House, built in 1936 and considered to be one of the most endangered historical sites in Illinois, was annexed to the Village along with a portion of the Churchill Woods Forest Preserve. This annexation included an existing maintenance building on the property that will be used by Public Works for salt and general storage through an agreement with the Forest Preserve District. The McKee House is the subject of a fundraiser to collect funds needed to make necessary repairs to the house.



Comprehensive Plan Update

The update of the Village's Comprehensive Plan began with a kick-off meeting of the Comprehensive Plan Workgroup. The Workgroup consists of Housal Lavigne Associates (planning consultant for the Village), two Village Trustees, two Plan Commissioners, and Village staff. In August, three stakeholder meetings with representatives from the various taxing districts, business groups, and commission chairs were held for input on the strengths and weaknesses of the community. A community wide survey available on the project website was made available in September for residents, businesses, and youth to complete. A Plan Commission meeting will be held at the end of October summarizing the issues and opportunities described in the survey results.

Glen Ellyn
COMPREHENSIVE PLAN

Revision to New Fee Schedule

A revision to the recently approved new fee schedules for both Planning and Development and Public Works was approved by the Village Board on August 27th. Implementation is underway as the Village's building permit software is updated to reflect the new fees that will be assessed at the time the permits are issued. The new fees are expected to take full effect in January of 2019.

Evan Clements appointment to

UIC APA Student Rep



Evan Clements, Planning Intern, was appointed to be the University of Illinois' APA student representative. The position is part of the Urban Planning & Policy Student Association's (UPPSA) board as well as a voting member of the APA-IL Executive Board. He will be responsible for promoting APA programs and initiatives.

	Citations Issued	Cases Heard	\$ Fines Issued	Fines Paid
July	1	6	\$5,228.97	\$6,228.97
August	8	9	\$2,250.00	\$2,250.00
Sept	7	18	\$4,100.00	\$3,000.00

  PLANNING AND DEVELOPMENT DEPARTMENT DEVELOPMENT CASE, ANNEXATION AND SPECIAL PROJECT STATUS Quarterly Report July - September 2018  					
PROJECT LOCATION AND NAME	DESCRIPTION OF PROPOSAL	PC REVIEW (DATE/OUTCOME)	ZBA REVIEW (DATE/OUTCOME)	VB REVIEW (DATE)	COMMENTS AND REVIEW STATUS
560 Crescent Boulevard - Common Good Bar	Zoning Variation to 0 parking stalls in lieu of the 11 required parking stalls required	6/28/2018, Recommended Approval		7/23/2018	Approved by Village Board
Southeast corner of St. Charles Road & Riford Road - Forest Hill Cemetery	Special Use Permit and Lot Consolidation for the expansion of an existing cemetery	8/9/2018, Recommended Approval		8/27/2018	Approved by Village Board
889 St. Charles - Churchill Woods Forest Preserve	Zoning Map Amendment to CR Conservation Recreation for Churchill Woods Forest Preserve	8/9/2018, Recommended Approval		8/27/2018	Approved by Village Board
21W180 & 21W200 Hill Avenue - G. Vincent and Barbara Cuyler and JAC GE Properties	Zoning Map Amendment to I1 Light Industrial	9/13/2018, Recommended Approval		10/8/2018	Pending
495-499 Roosevelt Road - Raising Cain's Chicken Fingers	Special Use Permit, Zoning Variations, Sign Variations, Exterior Appearance Review, and Lot Consolidation for a drive-thru restaurant	Pending		Pending	Under Review
400 & 418 North Main Street - APEX 400	Planned Unit Development to construct a 5-story mixed use luxury apartment building	Pending			Under Review
1N450 Highland Avenue - Poss Trail Subdivision	Annexation, Subdivision, and Planned Unit Development for a 24-lot single-family detached development	Pending			Under Review
631 West Roosevelt Road - Circle K Shell Gas Station	Amendment to Planned Unit Development to amend previously approved signage for an existing gas station, car wash, and convenience store	Pending			Under Review
Duane Street and Melrose Avenue - Avere on Duane	Planned Unit Development for a 48-unit condo development	Pre-App 11/9/2017			Awaiting Submission
Crescent Boulevard Redevelopment - Springbank Commercial	Potential mixed use redevelopment of McChesney property and surrounding area				Awaiting Submission
Hill Avenue - Glen Estates Subdivision	Five lot subdivision and rezoning to accommodate 5-duplexes				Awaiting Submission
491 and 495 Newton Avenue - Ray Whalen Builders	Zoning Map Amendment and PUD for a two-duplex development	Pre-App 2/22/18			Awaiting Submission
15501 Sunnybrook Road - Sunnybrook Estates	Major Subdivision, Zoning Variations, and Subdivision Variations for a five - Lot Single Family Development	Pending			Awaiting Submission
ANNEXATIONS					
PROJECT LOCATION/NAME	DESCRIPTION OF ANNEXATION			VB REVIEW (DATES/MTGS.)	COMMENTS AND REVIEW STATUS
0N201 Cumnor Avenue - Nitti Development	Annexation Agreement, Annexation, zoning to R2 Residential, and a 2-lot split			8/27/2018	Approved by Village Board
21W302 Crescent Boulevard	Annexation and zoning to R1 Residential			8/27/2018	Approved by Village Board

