Agenda
Village of Glen Ellyn
Historic Preservation Commission
Regular Meeting
Thursday, February 21, 2019
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 Draft January 17, 2019 HPC Meeting Minutes_

1. Approval of Draft January 17, 2019 HPC Meeting Minutes

C. Public Comment

D. New Business

1. The Remembrance of Former Commissioner John Schreiber

E. Old Buisness

1. Review and Finalize the 2019 Goals of the Historic Preservation Commission
2. Continued Discussion of the Preservation Month Event in May

F. Historical Society Business

G. Chairman's Report

H. Village Board Trustee Report

I. Staff Report

1. Staff Report

J. Confirmation of Next Meeting Date and Adjournment

Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 02/21/19 07:00 PM
Department: Historic Preservation Commission
Department Head: John Sterrett
Category: Minutes
Prepared By: John Sterrett

SCHEDULED

AGENDA ITEM (ID # 3826) DOC ID: 3826

Approval of Draft January 17, 2019 HPC Meeting Minutes

ATTACHMENTS:

- Draft January 17, 2019 HPC Meeting Minutes (PDF)

Village of Glen Ellyn

Minutes
Village of Glen Ellyn
Historic Preservation
Regular Meeting
January 17, 2019
7:00PM
Glen Ellyn Civic Center Rm 301

Board or Commission:	Historic Preservation	**Date:**	January 17, 2019
Meeting:	Regular	**Called to Order:**	7:00 p.m.
Quorum:	Yes	**Adjourned:**	9:38 p.m.

MEMBER ATTENDANCE:

Tim F. Loftus	Chairman	Present
Kelli E. Christiansen	Commissioner	Present
Nathan A. Darga	Commissioner	Present
Robert S. Dieter	Commissioner	Present
Ian Hood	Commissioner	Present
James P. Manak	Commissioner	Present
Kimberly A. Veum-Welsh	Commissioner	Present
Also Present:		
John Sterrett	Village Planner – Staff Liaison	Present
Mark Senak	Trustee Liaison	Present
Karen Hall	Executive Director of the Historical Society	Present
Amy White	Student Intern	Present
Elisa Pollina	Recording Secretary	Present
Julius Hansen	Director of Public Works	Present
Tom Topor	Sr. Civil Engineer	Present
Public Present:		
Ken Kloss	350 Ridgewood Avenue, Glen Ellyn	
Leland Marks		
Mike Wilson	710 Crescent Blvd, Glen Ellyn	
Boy Scout Troop 46		

Attachment: Draft January 17, 2019 HPC Meeting Minutes (3826 : Draft January 17, 2019 HPC Meeting Minutes)

A. CALL TO ORDER

The January 17, 2019 regular meeting of the Historic Preservation Commission was called to order by Chairman Loftus at 7:00 PM at the Glen Ellyn Historical Society.

B. PUBLIC COMMENT – Glen Ellyn resident Kenneth Kloss, a retired architect, is concerned with the new Apex project. He presents his proposal for the project as well as his concerns. He is concerned with the height of the building which would block sunshine and he is also concerned with the building not being set back enough which could pose a safety issue for children. He believes the developer is controlling the project; and strongly believes the Village should be controlling the project. He adds, if a majority of the residents are not in favor of this project as it stands, then it should not pass.

Mike Wilson a Glen Ellyn resident states that residents here have an investment in this town and it should be protected with regard to the Apex project. He presented a plan for the Giesche space – a park with a Town Square with retail.

Chairman Loftus asks the Boy Scout Troop 46 to weigh in on the planned project. They liked the Town Square retail park that Mike Wilson presented.

The residents at the HPC meeting feel that a referendum should have been put forth to approve the Giesche project.

