



Agenda
Village of Glen Ellyn
Historic Preservation Commission
Regular Meeting
Thursday, February 20, 2020
7:00 PM
Glen Ellyn Civic Center, Room 306

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 January 16, 2020

1. January 16, 2020 Historic Preservation Commission Meeting Draft Minutes

C. Public Comment

D. Old Buisness

1. Public Hearing Concerning Rescinding Landmark Status for the Property at 253 Anthony Street (to be continued at the next regularly scheduled meeting of the Historic Preservation Commission)

E. New Business

1. Updated 2020 Historic Preservation Commission Goals – Final Copy
2. Discussion of Historic Preservation Annual Awards
3. Discussion of the 2020 Historic Preservation Month Event to be held in May

F. Historical Society Business

G. Chairman's Report

H. Village Board Trustee Report

I. Staff Report

J. Confirmation of Next Meeting Date and Adjournment



Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 02/20/20 07:00 PM
Department: Historic Preservation Commission
Department Head: Cole Jackson
Category: Minutes
Prepared By: Cole Jackson

SCHEDULED

AGENDA ITEM (ID # 4374)

DOC ID: 4374

January 16, 2020 Historic Preservation Commission Meeting Draft Minutes

ATTACHMENTS:

- January 16 2020 Historical Preservation Commission Draft Minutes (PDF)

Village of Glen Ellyn



Minutes
 Village of Glen Ellyn
 Historic Preservation
 Regular Meeting
 January 16, 2020
 7:00PM
 Glen Ellyn Civic Center, Room 306

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

Date: January 16, 2020
Called to Order: 7:00 p.m.
Adjourned: 9:28 p.m.

MEMBER ATTENDANCE:

Tim F. Loftus	Chairman	Present
Nathan A. Darga	Commissioner	Present
Robert S. Dieter	Commissioner	Present
Penn French	Commissioner	Present
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	Present
Karen Hall	Executive Director of the Historical Society	Present
Elisa Pollina	Recording Secretary	Present

Public Present:

Lee Marks	475 Hawthorne Blvd, Glen Ellyn	
Alex Paluka	253 Anthony Street, Glen Ellyn	

A. CALL TO ORDER

The **January 16, 2020** 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 – Lee Marks, Glen Ellyn resident, reports that he met with Polly Perry a real-estate agent to discuss the Stacy’s Corner gas station site. He spoke with her about historic preservation regarding that corner. Lee adds, we spoke about retail going in there and we shared ideas. There is a lot of interest from medical companies that would like to move in over there. Marks added that he has invited her to attend an HPC meeting. Chairman Loftus thanks Lee for his efforts.

C. APPROVAL OF MINUTES FROM November 21, 2019 MEETING

MOVE TO APPROVE THE MINUTES OF REGULAR MEETING 11/21/2019

RESULT: Motion Unanimously Carried

MOVER: Commissioner Darga

SECONDER: Commissioner Manak

D. Old Business – Commissioner Manak reports that he gathered some information on tree preservation awards. He found that this was an item on the HPC agenda in 2015, February 2016 and June 2016. But nothing was done with it. Staff Liaison Purvis adds that at that time the village said it was in the EC purview. The HPC was going to put together a list of heritage trees and submit to Karen to put on the website. Chairman Loftus asks the commissioners to bring 2 tree recommendations to the next HPC meeting for nominations. Commissioner Manak adds that he wrote up a Heritage Tree criteria to consider when selecting these trees. Staff Liaison Purvis will look to see if she has that tree criteria. Commissioner Manak adds if you can’t find it, I will develop another criteria definition for Heritage Trees.

E. NEW BUSINESS

1. *4298: Concerning a Landmark Nomination for the Home at 750 Western Avenue:* Associate Planner Jackson reports that the owners of 750 Western Avenue have decided to rescind their landmark application for now and may reapply in March. The owners heard that landmarking would make a home more difficult to sell and hinder them from doing work on their home. They currently are looking to paint the brick. The owners ask if they would need approval to do that if their home is landmarked. Staff Liaison Purvis adds you don’t need a permit or approval to

paint. Associate Planner Jackson will let the homeowner know that painting will not affect the landmarking and he will encourage them to continue with landmarking.

2. 4299: Public Hearing Concerning Rescinding Landmark Status for the Property at 253 Anthony Street.

Commissioner Manak motions to open the public hearing and Commissioner Darga seconds the motion.