ANNEXATIONS (cont'd)			
PROJECT LOCATION/NAME	DESCRIPTION OF ANNEXATION	VB REVIEW (DATES/MTGS.)	COMMENTS AND REVIEW STATUS
21W180 & 21W200 Hill Avenue - Cuyler and JAC Properties	Annexation of two light industrial properties	10/8/2018	Pending
25706 Park Boulevard - Arden Courts	Annexation of existing memory care facility	Pending	Staff is working on an amended agreement which will include reimbursement of fire district taxes to the Village, an address change provision and fire sprinkler requirements
1N255 Prairie Avenue	Annexation and Annexation Agreement of a single family home	Pending	Plat and draft agreement complete. Continuing to work through floodplain issues.
Sunnybrook Road	Involuntary Annexation of Properties on Sunnybrook Road	Pending	Next phase of annexations in Marston/Bemis area after Glenbard Wastewater jurisdictional transfer complete.
Swift Road	Annexation of 68 attached single family units in the Maple Hollow and Lynnwood Subdivisions	Pending	
ADMINISTRATIVE APPROVALS			
PROJECT LOCATION/NAME	DESCRIPTION OF APPROVAL		COMMENTS AND REVIEW STATUS
911 Glenbard Road - Dhingra	Land Transfer to create two 22,500 SF residential lots		Approved 7/12/2018
505 Longfellow Avenue - McCormick	Administrative Variation to allow reconstruction of a non-conforming garage at a distance of 2.9 feet in lieu of 3.5 feet from the property line		Approved 8/24/2018
968 Chapel Court South	Administrative Variation to allow the construction of a second story cantilevered addition with a rear yard setback of 39 feet in lieu of the 40 feet required, resulting in a lot coverage ratio of 21.64% in lieu of the permitted 20%		Approved 8/24/2018
LICENSE AGREEMENTS			
PROJECT LOCATION/NAME	DESCRIPTION OF AGREEMENT	VB REVIEW (DATES/MTGS.)	COMMENTS AND REVIEW STATUS
945 Bemis Road - Glenbard Wastewater Authority Cell Tower	Proposed Second Amendment to an existing license agreement with TowerCo to allow a collocation for T-Mobile on an existing monopole	Pending	Under Review
MISCENALLOUS ORDINANCES/RESOLUTIONS			
PROJECT LOCATION/NAME	DESCRIPTION OF ORDINANCE/RESOLUTION	VB REVIEW (DATES/MTGS.)	COMMENTS AND REVIEW STATUS
Zoning Text Amendment	Text amendment regarding the use of Group Homes in certain zoning districts	8/27/2018	Approved by Village Board
869 Hillside Avenue	Landmark designation for a residential property	8/27/2018	Approved by Village Board
371 Elm Street	Landmark designation for a residential property	8/27/2018	Approved by Village Board
Revision to Fee Schedule	Approval of a revision to the recently approved fee scheduled for Planning & Development and Public Works	8/27/2018	Approved by Village Board