C. ANNOUNCEMENTS – Chairman Loftus welcomes Boy Scout Troop 46 to the HPC meeting.

D. APPROVAL OF MINUTES FROM DECEMBER 20, 2018 MEETING

MOVE TO APPROVE THE MINUTES OF REGULAR MEETING 12/20/2018
RESULT: Motion Unanimously Carried
MOVER: Commissioner Manak
SECONDER: Commissioner Christiansen

Attachment: Draft January 17, 2019 HPC Meeting Minutes (3826 : Draft January 17, 2019 HPC Meeting Minutes)

E. NEW BUSINESS

1. *A Plan for the Horse Trough presented by Glen Ellyn Public Works.* Engineer Topor presents an overview of the streetscape plan to the HPC. Engineer Topor explains to the HPC that this project is currently in phase 1. This phase consists of surveys, concepts, construction schedule/timeline and public outreach. Phase 1 is scheduled to be completed in early spring of 2019 with construction starting in 2020. He adds that there will be a Design Workshop for this project on January 26th 10:00-2:00 pm at Fire station #1. He invites the HPC to attend and share their ideas.

   Public Works Director Hansen reports that prior to the streetscape plan we would like to discuss with the HPC on what to do with the iconic Horse Trough. He would like a plan in place for the Horse Trough prior to the streetscape construction. The current Horse Trough was built in 1907 and over the years we have restored and repaired it. We are proposing to put this original horse trough indoors in a museum so it can be preserved. We would like to build a replica of the horse trough perhaps in bronze and perhaps make it into a water feature. Historical Society Director Hall adds, we could put the Horse Trough in the World Plaza, she doesn't think it can be put in the historical museum because of space constraints. Director Hansen adds if we don't preserve it and we stick with the original we run the risk of a car hitting it and destroying it. He asks the HPC what their thoughts are on whether to preserve and make a replica. The HPC likes the idea of preserving the original horse trough and move it indoors and agrees to build a replica. Commissioner Manak asks if the replica could be left white in color instead of bronze because it has always been white. The HPC agrees to keep the color white. Director Hansen will look into white finishes for the replica. Director Hansen asks the HPC if they like the fountain idea and if they have any preferences as to where to put this replica. The HPC agrees to make the Horse Trough replica into a fountain. The HPC's preference would be to keep the Horse Trough on the center island. Director Hansen will draft a letter to include the HPC's preferences for the Horse Trough and its location. He asks the HPC to sign and return this letter to him by February 1, 2019. Chairman Loftus adds he is pleased with Public Works wanting to preserve the Horse Trough and gives his full support of restoration. The HPC thanks Engineer Topor and Director Hansen for their reports.

2. *Discussion of the Effect of the Proposed Main Street Development Project abutting the South Downtown Historic District* - Chairman Loftus submitted photos to the HPC showing to scale what the building will look like and its impact to the historic district. Chairman Loftus adds that Houseal Lavigne conducted a survey of over 500 respondents and 17% of the respondents were in favor of an apartment development, 83% were against it. He asks the HPC if they have any comments to the village board with how the Giesche project will affect the historic district. After much discussion, the HPC believes this project is a detriment to the historic district. Commissioner Christiansen adds that as a Historic Preservation Commission it is our duty and responsibility to bring forth our concerns to the

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Village Board. Chairman Loftus distributes Chapter 13 of the HPC highlighting the following points: Chapter 13 2-13-1. Purpose of provisions. (B) to safeguard the Village's historic and cultural heritage, as embodied and reflected in such areas, districts, places, buildings, structures, works of art and other objects determined eligible for designation by ordinance as Glen Ellyn landmarks. (E) To protect and enhance the attractiveness of the Village to homeowners, home buyers, tourists, visitors, businesses and shoppers, and thereby to support and promote business, commerce, industry and tourism and to provide economic benefit to the village; 2-13-2. Commission on Glen Ellyn Landmarks. (D) Commission powers and duties: The commission shall have and may exercise the following duties, powers, and responsibilities; (9.) To make recommendations to the Village Board concerning means to preserve, protect, enhance, rehabilitate and perpetuate landmarks and structures in landmark districts; 14. To advise any Village department or agency concerning the effect of its actions, programs, capital improvements, or activities on designated or potential landmarks. Chairman Loftus adds based on those responsibilities the HPC can put forth a resolution whether we are for or against this project as it relates to the HPC's mission.