MOVE TO OPEN A PUBLIC HEARING FOR RECINDING LANDMARK STATUS FOR PROPERTY 253 ANTHONY STREET
RESULT: Motion Unanimously Carried
MOVER: Commissioner Manak
SECONDER: Commissioner Darga

Elisa Pollina, Recording Secretary: *Would you please state your name, your professional capacity and your business address for the record?*

Cole Jackson, Associate Planner for the Village of Glen Ellyn, 535 Duane Street
Kelly Purvis, Planner for the Village of Glen Ellyn, 535 Duane Street
Alex Paluka, Glen Ellyn Resident, 253 Anthony Street, Glen Ellyn

Elisa Pollina, Recording Secretary: *Please raise your right hand. Do you swear to tell the truth, the whole truth and nothing but the truth?*

*Cole Jackson: I do.
Kelly Purvis: I do.
Alex Paluka: I do.*

Associate Planner Jackson presents information on the 253 Anthony Street. This home was built between 1890-1910. It was landmarked in 2013 by the previous owners. There is a wide range of home diversity on this block. The only other property where landmark status was rescinded was at 364 Prospect Ave.

Alex Paluka, property owner of 253 Anthony Street, explains why he wants to rescind landmarking. He states he and his wife bought this home in October of 2017. We loved the house, size and location. We needed more space for our young family so we added carpet in the basement. After doing so we noticed water seepage and found mold. We called in a mold remediator. Upon doing so they noticed the foundation on the west side of the house was deteriorating - in some areas by 4-6". We found that the water was causing the deterioration. We received quotes to fix the west side foundation wall but were told we would have to jack up the house. Due to the age of the home the contractor did not think it was safe to do that. The engineers suggested addressing the seepage first then the

wall. Clean it out and build a new wall or build a transfer wall inside. We now need to figure how to use this property safely. We have explored many different options in order to create a healthy and safe home for our young family, but the safest and most reassuring options could cost upwards of \$75,000 to create a permeant solution. This figure puts an incredible amount of financial and emotional stress on our family. We are seeking to have the landmark status rescinded to allow us the freedom to make improvements to our home that does not limit the scope, material or configuration of our home.

Commissioner Manak asks what would you like to do to the house and is it an emergency to fix?

Paluka replies we want to fix our home so it is safe, fits our needs and does not eat into all of our funds.

Chairman Loftus adds what is the urgency if you do not have the funds right now?

Paluka adds if we break up the project in pieces we could possibly afford to fix it. That may alter landmarking. Also my job may take me to another location. If that happens I would have to sell this home. We would have to disclose the foundation issue which would be a deterrent for someone buying our home if this is not fixed. The only way we could sell our home in the state it is in, is if some wants to tear it down. Planner Purvis asks what the advantage of removing landmark status is. Paluka adds there would be fewer obstacles for the future.

Public Comment:

Elisa Pollina, Recording Secretary: *Would you please state your name, your professional capacity and your address for the public record?*

Lee Marks, Part-Time Preservationist, 475 Hawthorne, Glen Ellyn

Elisa Pollina, Recording Secretary: *Please raise your right hand. Do you swear to tell the truth, the whole truth and nothing but the truth?*

Lee Marks: I do.

Lee Marks suggests to Paluka that the first thing you need to do is find an individual preservationist who knows how to approach historic buildings. These individuals know of contractors who know how to handle homes like this. There is also no evidence to show that landmarking prohibits selling homes. Paluka states he is willing to check into a preservationist. Marks states using individuals who specialize in Historic Preservation are often times more economical. Marks will provide historic preservation contacts to Paluka.

Staff Liaison Purvis adds if you do end up jacking up the foundation, you would be changing the structural integrity of the home and in which case you would need to bring the house up to code.

Chairman Loftus ask Paluka if he is willing to defer his rescinding of landmark status in order to check out the information we have provided tonight. Paluka agrees to defer.

Commissioner Darga motions to continue the public hearing to the next HPC meeting, Commissioner Manak seconds the motion.

MOVE TO CONTINUE PUBLIC HEARING FOR RECINDING LANDMARK STATUS FOR PROPERTY 253 ANTHONY TO THE NEXT HPC MEETING

RESULT: Motion Unanimously Carried

MOVER: Commissioner Darga

SECONDER: Commissioner Manak

3. Discussion of the 2020 Historic Preservation Commission Goals (see attached goals) – The HPC reviewed the goals from 2019 and decided to keep the same goals for 2020 and add a goal that states continue to stimulate landmarking. Commissioner Hood would like to add a goal to offer Coffee with Commissioners to educate residents and real estate agents about HPC goals. These meetings could be held at the History Center. Staff Liaison Purvis adds we have a communications manager that could assist you in getting the word out about these meetings. Commissioner Hood adds if we could have 2 commissioners at the coffee meetings that would be great. Commissioners Hood and French offer to be the representatives at these meetings.
4. Discussion of the 2020 Historic Preservation Month Event to be held in May: Associate Planner Jackson reports that the boathouse is available on May 21st for the HPC Event. Sponsorship is allowed but will need to be approved by the board. The HPC board discussed how to structure this event and decided to include discussing the hidden history of Glen Ellyn. Chairman Loftus adds we would like to engage the public in this event. He asks Staff Liaison Purvis if she can put out an e-blast stating: Do you have a hidden history of Glen Ellyn? Join us at the HPC May Boathouse event to share your story.

