



Minutes  
Village of Glen Ellyn  
Historic Preservation  
Regular Meeting  
September 19, 2019  
7:00PM

Glen Ellyn Civic Center Galligan Board Room

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

**Date:** September 19, 2019  
**Called to Order:** 7:06 p.m.  
**Adjourned:** 8:47 p.m.

**MEMBER ATTENDANCE:**

|                        |              |         |
|------------------------|--------------|---------|
| Tim F. Loftus          | Chairman     | Present |
| Nathan A. Darga        | Commissioner | Present |
| Robert S. Dieter       | Commissioner | Present |
| Penn French            | Commissioner | Absent  |
| Ian Hood               | Commissioner | Present |
| James P. Manak         | Commissioner | Present |
| Kimberly A. Veum-Welsh | Commissioner | Absent  |

**Also Present:**

|                |                                              |         |
|----------------|----------------------------------------------|---------|
| Cole Jackson   | Associate Planner – Staff Liaison            | Present |
| Kelly Purvis   | Village Planner – Staff Liaison              | Present |
| Bill Enright   | Trustee Liaison                              | Present |
| Karen Hall     | Executive Director of the Historical Society | Present |
| Katie Ashbaugh | Planner                                      | Present |
| Bill Holmer    | Assistant City Manager                       | Present |
| Elisa Pollina  | Recording Secretary                          | Present |

**Public Present:**

|                  |                                                        |  |
|------------------|--------------------------------------------------------|--|
| Lee Marks        | 475 Hawthorne Blvd, Glen Ellyn                         |  |
| Candace Small    | Mortenson, 300 Park Blvd, Itasca                       |  |
| Crystal Holowell | Shive Hattery, 57 Franklin Suite 201<br>Valparaiso, IN |  |
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## A. CALL TO ORDER

The September 19, 2019 regular meeting of the Historic Preservation Commission was called to order by Chairman Loftus at 7:06 PM at the Glen Ellyn Historical Society.

**B. PUBLIC COMMENT** – Lee Marks, Glen Ellyn resident, reports that he spoke with Dan Anderson from the Historic Society Board and he suggests considering putting Historic Plaques in the sidewalks in front of historical properties. He adds this would be a good time to do that with the upcoming CBD streetscape project. Commissioner Manak thinks this is a good idea and offers to look into the legal aspect of doing this. Chairman Loftus asks Lee Marks to bring in photos of the kinds of plaques they are looking for. Executive Director of HSS Hall adds that Geneva is already doing something like this if you would like to take a look there. Chairman Loftus asks Lee Marks to bring back to the next HPC meeting a flavor of what has already been done.

Lee Marks adds he has an idea for the village to consider for the Gas Station Site on Main and St. Charles. He would like to add a welcome to Glen Ellyn sign as well as consider either moving a historical building to that site or rebuild a replica of the Yalding House. He believes it would enhance that intersection while promoting Heritage Tourism. The HPC thinks it is a good idea.

**C. ANNOUNCEMENTS** – None

## D. APPROVAL OF MINUTES FROM July 18, 2019 MEETING

MOVE TO APPROVE THE MINUTES OF REGULAR MEETING 7/18/2019

RESULT: Motion Unanimously Carried

MOVER: Commissioner Manak

SECONDER: Commissioner Hood

## E. NEW BUSINESS

### 1. Preliminary Determination for a Landmark Application of 475 Hawthorne Blvd.

Associate Planner Jackson presents to the HPC the application for landmarking. (See attached application. The property meets the following criteria:

-Built in 1920

-The integrity of location, design, materials & workmanship.

-Its value as an example of architectural, cultural, economic, historic, social & other aspects of the heritage of the Village of Glen Ellyn, State of Illinois or United States.

-Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of

indigenous materials.

-It is one of the few remaining examples of a particular architectural style.

-Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship.

-Its representation of an architectural, cultural, economic, historic, social or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art or other objects that may or may not be contiguous.

-Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community or the Village.

-Its identification with a person with a person or persons who significantly contributed to architectural, cultural, economic, historic, social, or other aspect of the development of the Village of Glen Ellyn, the State of Illinois or the United States.

The HPC discusses the property application. The HPC would also like to include the Gazebo which is also part of the history of the property. It was built 1920-1930. Commissioner Darga thinks this is a great house. Commissioner Dieter agrees and would also like to include the Gazebo.

Commissioner Manak makes a motion by resolution for a preliminary determination that the property at 475 Hawthorne Blvd qualifies for land marking. Commissioner Darga seconds the motion.

MOVE TO A PRELIMINARY DETERMINATION THAT THE PROPERTY AT 475 Hawthorne Blvd QUALIFIES FOR LAND MARKING

RESULT: Motion Unanimously Carried

MOVER: Commissioner Manak

SECONDER: Commissioner Darga

Village Planner Purvis adds the next step is a public hearing. We will notify Lee Marks of that date.