The HPC agrees to the following resolution:

It is hereby resolved that in order to faithfully carry out the duties entrusted to the Historic Preservation Commission, by the Village Board of Glen Ellyn, and as written in the Glen Ellyn Municipal Code under the above noted sections of the code, that the following recommendations be made to protect the integrity and the character of the existing Glen Ellyn Downtown, National Register Historic District, from the intrusion of any such developments that do not conform to the 2001-Glen Ellyn Comprehensive Plan, the 2009-Glen Ellyn Downtown Strategic Plan, and the current Glen Ellyn Zoning Code regarding size and character: That any such new developments outside the documented plans and codes created by several Village of Glen Ellyn Board of Trustees and its citizens, that were designed to promote and preserve the distinct and unique character of the Downtown Business District, as well as provide for both business and residential expansion for the benefit of the Village, and to promote cultural heritage tourism, not be implemented in areas that abut said National Register Historic Districts.

Commissioner Darga motions to approve the resolution regarding the effect of the proposed Main Street Development Project abutting the South Downtown Historic District; and Commissioner Veum-Welsh seconds the approval.

MOVE TO APPROVE THE RESOLUTION REGARDING THE EFFECT OF THE MAIN STREET DEVELOPMENT PROJECT ABUTTING THE SOUTH DOWNTOWN HISTORIC DISTRICT

RESULT: Motion Unanimously Carried

MOVER: Commissioner Darga

SECONDER: Commissioner Veum-Welsh

Ayes: 7

Attachment: Draft January 17, 2019 HPC Meeting Minutes (3826 : Draft January 17, 2019 HPC Meeting Minutes)

3. Discussion regarding hosting a Suburban Preservation Alliance Meeting – Chairman Loftus asked the HPC if they were interested in hosting a meeting in either the spring or fall. He adds if we do this I would need support from the HPC. We could host the meeting at the History Center. The HPC agrees to host. Chairman Loftus will contact Lisa to discuss hosting a fall meeting.

F. OLD BUSINESS

1. Review and Finalize the 2019 Goals of the Historic Preservation Commission – Chairman Loftus would like to put this on the agenda for next month's meeting.

2. Continued Discussion of the Preservation Month Event in May - Chairman Loftus would like to put this on the agenda for next month's meeting.

G. HISTORICAL SOCIETY BUSINESS – Executive Director Hall reports on Saturday January 19th at 2:00 pm Historian M.J Frumkin from the Chicago Auto Show will make a presentation on Dazzling Dream Cars. Director Hall distributes Glen Ellyn Historical Society Upcoming Events list.

H. CHAIRMAN REPORT – Chairman Loftus shows photos of a remodel on 906 Roselyn Avenue which is up for a nomination in the remodel category

I. VILLAGE BOARD TRUSTEE REPORT – Trustee Senak encourages everyone to go to the village workshop regarding the Giesche project on Tuesday January 22, 2019. He reports that the board approved funds to continue construction to the civic center adding additional parking spaces. The taste of Glen Ellyn has been relocated to where Jazz Fest is held. The police department purchased cameras from funds that were received from drug enforcement. The cameras will be able to take pictures of license plates intended for crime investigation. One camera will be placed by 355 and will not be used for purposes of red light cameras.

J. STAFF REPORT – Staff Liaison Sterrett reports that the streetscape design charrette will be next Saturday.

K. ADJOURNMENT & NEXT MEETING DATE - A motion to adjourn the meeting was made by Commissioner Manak and Commissioner Veum-Welsh seconded the motion. The meeting was adjourned at 9:38 p.m.

The next HPC meeting will be held on January 21, 2019 at 7:00 p.m.

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Submitted by Elisa Pollina, Recording Secretary

Reviewed by John Sterrett, Staff Liaison

Attachment: Draft January 17, 2019 HPC Meeting Minutes (3826 : Draft January 17, 2019 HPC Meeting Minutes)

Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 02/21/19 07:00 PM
Department: Historic Preservation Commission
Department Head: John Sterrett
Category: Discussion Item
Prepared By: John Sterrett

SCHEDULED

AGENDA ITEM (ID # 3830) DOC ID: 3830

The Remembrance of Former Commissioner John Schreiber

Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 02/21/19 07:00 PM
Department: Historic Preservation Commission
Department Head: John Sterrett
Category: Discussion Item
Prepared By: John Sterrett

SCHEDULED

AGENDA ITEM (ID # 3827) DOC ID: 3827

Review and Finalize the 2019 Goals of the Historic Preservation Commission

Background

At the last meeting of the Historic Preservation Commission, the Commission reviewed the revised 2019 Goals and provided additional input and revisions. Staff has revised the 2019 Goals based on this input. Below, please find these changes that have been made based on the Commission's comments. Added text is underlined and text that has been removed has been stricken. The Commission determined that goal #1 and goal #7 should be removed in their entirety.