F. HISTORICAL SOCIETY BUSINESS – Historical Society Director Hall reports the presentation on Saturday January 18th is on the Sears Homes of Chicagoland and Glen Ellyn at 2:00p.m. January 25th at 2:00pm is Muscle Car Mania.

G. CHAIRMAN REPORT – Chairman Loftus reports that the Village voted to approve landmarking Lee Marks' home. He thanks Associate Planner Jackson for all his hard work and the presentation he made to the board regarding the landmarked home.

- H. VILLAGE BOARD TRUSTEE REPORT** – Trustee Enright reports that the village will vote on finalizing the 5 story, 287 space parking garage on January 24, 2020. This project will take approximately 10 months to complete. The Village is annexing part of the prairie path from Hill Ave to the river. The Giesche building is still in litigation.
- I. STAFF REPORT** – Staff Liaison Jackson reports at the December 9, 2019 Village Board meeting, the Board approved Ordinance No. 6743-VC, *An Ordinance Amending the Village Code Title 2, Chapter 13, Sections 3, 4, and 5 Regarding the Landmarking Process To be Followed by the Historic Preservation Commission*. Landmark nominations will now follow the updated procedure which eliminates the need for a preliminary determination for landmark nominations that are nominated by the property owner. McKee House update: the Village has received a letter from a non-for-profit interested in restoring and utilizing the McKee House. The non-for-profit is discussing the possibility with Village officials. We will keep the Commission up-to-date as information becomes available. Associate Planner Jackson adds we encourage the Commission to continue supporting fundraising efforts for the restoration of the building as that remains the largest hurdle.
- J. ADJOURNMENT & NEXT MEETING DATE** - A motion to adjourn the meeting was made by Commissioner Darga and Commissioner Manak seconded the motion. The meeting was adjourned at 9:28 p.m.

The next HPC meeting will be held on February 20, 2020 at 7:00 p.m. at the Civic Center.

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Cole Jackson, Staff Liaison



Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 02/20/20 07:00 PM
Department: Historic Preservation Commission
Department Head: Cole Jackson
Category: Public Hearing
Prepared By: Cole Jackson

SCHEDULED

AGENDA ITEM (ID # 4370)

DOC ID: 4370

Public Hearing Concerning Rescinding Landmark Status for the Property at 253 Anthony Street (to be continued at the next regularly scheduled meeting of the Historic Preservation Commission)

Background:

At the January 16, 2020 meeting of the Historic Preservation Commission, the Commission held a public hearing concerning rescinding landmark status for the property at 253 Anthony Street. The reason for requesting that the landmark status be rescinded was that the home's foundation is starting to fail and the property owner expressed a desire to have more flexibility to do whatever is needed to fix the issues with the home, demolish it, or sell it. During the hearing, the Commission suggested the property owner receive additional options/quotes for the repair of the building from restorationists and preservationists. The property owner is gathering more information and speaking with restorationists about how to repair the home. The property owner is requesting that the Commission continue the public hearing to the March 19, 2020 meeting to provide more time to study available options for the home.

Staff reviewed a plat of survey for the property to determine if it was conforming with the Village Code. The property received a variance to allow the front porch in its current location and is otherwise conforming with the zoning code. The Village's Senior Civil Engineer noted that area has significant flooding issues and believes that options for 253 Anthony to eliminate stormwater flooding would be very expensive. The Village provided the property owner with a brief overview of the drainage problems in the area and provided a drainage study from a nearby property.

Commission Action:

The Historic Preservation Commission is being asked to continue the public hearing concerning rescinding the landmark status of 253 Anthony Street to the next scheduled meeting of the Commission when the property owner may be able to return with additional information.