2. *Preliminary Approval: Exterior Alteration to a Landmarked Property request to allow the construction of a four-story public parking garage on the property located at 535 Duane Street, commonly known as the Glen Ellyn Civic Center.* Staff Planner Ashbaugh outlines the process for tonight's meeting. She will make a presentation to the HPC board regarding the four-story public parking garage. Once the presentation is completed, the HPC shall review the Application for Exterior Alteration of a Landmarked Property and determine if the proposed work will adversely affect or destroy any significant historical or architectural feature of the Landmarked Property. The HPC is asked to make a preliminary approval or disapproval of the subject request. Once the final determination is given by the HPC it will be presented to the Village board on December 9, 2019. Staff Planner Ashbaugh presents the information to the HPC regarding the public parking garage (see attached presentation). The presentation details information on the

following topics: parking garage application, proof of ownership, plat of survey (existing conditions), photos (existing conditions), aerial photo, proposed site plan, proposed elevations, proposed materials, renderings, light fixture specs, window and door details and ordinance 4214. Upon completion of the presentation, Commissioner Manak asks how many parking spots will be in the garage and will there be a fee to park there. Assistant City Manager Holmer replies there will be about 277 spots and yes and no to a fee to park there. There will be some spots for commuter parking which will have fees as well as apartment residents' use.

Chairman Loftus asks about the light fixtures on the top of the building. Candace Small from Mortensen replies that we went with 4 light poles on the top level and a more modern approach to lighting to help with light spillage. Assistant Manager Holmer adds our major goal was to work with neighbors on its impact and fixture placement and illuminate enough light on the deck without adversely affecting the neighboring residents. Commissioner Manak adds it's a balancing act with aesthetics, security and safety. He favors the lighting. Candace Small adds we did work with Public Works to make sure the lights on the ground match.

Commissioner Darga asks for clarifications on elevations with respect to breaking ground near the Civic Center. Crystal Holowell from Shive Hattery replies that sheet piling will be used as an earth retention system near the Civic Center.

Chairman Loftus asks about the design for the garbage dumpster enclosure. Candace Small adds it will match the existing building. All dumpster enclosures must match the existing buildings.

Chairman Loftus asks the HPC for a motion to grant preliminary approval of an exterior alteration for a Landmarked Property, being 535 Duane Street.

Commissioner Manak motions, Having considered the application of the Village of Glen Ellyn, for an Exterior Alteration to a Landmarked Property to allow new construction of a four-story public parking garage on the Landmarked Property located at 535 Duane Street., the Historic Preservation Commission hereby:

A. Adopts the findings in the staff report prepared by the Village of Glen Ellyn Community development Department and presented at the September 19, 2019 Historic Preservation Commission Public meeting.

B. Adopts the findings included in the deliberations of the Historic Preservation Commission.

C. Grants PRELIMINARY APPROVAL of the requested Exterior Alteration to a Landmarked Property, as it meets the following criteria:

1. That the proposed work will not adversely affect any significant historical or architectural feature of the improvement or of the district
2. That the proposed work is in compliance with the Standards for Rehabilitation set forth by the United States Secretary of the Interior at 36 CFR 67, as amended;

3. That the proposed work is in compliance with the Commission's published procedures and regulations;

D. Directs the Village of Glen Ellyn Community Development Department staff to proceed in its usual manner to review the application. Commissioner Darga seconds the motion.

MOVE TO A PRELIMINARY Approval of an Exterior Alteration for a Landmarked Property, being 535 Duane Street

RESULT: Motion Unanimously Carried

MOVER: Commissioner Manak

SECONDER: Commissioner Darga

AYES: Loftus, Darga, Hood, Manak

NAYS: 0

ABSTAINS: Dieter

3. *Discussion on Potential Landmarking Process Update:* Village Planner Purvis discusses with the HPC on changing the landmarking process from a 2-step process to a 1-step process when a property is nominated for landmarking by the property owner. This change will make the process more efficient. It will reduce the number of required meetings before the HPC from 2 to 1. The HPC can determine landmark eligibility, hold a public hearing and make a recommendation to the Village board all at one meeting. The process will remain a 2-step process should a property be nominated by someone other than the property owner. The HPC agrees to the process change. Village Planner Purvis will rewrite the code and process and bring it to the next HPC meeting for approval.

**F. OLD BUSINESS** - None

**G. HISTORICAL SOCIETY BUSINESS** – Historical Society Director Hall reports we have some events coming up. The Smithsonian is this Saturday. Tavern Day and Story Time for Children return.

**H. CHAIRMAN REPORT** – No report

**I. VILLAGE BOARD TRUSTEE REPORT** – Trustee Enright reports the budget process is starting and including in that is the CBD streetscape project and parking garage. There are also mockups of the new streetscape downtown and we are looking for feedback on these samples.

**J. STAFF REPORT** – Staff Liaison Jackson reports that the HPC website has been updated. The changes to the Letter on Landmarking have been made. The HPC approves the final amended letter. The 2019 CLG will be sent to the state once the HPC approves it.

**K. ADJOURNMENT & NEXT MEETING DATE** - A motion to adjourn the meeting was made by Commissioner Darga and Commissioner Dieter seconded the motion. The meeting was adjourned at 8:47 p.m.

The next HPC meeting will be held on November 21, 2019 at 7:00 p.m. at the Civic Center.

**Submitted by Elisa Pollina, Recording Secretary**

**Reviewed by Cole Jackson, Staff Liaison**