1. ~~**Pursue economic incentives for owners of local landmarks.**~~
2. Continue to encourage landmarking of Village residences and commercial buildings by generating ongoing print and media coverage to promote local landmark designations and follow up with direct mailings and neighborhood meetings for possible designees.
3. **Create a list that includes homes that have both a) received a historical plaque from the Historical Society within the last three years; and b) are considered significant homes. Contact these home owners for interest in Landmark status with a letter and information and follow up with personal contact.**
4. Promote heritage tourist activities such as self-guided tours of local landmarked properties **with a paper map or pamphlet that highlights 10 properties along Main Street from Stacy's Corners to the north edge of Downtown.**
5. Explore the establishment of local Glen Ellyn Landmark Districts. ~~**on Hillside in the block east of Main Street, and east of Main Street near the intersection of Forest and Anthony.**~~
6. Work more closely with the Chamber of Commerce and other ~~**downtown**~~ groups to actively promote Glen Ellyn History and Stacy's Tavern Museum to the benefit of all and e**xplore additional partnerships with other local agencies engaged with historic preservation**.
7. ~~**Develop a list of contractors who specialize in historic restoration as a resource for Village residents.**~~
8. **Explore various social media to further promote public outreach for land marking homes.**
9. **Encourage younger generations to participate and engage in historic preservation through such events as trivia nights at local establishments. Create activities for Preservation Month in May that will further promote historic preservation to younger generations.**
10. Promote Historic Preservation in public spaces. Work with the Village to display educational information and Historic Preservation guidelines in public buildings and venues.

Action Requested

The Commission is being asked to review the revised goals for 2019 and provide staff with any changes before the final list of goals will be distributed for the HPC.

Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 02/21/19 07:00 PM
Department: Historic Preservation Commission
Department Head: John Sterrett
Category: Discussion Item
Prepared By: John Sterrett

SCHEDULED

AGENDA ITEM (ID # 3828) DOC ID: 3828

Continued Discussion of the Preservation Month Event in May

Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 02/21/19 07:00 PM
Department: Historic Preservation Commission
Department Head: John Sterrett
Category: Report
Prepared By: John Sterrett

SCHEDULED

AGENDA ITEM (ID # 3829) DOC ID: 3829

Staff Report

1. Staff has included the 2018 Annual Report for the Planning and Development Department. This report includes the monthly breakdown of demolitions in 2018.

2. Staff has included a memo sent to the Village Board containing background information and an update on the McKee House restoration project, which will be discussed at a Village Board Workshop meeting on February 19, 2019. The HPC members are welcome to attend the Workshop meeting.

Attachment: 2018 Planning and Development Report
Update on McKee House Progress Village Board Memo

ATTACHMENTS:

- 2018 Planning and Development Annual Report (PDF)
- VB Memo - Update on Progress 020619 (PDF)

Planning & Development

Annual Report 2018

2018 Summary of Projects and Permits

In 2018, the Planning and Development Department facilitated 37 development projects that were approved by the Village Board. The majority of these projects consisted of multiple zoning approvals which resulted in a total of 14 zoning variations, 2 sign variations, 4 special use permits, 9 exterior appearance reviews, 3 planned unit developments, 1 subdivision, and 2 zoning map amendments. The Department also oversaw 4 annexations, 2 annexation agreements, and 1 right-of-way vacation. A total of 1,431 building permits were issued including 28 new single-family dwellings and 3 new commercial buildings. The Department performed a total of 4,267 inspections and assisted 3,668 people at the counter.

Code Text Amendments

Staff worked diligently throughout the year with the Village Board and Plan Commission to amend and update the Village Zoning Code, Subdivision Regulations Code, and Sign Code to better serve the interests of the community. A total of 49 Code amendments were approved including 28 to the Zoning Code, 15 to the Sign Code, and 6 to the Subdivision Regulations Code.