SELECT SPECIAL PROJECTS	
PROJECT NAME	COMMENTS AND REVIEW STATUS
Shock's Square Parking Lot Consolidated Refuse Enclosure	Construction is complete on the enclosure and pad for the consolidated refuse container to serve the businesses near Schock's Square.
Comprehensive Plan Update	Village staff began working with Houseal Lavigne Associates to update the Village's 2001 Comprehensive Plan. A workgroup meeting was held in July with information gathering of past plans. A survey was available on the Village's website in September for residents, business, and youth to complete. Three stakeholder meetings occurred in August to obtain feedback from various taxing districts, business groups, and commission chairs.
Sign Code Text Amendments	Staff is drafting several text amendments to the Village's Sign Code based on feedback from the Village Board at the May 7, 2018 Village Board Workshop meeting. The Plan Commission will conduct a public hearing on the proposed amendments in the next 2-3 months.
Mural/Public Art Approval Process	To coincide with the Sign Code Text Amendments, Staff is drafting regulations for murals to require Village Board approval similar to how Exterior Appearance Review applications are handled.
Group Homes Text Amendment	The Planning & Development Department completed a text amendment to the Zoning Code to address Group Homes. This text amendment was approved by the Village Board in August. The text amendment allows Group Homes up to 4 residents as a permitted use in the R3, R4, and R5 districts. More than 4 residents in these districts will require a Special Use Permit. In the RE, RO, R1, R2, and R2B districts Group Homes will require a Special Use Permit.
Historic Landmark Street Sign	The Planning & Development Department is currently researching options to install a historic landmark street sign on the corner of North Avenue and Main Street to direct traffic to the Downtown Historic Shopping District.
Civic Center Parking Lot Pedway	A proposed pedestrian walkway to allow access from the Civic Center parking lot to Main Street businesses is being considered. The pedway would possibly go through the building at 413 N. Main Street and would give pedestrians easier access from the Civic Center parking lot to promote more foot traffic in the downtown. Staff is moving forward with the preparation of an easement agreement.
Apex 400 Development	The Village is continuing its review of the proposed Apex 400 development proposed at the location of the former Giesche Shoes property and the existing municipal parking lot on Main Street. This large scale downtown redevelopment project is expected to go before the Plan Commission in November or December of 2018.
Downtown Parking Garage	The Village issued an RFP for the design of a municipal parking garage. Several responses were received and staff is currently reviewing the proposals. This project is ongoing.
Downtown Municipal Parking	To provide clarification and eliminate confusion, the Department has designated each municipal parking lot with a unique name rather than generic names such as "Main Street Lot", as an example. This will assist the public, downtown business, and Village staff to more easily identify each parking lot.
Permit Fee Revision	After the adoption of the new fee structure for the Department by the Village Board in May, staff noticed that some of the plan review fees were established based on using in-house staff salaries versus higher outside consultant fees. The Schedule of Fees and Deposits was then revised to reflect the higher fees. In addition to this revision, a 10% factor was applied to consultant fees to account for administrative time expended in the overview of consultant services and processing of consultant invoices and paperwork. Furthermore, fees for water meters and associated equipment were adjusted to reflect the actual cost of the Public Works Department to procure this equipment for construction projects. The Village Board approved this revision on August 27, 2018.



