

MINUTES

BOARD/COMMISSION: Historic Preservation

DATE: 2/15/18

MEETING: Regular

CALLED TO ORDER: 7:07 p.m.

QUORUM: Yes

ADJOURNED: 9:00 p.m.

LOCATION: Glen Ellyn Civic Center

MEMBER ATTENDANCE:

PRESENT: Chairman Marks, Commissioners Christiansen, Dieter, Loftus, Manak and Veum-Welsh

EXCUSED: Commissioners Darga and Vavra

ALSO PRESENT: Associate Village Planner Purvis, Village Trustee Senak, Glen Ellyn Historical Society Executive Director Hall, Recording Secretary Solomon, Lara Ramsey with Ramsey Historic Consultants

A. Call to Order

Chairman Marks called the Glen Ellyn Historic Preservation Commission regular meeting to order at 7:07 p.m., in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois.

Chairman Marks passed around "Early American Life Magazine" and pointed out the article done on Stacy's Tavern.

B. Public Comment

None

C. Approval of January 15, 2018 Meeting Minutes

A motion was made by Commissioner Manak and seconded by Commissioner Veum-Welsh to approve the minutes of January 15, 2018. The motion carried unanimously by a voice vote with Commissioner Christiansen abstaining as she was not at this meeting.

D. Old Business

1. Preservation Month Event

Chairman Marks introduced Lara Ramsey, with Ramsey Historical Consultants of Chicago, Illinois. Ms. Ramsey stated based on issues with teardowns in the Village, there seems to be a possible misunderstanding from the residents regarding historic preservation. Ms. Ramsey stated for the May presentation, her thought is to focus on an education forum for the residents. Ms. Ramsey stated it would be good to give the attendees a sense of what has to be done when you landmark a property. Ms. Ramsey stated she will put together a list of all the significant or potentially significant known properties from the previous surveys. Associate Village Planner Purvis stated once they get this list, they could split up the list by survey area and have a Historic Preservation Commissioner (HPC) visit these properties. Ms. Ramsey stated she will leave out the current survey as it is not finalized yet.

Chairman Marks stated a mailing should be done to the homes on this list as well as any homes that have a Glen Ellyn Historical Society plaque. Chairman Marks asked if they were inviting commercial property owners as well.

Associate Village Planner Purvis stated the HPC will not be able to get the full \$1,000 budget for the preservation month events that they had asked for, and the Village will not pay for any alcohol to be served. Associate Village Planner Purvis stated if the Village's Downtown Façade Awards or Tax Rebates for downtown business owners are discussed at this event, then they can allocate some money from the Village's economic development budget for the events, which will cover the cost of the speaker and some refreshments.

Ms. Ramsey stated that under the recent tax laws, the House bill initially eliminated the Federal Historic Tax Credit for income-producing properties entirely; however, the Senate left this in, but the credit is now stretched out over five years. Ms. Ramsey stated the 20% amount did stay the same. Ms. Ramsey stated the tax freeze did stay the same, and the freezing of assessed value is for eight years and then stepping up for another four years, so there is a savings for 12 years.

Chairman Marks asked if a claim can be retroactive. Ms. Ramsey stated they encourage people to apply prior to renovating as they can guide people through the project to meet the standards of the Secretary of the Interior. It can be more challenging to meet the standards after the project is already complete. Ms. Ramsey stated there is a two-year window to apply for this tax freeze after the completion of the project.

Chairman Marks stated they need to focus on the economic benefits. Ms. Ramsey stated they should do a section regarding the myth-busting about historic preservation. Ms. Ramsey suggested it would be good if an HPC Commissioner gives

a presentation of the landmarking process, and a packet of information could be provided that might include information about the alteration review process on landmarked homes, the tax-freeze application form, etc. Trustee Senak stated it would be good for someone who has been through this process to explain their journey.

Chairman Marks stated they should also talk about windows as this seems to be the number one panic question he hears often. Chairman Marks stated Roger Olson does the restoration of the windows, and Ms. Ramsey stated he should be invited to this event. Commissioner Dieter stated it would be good to have window examples of a regular window and a restored window.

Ms. Ramsey also suggested that there be a Q & A session at the end of the presentations. Commissioner Christiansen stated the HPC brochures should be available as well.

Ms. Ramsey asked if someone from Landmarks Illinois would be at the event. Chairman Marks suggested another meeting in the fall.

Commissioner Manak gave Ms. Ramsey a copy of the suggested ordinance that was put together in 2006 for a 90-Day Demolition Delay, based on things that were being done in the North Shore communities. Ms. Ramsey explained what this 90-Day piece looks like.