New Fee Schedule

The revised fee schedule for both Planning and Development and some Public Works fees were approved by the Village Board in August of 2018. Implementation of the new fees has been completed and the new fee schedule took effect on January 1, 2019. The overhaul of the fee schedule was a yearlong project that included countless hours of staff time to develop and implement.

Staffing Changes

The Department experienced several staffing changes throughout 2018. Permit Clerks Heidi Carr and Kathy Petrine both departed after a combined 22 years in the Planning and Development Department. Mike Morange, Building Inspector, retired in May after 42 years with the Village. He began his career working with Public Works then later became a building inspector with the Planning & Development Department. Administrative Secretary Barbara Utterback retired at the end of the year after working in the Department for 25 years. The expertise, contributions, and wealth of knowledge of all our departures will be greatly missed.

Along with departures, the Department has welcomed several new additions to the Planning & Development team. Evan Clements, Planning Intern started at the beginning of the year and has been working on various projects while he pursues a Master's Degree in Urban Planning from the University of Illinois-Chicago. Randy Roberts joined the Department in May to fill the new position of part-time Fire Inspector. He is responsible for annual business fire inspections and has previous experience as a fire fighter in Plano and is currently at Yorkville. In September, two new permit clerks, Peggy Hayley and Polly Kenny, started with the Department. Peggy will be working on a full-time basis with Polly working in a part-time role. Finally, Rich Czajkowski began working for the Department in October as a new Building Inspector. Rich most recently served as the Assistant Director of Physical Plant at Trinity Christian College.

The Department is happy to have these new hires and as it continues to work with the community to provide excellent customer service.

Attachment: 2018 Planning and Development Annual Report (3829 : Staff Report)

Planning & Development

Annual Report 2018

Paperless Packets for Commissions

The Department began distributing commission packets for the Plan Commission, Historic Preservation Commission and Zoning Board of Appeals in digital form in January. Staff previously spent a significant amount of time printing, assembling, and delivering paper packets to each commission member's residence. By sending digital packets to commissions via email, staff is able to prepare and distribute packets more efficiently. This saves the petitioners time and money by no longer providing multiple copies of plans and documents for meetings. These packets are posted to the Village's website a week prior to the meeting to allow residents to view.

Comprehensive Plan Update

The Village hired Houseal Lavigne Associates in June to update to the Village's Comprehensive Plan. This process began in July with a workgroup meeting that consisted of representatives from the Village Board, Plan Commission, and Village staff. Stakeholder meetings with various districts, commissions, and business groups were held in August. An online survey for residents, youth, and business owners asking for input on the strengths and weaknesses of the community was conducted in September. An Issues and Opportunities Memo was drafted in October based on the community feedback. Three sub-area plans will be created in early 2019 as part of the update with the entire update to be completed in Spring of 2019.

Annexation of McKee House

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

Office Relocation

The Department bid farewell to its east wing office on the second floor and moved temporarily into the gymnasium while it awaits the completion of the new office space on the first floor. The old Planning and Development office is being remodeled to accommodate College of DuPage's new Small Business Development Center administrative offices. This construction is part of the overall Civic Center renovation which will include a new business incubator and co-working space for College of DuPage on the first floor.

Administrative Adjudication

Adopted by the Village Board on December 12, 2016, a new Village adjudication process was created to include zoning and building related violations. The new process has increased the efficiency and effectiveness of resolving Village Code and Ordinance violations. The expansion of administrative adjudication allows the Village to expedite hearings and encourage overall compliance with Building Codes and Ordinances. The adjudication process has resulted in $41,390 worth of fines issued since its inception.