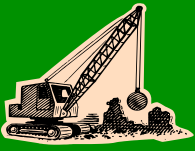
PLANNING AND DEVELOPMENT DEPARTMENT
2018 QUARTERLY REPORT



I.1.b

	JUL-SEPT 2018	2018 YTD	2017 ACTUAL
Total Building Permits Issued	396	1157	1505
New Single Family dwelling	8	22	22
New Multi-family dwelling	0	0	0
New Commercial building	1	2	3
Additions and Alterations Single-family	48	146	175
Additions and Alterations Multi-family	0	0	0
Demolitions	7	18	22
Additions and Alterations Commercial	9	51	104
Accessory Structure/Miscellaneous	323	918	1179
Total Estimated Construction Value (millions)	\$11.50	\$42.73	\$41.90
Certificates of Occupancy (TCO & CO)	0TCO; 6CO	6TCO; 15CO	7TCO; 20CO
Stormwater Permits Issued	11	30	38
Demolition Permit Applications	7	22	23
Contractors Registered	160	571	699
Sign Permits Issued	11	33	32
Banner Sign Permits Issued	7	17	22
Total Inspections Conducted	1138	3107	4064
Building Inspections	925	2476	3170
Exterior Appearance/Ordinance Inspections	1	5	4
Elevator Inspections	111	171	109
Grading/Stormwater Inspections	30	113	169
Drainage Inspections/Complaints	15	29	37
Landscape Inspections	2	3	7
Property Maintenance Inspections	26	169	348
Site Inspections	28	141	231
Total Development Applications Acted On	4	33	49
Exterior Appearance	0	7	9
Planned Unit Development	0	3	3
Sign Variation	0	2	6
Special Use Permit	1	4	4
Subdivision	0	1	3
Zoning Map Amendment	1	1	1
Zoning Text Amendment	1	1	1
Zoning Variation	1	14	22
*Right-of-Way Vacation	0	0	3
*Annexations Approved	2	3	3
*Annexation Agreements Approved	1	2	2
Misc. Ordinances/Resolutions Acted On	4	15	4
Total Administrative Approvals	3	17	16
Consolidations, 2-Lot Subdivs & Land Transfers	1	2	5
License Agreements - Tables and Chairs	0	9	9
Administrative Zoning Variations	2	4	0
Other Administrative Approvals	0	2	2
FOIA Requests Processed by Department	71	162	162
Violation Letters Issued (prior to citation)	10	59	63
Citations Issued	16	33	41
License Agreements Acted on by Board	0	3	2
Landmarked Properties	2	2	2

*Number of Ordinances approved many of which include multiple properties



PLANNING AND DEVELOPMENT DEPARTMENT

MONTHLY DEMOLITION REPORT

JANUARY - SEPTEMBER 2018



I.1.b

MONTHLY COMPARISON - DEMOLITION APPLICATIONS - 1994 to PRESENT

Year	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
1994	1	0	4	3	0	1	7	4	3	1	1	1	26
1995	1	2	9	0	4	0	8	0	2	2	0	0	28
1996	2	0	1	2	2	0	1	2	2	2	1	0	15
1997	0	0	0	2	2	3	3	2	2	2	0	1	17
1998	3	2	3	5	0	2	3	0	4	10	6	6	44
1999	1	1	5	3	3	1	15	2	6	1	1	0	39
2000	2	2	4	10	3	4	4	8	8	3	2	0	50
2001	4	4	5	6	8	2	6	10	6	3	6	7	67
2002	5	28	1	1	5	2	3	2	4	2	5	2	60
2003	1	4	12	8	4	7	9	7	8	5	6	1	72
2004	3	16	4	5	3	4	1	4	7	10	4	3	64
2005	7	4	2	10	7	3	6	5	5	8	6	0	63
2006	7	4	4	4	6	5	3	0	1	7	0	0	41
2007	2	3	5	3	7	4	2	3	0	3	0	1	33
2008	1	0	7	5	5	4	0	1	3	2	1	0	29
2009	2	2	1	0	0	3	2	0	0	0	2	0	12
2010	0	0	2	0	0	1	3	2	5	0	1	2	16
2011	1	0	4	2	3	2	0	5	3	4	0	0	24
2012	2	1	0	1	2	4	2	5	2	1	2	0	22
2013	1	4	6	1	2	2	1	6	2	0	1	2	28
2014	1	2	1	4	4	3	2	6	7	1	1	5	37
2015	2	2	4	3	1	1	1	1	4	2	1	1	23
2016	4	2	3	4	2	1	3	3	0	2	0	2	26
2017	0	4	0	4	2	4	5	0	0	2	2	0	23
2018	3	1	1	1	6	3	1	1	5	0	0	0	22