CC: Staci Springer, Community Development Director
Kelly Purvis, Planner



Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 02/20/20 07:00 PM
Department: Historic Preservation Commission
Department Head: Cole Jackson
Category: Discussion Item
Prepared By: Cole Jackson

SCHEDULED

AGENDA ITEM (ID # 4371)

DOC ID: 4371

Updated 2020 Historic Preservation Commission Goals – Final Copy

Background

Each year, the Historic Preservation Commission sets a list of annual goals to work towards throughout the year. At the January 16, 2020 meeting, the Historic Preservation Commission discussed the goals from 2019 and potential updates for 2020. Based on that discussion, staff added goals nine and ten to the list. Below is a list of the Historic Preservation Commission's goals for 2020.

1. 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.
2. 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 homeowners for interest in Landmark status with a letter and work to improve response rates.
3. 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.
4. Explore the establishment of local Glen Ellyn Landmark Districts.
5. Work more closely with the Chamber of Commerce and other groups to actively promote Glen Ellyn History and Stacy's Tavern Museum to the benefit of all and explore additional partnerships with other local agencies engaged with historic preservation.
6. Explore various social media strategies to further promote public outreach for landmarking homes.
7. 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.
8. Promote Historic Preservation in public spaces. Work with the Village to display educational information and Historic Preservation guidelines in public buildings and venues.
9. Partner with other groups, where appropriate, to promote historic preservation at events, such as the North Main Street Neighborhood block party.
10. Start a dialogue with community members, including realtors, through an informal "coffee with the commission" type event.



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Meeting: 02/20/20 07:00 PM
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Department Head: Cole Jackson
Category: Discussion Item
Prepared By: Cole Jackson

SCHEDULED

AGENDA ITEM (ID # 4372)

DOC ID: 4372

Discussion of Historic Preservation Annual Awards

Annual Historic Preservation Awards

Each year the Historic Preservation Commission reviews projects completed within the previous year for its annual Historic Preservation Awards. Entries are accepted for residential (single-family and multi-family), commercial and institutional buildings. The Commission discusses the merits of each application and selects recipients for the following awards:

- § *Restoration of the Year Award:* The Restoration of the Year Award is presented annually in recognition of an outstanding effort to restore the exterior of a home or building in a manner fitting its historic character while adhering to Glen Ellyn's restoration guidelines and contributing to the preservation of Glen Ellyn history. Entries are judged on the extent to which the exterior restoration is in keeping with the home's historic character.
- § *Remodeling Project of the Year Award:* The Remodeling Project of the Year Award is presented annually in recognition of an outstanding effort to remodel the exterior of a home or building in a manner maintaining or improving the architectural integrity and contributing to the preservation of Glen Ellyn history. Entries are judged on the extent to which the exterior remodel is in keeping with the home's character.
- § *Streetscape Compatibility Award:* The Streetscape Compatibility Award is presented annually in recognition of an outstanding effort to construct a new home or building in an architectural style and scale that contributes to the preservation of Glen Ellyn's historic streetscapes. A home can be of any age to qualify for this award. Entries are judged on their compatibility with the existing streetscape, in terms of architectural style and scale.
- § *Architectural Details Award:* The Architectural Details Award is presented annually in recognition of an outstanding effort to restore an exterior detail element of a home, building or property in a manner fitting its historic character, and contributing to the preservation of Glen Ellyn history. Entries are judged on the compatibility of the element with the historic character of the home or building.

Staff is preparing public outreach to gather nominations for the 2020 awards. Nominations from the Commission are welcome and staff appreciates any help from the Commission with promoting the awards to builders, homeowners, and others eligible for nomination. The nomination form will be available on the Historic Preservation Commission's page on the Village website.

CC: Staci Springer, Community Development Director
Kelly Purvis, Planner



Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 02/20/20 07:00 PM
Department: Historic Preservation Commission
Department Head: Cole Jackson
Category: Discussion Item
Prepared By: Cole Jackson

SCHEDULED

AGENDA ITEM (ID # 4373)

DOC ID: 4373

Discussion of the 2020 Historic Preservation Month Event to be held in May

Background:

At recent meetings, the Commission discussed ideas for the annual historic preservation month event typically held at the Commission's May meeting. Based on Commission feedback, staff has booked the Glen Ellyn Boathouse for the event. The Commission will have access to the boathouse on May 21, 2020 from 5:00 pm to 9:30 pm. This timeframe should include setup and cleanup of the event.

As previously discussed, the Commission is able to accept sponsorships for this event but all sponsorships must be documented and approved by the Village Board. Sponsorships, for example, can include donations of food, beverages, or funds for speakers. Please note that alcohol cannot be served at the event. The latest that any sponsorship could be approved is the May 11 meeting of the Village Board. If the Commission will have sponsors, the information should be given to staff at least two weeks before the target Village Board meeting so staff has time to put together the request for the Village Board agenda. Therefore, please inform staff of confirmed sponsors and what they are donating no later than April 27.