2018 Adjudication

	Citations Issued	Cases Heard	$ Fines Issued	Fines Paid
Jan	0	3	$2,850.00	$3,215.00
Feb	0	0	$0.00	$0.00
Mar	0	0	$0.00	$0.00
Apr	1	0	$0.00	$0.00
May	0	0	$0.00	$0.00
Jun	16	8	$500.00	$500.00
Jul	1	6	$5,228.97	$6,228.97
Aug	8	9	$2,250.00	$2,250.00
Sep	7	18	$4,100.00	$3,000.00
Oct	1	11	$10,800.00	$11,900.00
Nov	0	8	$1,500.00	$0.00
Dec	0	4	$0.00	$1,915.00
YTD	**34**	**67**	**$27,228.97**	**$29,008.97**

Attachment: 2018 Planning and Development Annual Report (3829 : Staff Report)

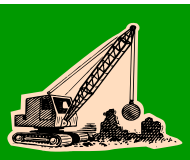
PLANNING AND DEVELOPMENT DEPARTMENT
2018 ANNUAL REPORT

	OCT-DEC 2018	2018 YTD	2017 ACTUAL
Total Building Permits Issued	274	1431	1505
New Single Family dwelling	6	28	22
New Multi-family dwelling	0	0	0
New Commercial building	1	3	3
Additions and Alterations Single-family	28	174	175
Additions and Alterations Multi-family	0	0	0
Demolitions	5	27	22
Additions and Alterations Commercial	2	53	104
Accessory Structure/Miscellaneous	232	1150	1179
Total Estimated Construction Value (millions)	$9.73	$52.46	$41.90
Certificates of Occupancy (TCO & CO)	0TCO; 3CO	6TCO; 18CO	7TCO; 20CO
Stormwater Permits Issued	9	39	38
Demolition Permit Applications	2	24	23
Contractors Registered	130	701	699
Sign Permits Issued	11	44	32
Banner Sign Permits Issued	7	24	22
Total Inspections Conducted	1160	4267	4064
Building Inspections	946	3422	3170
Exterior Appearance/Ordinance Inspections	2	7	4
Elevator Inspections	36	207	109
Grading/Stormwater Inspections	18	131	169
Drainage Inspections/Complaints	17	46	37
Landscape Inspections	0	3	7
Property Maintenance Inspections	121	290	348
Site Inspections	22	163	231
Total Development Applications Acted On	4	37	49
Exterior Appearance	2	9	9
Planned Unit Development	0	3	3
Sign Variation	0	2	6
Special Use Permit	0	4	4
Subdivision	0	1	3
Zoning Map Amendment	1	2	1
Zoning Text Amendment	1	2	1
Zoning Variation	0	14	22
***Right-of-Way Vacation**	1	1	3
***Annexations Approved**	1	4	3
***Annexation Agreements Approved**	0	2	2
Misc. Ordinances/Resolutions Acted On	0	15	4
Total Administrative Approvals	1	19	16
Consolidations, 2-Lot Subdivs & Land Transfers	1	3	5
License Agreements - Tables and Chairs	0	9	9
Administrative Zoning Variations	0	4	0
Other Administrative Approvals	0	2	2
FOIA Requests Processed by Department	42	204	162
Violation Letters Issued (prior to citation)	20	79	63
Citations Issued	1	34	41
License Agreements Acted on by Board	0	3	2
Landmarked Properties	0	2	2

*Number of Ordinances approved many of which include multiple properties

Attachment: 2018 Planning and Development Annual Report (3829 : Staff Report)

