



Minutes
Village of Glen Ellyn
Historic Preservation
Regular Meeting
July 18, 2019
7:00PM

Glen Ellyn Civic Center Galligan Board Room

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

Date: July 18, 2019
Called to Order: 7:00 p.m.
Adjourned: 8:58 p.m.

MEMBER ATTENDANCE:

Tim F. Loftus	Chairman	Present
Nathan A. Darga	Commissioner	Excused Absence
Robert S. Dieter	Commissioner	Late arrival @ 7:48 pm
Penn French	Commissioner	Absent
Ian Hood	Commissioner	Present
James P. Manak	Commissioner	Present
Kimberly A. Veum-Welsh	Commissioner	Present

Also Present:

Cole Jackson	Associate Planner – Staff Liaison	Present
Kelly Purvis	Village Planner – Staff Liaison	Present
Bill Enright	Trustee Liaison	Absent
Karen Hall	Executive Director of the Historical Society	Absent
Megan Wozniak	GE Historical Society	Present
Elisa Pollina	Recording Secretary	Present

Public Present:

Chris & Mike Wilson	Citizens for Glen Ellyn Preservation	
Kathy Cornell	678 Forest Ave, Glen Ellyn	
Maria Metz	574 Hillside Ave, Glen Ellyn	
Anne Gould	609 Newton Ave, Glen Ellyn	
Mike Formento	029 Hackberry Drive, Glen Ellyn	
Barb Lemme	688 N. Park, Glen Ellyn	
Weldon Johnson	325 Lorraine Street, Glen Ellyn	
Mark Daniel	Daniel Law Office	

A. CALL TO ORDER

The July 18, 2019 regular meeting of the Historic Preservation Commission was called to order by Chairman Loftus at 7:00 PM at the Glen Ellyn Civic Center.

B. PUBLIC COMMENT – None

C. ANNOUNCEMENTS – None

D. APPROVAL OF MINUTES FROM May 16, 2019 MEETING

MOVE TO APPROVE THE MINUTES OF REGULAR MEETING 5/16/2019

RESULT: Motion Unanimously Carried

MOVER: Commissioner Manak

SECONDER: Commissioner Veum-Welsh

E. NEW BUSINESS

1. *Preliminary Landmark Review of 400 N. Main Street.* Chairman Loftus explains the 5 step process of landmarking. The HPC will make a determination whether the property meets at least 2 of the criteria of 11 possible classifications. If the HPC does not believe it meets the criteria it stops here. If the property is nominated by a non-property owner, as is the case with 400 N. Main street, in accordance with the Village code section 2-13-4 within (15) days of its preliminary determination, the commission shall notify the owner(s) of the property of the reasons for and effects of the proposed designation and request that the owner(s) consent in writing to the proposed designation and shall forward a copy of such notice to the village board. The owner(s) shall have 45 days to respond to the request. Section 2-13-4 (C) of the Village Code states that if the owner(s) fails or refuses to consent to the proposed designation within the applicable time period, the designation process shall terminate as to that property without further action, and the subject of the proposed designation shall not be considered for 2 years. If the owner consents, the Commission shall schedule a public hearing on the proposed designation pursuant to Section 2-13-6.

Staff Liaison Purvis summarizes the process for this evening and invites petitioners to come up and speak.

Mark Daniel, attorney at Daniel Law, speaks on behalf of Citizens for Glen Ellyn Preservation. He has been working on this since early this year. He adds a letter was sent to the owner of the property asking them how they felt about landmarking status. Historically Glen Ellyn has been a planning town and

encourages the HPC to hear the residents.

Chris Wilson thanks the commission for their time tonight. She introduces herself. She is a resident of Glen Ellyn and has been with Citizens for Glen Ellyn Preservation since 2000. She was the president for 4 years and is now the task president and has also sat on the Historic Preservation. She has gone over the criteria and states 400 N. Main Street meets 8 of the criteria (see attached nomination form for criteria met). The Giesche building has been a fixture of GE for 57 years. It is an iconic and easily recognizable building due to its mid-century architecture. No known similar building matches that of the Giesche building in Glen Ellyn. Glen Ellyn is renowned for its diverse architecture style. Why would GE destroy this building? It is as identifiable as the horse trough, Lake Ellyn and the Clock tower. That is why we are fighting to save this building and not have its character enveloped by the Apex building.

Mike Wilson from Citizens for Glen Ellyn Preservation shows photos of a revived Giesche building. He adds its skeleton is made of steel. They can be moved and adaptable to interior spaces while keeping the exterior of the building intact. He shows various renditions of the building. Commissioner Manak asks for clarifications on the renditions shown. Wilson adds windows are added to show how this building can be made into retail space. The building is a very solid building. They don't make buildings this way anymore. Mike adds we can take this opportunity to make this building right.

Mike Formento, Glen Ellyn resident, thanks the HPC for the opportunity to speak. He is convinced this will be a huge mistake to allow demolition of the Giesche building. Today preservation is in the business of saving buildings. Historic means – Old and worth the trouble to save. Old helps to save character and it attracts people and business. People like old buildings. Our GE needs old buildings for our aesthetics. Visitors are able to witness the charm of GE. This is a one way street and we cannot go back and preserve once it is destroyed. Once destroyed it is lost forever. Origin & culture is like a tree without roots.