Attachment: P&D Quarterly Report 3 -2018 (3614 : Staff Report)

DEMOLITION PERMIT APPLICATIONS SUBMITTED DURING CALENDAR YEAR 2018

No.	Address	Date	Lot Size	Lot Area	Earliest Record	Historic	Action	Status	Applicant/Builder
1	448 CARLETON	1/24/2018	77X150	11550	6/14/1979	N	DEMO & SFR	03/14/18	MC MASTER/FAGANEL CUSTOM HOMES
2	234 TRAVER	1/26/2018	66X300	19800	5/15/1937	N	DEMO & SFR	03/20/18	BARRIERE CONSTRUCTION
3	315 KENILWORTH	1/1/2018	96X215	20640	5/1/1950	N	DEMO & SFR	04/05/18	CONCORDE CUSTOM HOME

No.	Address	Date	Lot Size	Lot Area	Earliest Record	Historic	Action	Status	Applicant/B	I.1.b
4	940 BEMIS	2/6/2018			ANNEXED 2017	N	DEMO	03/23/18	GLENBARD WASTE WATER	
5	403 DUANE	3/23/2018	50X100	5000	7/19/1954	N	DEMO	05/14/18	RAMERY ELSHAFEI	
6	359 HAWTHORNE	4/20/2018	90X142	12780	5/16/1961	N	DEMO & SFR	PENDING	ABIGAIL GREEN BUILD CONC	
7	802 A HIGHVIEW	5/1/2018	150x82	12300	4/11/1956		DEMO & SFR	PENDING	RAY WHALEN CUSTOM BUIL	
8	234 MAY	5/7/2018	50x329	16450	9/21/1954	N	DEMO & SFR	PENDING	RPV CONSTRUCTION	
9	21W135 ROOSEVELT	5/3/2018			ANNEXED 2017		COMM. DEMO/BL DG	PENDING	BUCKY'S GAS STATION	
10	689 RIFORD RD	5/10/2018	174X141	24534	11/2/1950	N	DEMO	06/28/18	DENNIS RUDOLPH	
11	525 EMERSON	5/10/2018	102X66	6732	NO PREVIOUS RE	N	DEMO & SFR	PENDING	NEXGEN HOMES	
12	275 HILL AVE	5/11/2018	162X70	11340	7/9/1958	N	DEMO & SFR	07/09/18	GARY VAN SOLKEM	
13	31 N. OTT	6/5/2018	50X150	7500	3/17/2025	N	DEMO	PENDING	HAGGERTY CHEVROLET	
14	844 HILLSIDE	6/15/2018	50X88	4408	6/19/1985	N	DEMO & SFR	PENDING	CLASSIC HOME RENOVATIO	
15	465 CARLETON	6/28/2018	60X111	7332	5/12/1959	N	DEMO & SFR	PENDING	RS2 ARCHITECTS	
16	724 ELM	7/16/2018		11725	1/15/1964	N	DEMO & SFR		LORI CUSTOM HOMES, LLC	
17	85 SUNSET	8/15/2018	108X450	50159	1/24/1961	N	DEMO & SFR		PATRICK J MURPHY BUILDEF	
18	385 MONTCLAIR	9/4/2018	50X190	9183	11/25/1966	N	DEMO & SFR		NITTI DEVELOPMENT, LLC	
19	620 SCOTT	9/17/2018	150X138	22052	7/16/2009	N	DEMO		ACTIVE EXCAVATING & WRECKING, INC	
20	681 DUANE	9/17/2018		16316	4/4/2002	N	DEMO & SFR		OAKLY HOME BUILDERS, INC	
21	741 EUCLID	9/17/2018	65X158	9785	4/29/1959	N	DEMO		SCALI, MICHAEL	
22	810 HIGHVIEW	9/19/2018	73X155	11783	3/3/1947	N	DEMO & SFR		RPV CONSTRUCTION, INC	

Historic District Signage



Map created on October 12, 2018.

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