PLANNING AND DEVELOPMENT DEPARTMENT
ANNUAL DEMOLITION REPORT
2018



MONTHLY COMPARISON - DEMOLITION APPLICATIONS - 1994 to PRESENT

Year	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD	Tot
1994	1	0	4	3	0	1	7	4	3	1	1	1	26	26
1995	1	2	9	0	4	0	8	0	2	2	0	0	28	54
1996	2	0	1	2	2	0	1	2	2	2	1	0	15	69
1997	0	0	0	2	2	3	3	2	2	2	0	1	17	86
1998	3	2	3	5	0	2	3	0	4	10	6	6	44	13
1999	1	1	5	3	3	1	15	2	6	1	1	0	39	16
2000	2	2	4	10	3	4	4	8	8	3	2	0	50	21
2001	4	4	5	6	8	2	6	10	6	3	6	7	67	28
2002	5	28	1	1	5	2	3	2	4	2	5	2	60	34
2003	1	4	12	8	4	7	9	7	8	5	6	1	72	41
2004	3	16	4	5	3	4	1	4	7	10	4	3	64	48
2005	7	4	2	10	7	3	6	5	5	8	6	0	63	54
2006	7	4	4	4	6	5	3	0	1	7	0	0	41	58
2007	2	3	5	3	7	4	2	3	0	3	0	1	33	61
2008	1	0	7	5	5	4	0	1	3	2	1	0	29	64
2009	2	2	1	0	0	3	2	0	0	0	2	0	12	66
2010	0	0	2	0	0	1	3	2	5	0	1	2	16	67
2011	1	0	4	2	3	2	0	5	3	4	0	0	24	70
2012	2	1	0	1	2	4	2	5	2	1	2	0	22	72
2013	1	4	6	1	2	2	1	6	2	0	1	2	28	75
2014	1	2	1	4	4	3	2	6	7	1	1	5	37	78
2015	2	2	4	3	1	1	1	1	4	2	1	1	23	81
2016	4	2	3	4	2	1	3	3	0	2	0	2	26	83
2017	0	4	0	4	2	4	5	0	0	2	2	0	23	85
2018	**3**	**1**	**1**	**1**	**6**	**3**	**1**	**1**	**5**	**0**	**0**	**2**	**24**	**88**

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 HOMES
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 CONCEPTS

Attachment: 2018 Planning and Development Annual Report (3829 : Staff Report)

No.	Address	Date	Lot Size	Lot Area	Earliest Record	Historic	Action	Status	Applicant/Build
7	802 A HIGHVIEW	5/1/2018	150x82	12300	4/11/1956		DEMO & SFR	PENDING	RAY WHALEN CUSTOM BUILDER
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/BLDG	ACTIVE	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 RECO	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	ACTIVE	CLASSIC HOME RENOVATIONS
15	465 CARLETON	6/28/2018	60X111	7332	5/12/1959	N	DEMO & SFR	ACTIVE	RS2 ARCHITECTS
16	724 ELM	7/16/2018		11725	1/15/1964	N	DEMO &SFR	ACTIVE	LORI CUSTOM HOMES, LLC
17	85 SUNSET	8/15/2018	108X450	50159	1/24/1961	N	DEMO & SFR	ACTIVE	PATRICK J MURPHY BUILDERS INC
18	385 MONTCLAIR	9/4/2018	50X190	9183	11/25/1966	N	DEMO &SFR	ACTIVE	NITTI DEVELOPMENT, LLC
19	620 SCOTT	9/17/2018	150X138	22052	7/16/2009	N	DEMO	ACTIVE	ACTIVE EXCAVATING & WRECKING, INC
20	681 DUANE	9/17/2018		16316	4/4/2002	N	DEMO &SFR	ACTIVE	OAKLY HOME BUILDERS, INC
21	741 EUCLID	9/17/2018	65X158	9785	4/29/1959	N	DEMO	ACTIVE	SCALI, MICHAEL
22	810 HIGHVIEW	9/19/2018	73X155	11783	3/3/1947	N	DEMO & SFR	ACTIVE	RPV CONSTRUCTION, INC
23	516 Lowell	12/20/2018		9787	06/01/56	N	DEMO &SFR	PENDING	OAKLEY HOMES , INC
24	531 WHITTIER	12/31/2018		15831	11/2/1961	N	DEMO & SFR	PENDING	CRESTVIEW BUILDERS

Attachment: 2018 Planning and Development Annual Report (3829 : Staff Report)

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Staci Hulseberg, Director of Planning & Development
Kelly Purvis, Planner

DATE: February 6, 2019

RE: February 19, 2019 Village Board Workshop – An update on the McKee House preservation project

Background:

The Forest Preserve District owns a parcel of land at the northeast edge of the Village's limits. On the lot is a fleet storage facility and a structure that is commonly known as the McKee House. The house was constructed by the Works Progress Administration and the Civilian Conservation Corps in 1936 and was the home to the Forest Preserve's Superintendent, Robert McKee, from 1936-1994. The house has been vacant since 2002.

In 2013, the Forest Preserve District hired Altus Works, Inc to conduct a reuse feasibility study. The study found that the cost to stabilize the McKee House would be $230,000 (due to a leaky roof that had caused quite a bit of damage to the inside of the home). Reuse of the property for adult education or assembly type uses ranged in cost from approximately $1.4 - $2 million (in addition to stabilization).