Ann Gould, resident of GE, thanks the HPC and states while you are considering landmarking, there were other alternatives for the Giesche building. It was under contract 5 times. None of those proposals ever made it to the HPC board. Why did Apex pass? Here are examples of two reuse options for the Giesche building. 1. The owner of Blackberry market in 2016 wanted to move into the Giesche building because they did not want it torn down. The Village board did not offer support. 2. In Nov 2017, another business owner, Maize & Mash envisioned roof top dining. They saw the building as an asset. Whatever the village said dissuaded this option. The fate of Giesche is unknown. Two businesses saw the value of the building but they walked away due to the lack of village support and obstacles. Ann Gould submits emails from other residents regarding the Giesche building.

Maria Metz, 20 year GE resident, states she travels for business. My colleagues come to GE and the reaction I get is one of joy. It is the American town that does

not look like every other town. It feels like a real community with interesting architecture. There is no reason this cannot be successful.

Barb Lemme, GE resident and business owner of Sign of the Whale Antiques, states every day I am at work people come in my shop and comment about our downtown. There is a wellspring of support in this town and neighboring towns to save this structure.

Weldon Johnson, a 54 year GE resident, I have been involved with the GE Historical Society for the last 20 years. Glen Ellyn is comprised of longtime residents, people who lived here, left and came back; people, who came through GE, loved it and moved here. I want the HPC to pay attention to these people because they reflect what they want or else it will drive people away to find another GE like town.

Lee Marks, GE resident, spoke with a shopper when he was at the shoe repair store. This person was from Naperville and said she shops in GE because Naperville has lost its character. He adds we should preserve the Giesche building.

Chairman Loftus thanks those who spoke tonight. It is now time for the HPC to discuss whether the Giesche building meets the criteria for landmarking. He asks each member to weigh in.

Commissioner Veum-Welsh states all criteria are met. I am for moving it forward.

Commissioner Hood adds I believe this property makes it worthy of preservation and support landmarking.

Commissioner Dieter states: It is incumbent on the Village of Glen Ellyn to maintain its rich character and historical qualities. The inherent charm of Glen Ellyn is easily recognized by its architectural history, styles, quality craftsmanship/construction and materials used. It is by no way a stretch to state that the economic vitality of Glen Ellyn, in no small measure, founds directly on maintaining a keen awareness of this fact and acting consistent with it. As a member of the HPC, I have carefully analyzed financial metrics of the village, listened to its citizens and have sought the sage advice of experts in planned development. Glen Ellyn is at an important crossroads that will have lasting effects on our local economy and revered position within the United States as a vibrant and modern community that has been able to maintain its local charm. The citizens of Glen Ellyn are sophisticated, well-educated, and passionate about our Village. People have deliberately moved here to avoid projects like Apex. Appropriate and planned design of a Village is very complex with lasting ramifications which, once in place, cannot be undone. Personally, and as a voice for our overwhelming majority of Glen Ellyn, I fully support the landmarking proposal for 400 N. Main Street, the Giesche Building.

Commissioner Manak adds GE embodies the soul and spirit of the United States.

We don't want to destroy Glen Ellyn's character for a 5 story building. We have something here we have to save. Let's move forward.

Commissioner Manak makes a motion by resolution for a preliminary determination that the property at 400 N. Main Street qualifies for land marking. Commissioner Hood seconds the motion.

MOVE TO A PRELIMINARY DETERMINATION THAT THE PROPERTY AT 400 N. Main St QUALIFIES FOR LAND MARKING

RESULT: Motion Unanimously Carried

MOVER: Commissioner Manak

SECONDER: Commissioner Hood

Chairman Loftus adds the next step in this process is to have a public hearing where a presentation will be made. If the owner of the property doesn't want it. It is dead for 2 years.

F. OLD BUSINESS

1. Chairman Loftus thanks Commissioner Hood for handing out the Historic Preservation awards at the Village board meeting on June 24th, 2019.

G. HISTORICAL SOCIETY BUSINESS – Megan Wozniak from the Historical Society reports that we are still recovering from the flood. We hope to by September to be back in the building. The GE Police Department is allowing us to use their community room for the following upcoming events: Apollo 11: One Giant Leap July 30th at 7:00p.m., U.S. Cuba Relations August 13th at 7:00p.m., Emmett Till: Spark of the Modern Civil Rights Movement August 24th at 2:00p.m. Book Discussion Group will be back at the History Center in September.

H. CHAIRMAN REPORT – No report

I. VILLAGE BOARD TRUSTEE REPORT – No report

J. STAFF REPORT – Staff Liaison Jackson submitted the Glen Ellyn Historic Landmark Designation letter for the HPC to review. The HPC made some changes and Staff Liaison Jackson will make the changes and send it back to the HPC for final review. Staff Liaison Jackson reports that they are working on the 2019 Local government reports. He adds the August HPC meeting has been cancelled.

K. ADJOURNMENT & NEXT MEETING DATE - A motion to adjourn the meeting was made by Commissioner Manak and Commissioner Hood seconded the motion. The meeting was adjourned at 8:58 p.m.

The next HPC meeting will be held on September 19, 2019 at 7:00 p.m. at the History Center.

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Cole Jackson, Staff Liaison