By 2016, the Forest Preserve District was discussing demolition of the McKee House. A concerned group of DuPage County residents, including the Citizens for Glen Ellyn Preservation collected nearly 1,000 signatures on a petition to save the structure. The McKee House Coalition would later form in order to organize the group's efforts to save the structure. In 2017, the McKee House was listed on Landmarks Illinois' Most Endangered Historic Places in Illinois.

The Lease Agreement:

On May 1, 2017, the Village executed an agreement with the Forest Preserve District to lease the two fleet storage buildings which are just east of the McKee House on the same property (see attached map). At the time, the Village had been considering several options for a salt storage facility ranging in cost from $600,000 to $1.2 million. The Forest Preserve District was willing to lease the fleet storage buildings to the Village for $1 per year for 50 years, provided that the lease also included the McKee House property. The lease agreement included the following terms related to the McKee House:

- The Village will lease the property for 50 years

Attachment: VB Memo - Update on Progress 020619 (3829 : Staff Report)

- The Village can sub-lease the property to the Glen Ellyn Park District, College of DuPage or the Glen Ellyn Historical Society without additional consent from the Forest Preserve District
- The McKee House can be used for educational, art, recreational and cultural purposes (but not residential)
- In order to prevent the demolition of the McKee structure, $400,000 toward the rehabilitation of the building must be raised by October 1, 2019
- If the fundraising goal of $400,000 is reached, the Village and Forest Preserve District each agreed to contribute $25,000 toward the project (at the time of building permit)
- If the fundraising goal of $400,000 is not reached by October 1, 2019, the Village will be responsible for the demolition of the McKee House and for the restoration of the site at the Village's sole expense (estimated $30,000-$50,000)
- If the fundraising goal is met, the McKee House must be occupied by October 1, 2022 or the Village will be responsible for the demolition of the McKee House and the restoration of the site at the Village's sole expense

The McKee Preservation Group:

Since the approval of the lease between the Forest Preserve District and the Village, the McKee Preservation Group, a 501c3 organization, was established to take the lead in raising funds and organizing efforts to restore the McKee House structures. Concurrently, the Village established an Oversight Committee that is serving as a liaison between the McKee Preservation Group and the Forest Preserve District.

In September of 2017, the McKee Preservation Group submitted a plan/proposal to the Village for the preservation and re-use of the McKee House structures including a timeline of activities that would help the group to reach the goals outlined in the lease agreement between the Village and the Forest Preserve District. The Plan is attached for the Village Board's information.

In March 2018, the McKee Preservation Group applied for and received a matching grant from Landmarks Illinois in the amount of $2,000 toward the restoration of the roof. The group has also created a well-designed website where information about the McKee House restoration project can be found and where donations are being accepted. The website can be accessed at www.mckeehouse.org.

The Village's Role:

At the request of the McKee Preservation Group, the McKee House property was annexed into the Village in 2018. This was done a year earlier than planned, in order to expedite the building permit review process for the roof (which was supposed to be replaced between March and April of 2018, according to their schedule) by eliminating multiple agencies from having to review proposed plans (such as the Village of Lombard). The Village and Forest Preserve District also amended the lease agreement to allow the Village to approve modifications to the McKee House structures without further approval from the Forest Preserve District.

Attachment: VB Memo - Update on Progress 020619 (3829 : Staff Report)

The Village continues to act as a facilitator between the Forest Preserve District and the McKee Preservation Group. The Village last met with a representative of the McKee Preservation Group in October, 2018. At that time, it was suggested that the group was having difficulty raising funds for the project and is seeking additional members. As the deadline for fundraising is approaching (October, 2019) Village staff have reached out to the Preservation Group for updates on the project. We have not received a response or any additional information about the project since the October, 2018 meeting.

Attachments: Location Map
The McKee Preservation Group Plan/Proposal, dated September, 2019

CC: Tim Whelan, McKee Preservation Group
Megan Plahm, Communications Manager
John Sterrett, Planner

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Attachment: VB Memo - Update on Progress 020619 (3829 : Staff Report)