Chairman Marks stated they should touch on landmark districts too. Commissioner Loftus asked how they can find out if homes in the township are in a current tax freeze. Ms. Ramsey stated she is more familiar with Cook County, and for Cook, there is a note on the Assessor's page.

Associate Village Planner Purvis stated Joanne McDonald, at 250 Regent, did the tax-freeze application, but Associate Village Planner Purvis does not know the outcome of this.

Ms. Ramsey stated she will come out again before the May event, possibly at the April HPC meeting.

Associate Village Planner Purvis stated for the event, they do have the Lake Ellyn Boathouse reserved on Thursday, May 17, 2018 from 6:00 p.m. to 10:00 p.m. Associate Village Planner Purvis stated there is money to pay Ramsey Historical Consultants their \$150.00 fee for speaking at this event, and they should be able to get funds for refreshments. Associate Village Planner Purvis stated if there is a cost associated with the Taste of Glen Ellyn, the HPC may not be able to do a booth due to funding, but they could still hold the coloring contest. Associate Village Planner Purvis stated she will need more specific information so that the Village's

Communications Coordinator can put together a flyer. Associate Village Planner Purvis stated many of the downtown shop owners have said they will distribute the coloring contest pages as well as the Civic Center. Glen Ellyn Historical Society (GEHS) Executive Director Hall stated they could submit the coloring pages electronically to the schools as well. Commissioner Christiansen stated the Glen Ellyn Public Library might be willing to distribute the coloring pages as well.

Associate Village Planner Purvis referred to the To Do list she added to the packet and stated this list is split up into phases. Associate Village Planner Purvis asked the HPC to look over the list to see if anything is missing.

2. 2017 Preservation Awards Discussion

Associate Village Planner Purvis stated she did receive one nomination form for 497 Arbor Court for the Restoration award. Associate Village Planner Purvis reviewed the basics of the nomination, and Chairman Marks stated this could be considered for the Architectural Details Award.

Commissioner Christiansen stated there is a Cape-Cod home at 210 Glenwood Avenue, on the northwest corner of Glenwood Avenue and Greenfield, which has been redone and was finished this past fall. Commissioner Christiansen stated she thinks this home will be for the Restoration Award.

Commissioner Veum-Welsh stated she will be seeing the inside of the home at 580 Lakeview Terrace next week. Commissioner Veum-Welsh stated the home owner did replace some windows and siding. Commissioner Loftus passed around pictures of this home. Commissioner Veum-Welsh will get more information on what was done to the exterior of the home for the next meeting.

3. List of Notable Homes and Architects

Commissioner Loftus stated he put together a list of 10 to 15 notable homes that were architecturally significant as well as the architects who designed these homes. Commissioner Loftus stated he sent this list to Associate Village Planner Purvis. Associate Village Planner Purvis stated she will send out the list to the HPC and GEHS Executive Director Hall. Commissioner Loftus reviewed the homes and architects that were on this list. Associate Village Planner Purvis stated the DuPage Convention and Visitors Bureau wanted this information to possibly partner with the Village to highlight architecturally significant properties in the County.

E. New Business

1. Historical Newspaper from North Carolina

Commissioner Manak passed out a historical news newspaper that he picked up in North Carolina. Commissioner Manak referred the HPC to the page where occupations were listed.

F. Historical Society Business

Glen Ellyn Historical Society (GEHS) Executive Director Hall passed around the newest GEHS newsletter and list of upcoming events and reviewed the coming programs:

1. GEHS Book Discussion Group: The Accidental President – Thursday, March 1, 2018 at 10:00 a.m.
2. Maria Callas, portrayed by Maria Boundas Bakalis – Saturday, March 3, 2018 at 2:00 p.m.
3. Grand Opening of the Anderson Room, the History Center's Newly Renovated Multi-Purpose Room – Saturday, March 3, 2018 from 3:30 p.m. to 5:00 p.m.
4. Volunteer Fair/Open House – Saturday, March 10, 2018 from 10:00 a.m. to 1:00 p.m.

GEHS Executive Director Hall stated the renovations to the History Center are completed, and the GEHS will be dedicating the Anderson Room on Saturday, March 3rd.

Chairman Marks asked if the HPC could use this room for a meeting in the fall. GEHS Executive Director Hall stated this should be fine.

G. Chairman's Report

None

H. Village Board Trustee Report

Trustee Senak stated the property at 536 Crescent Boulevard will receive one of the Village's Façade Awards in order to redo the exterior of the building consistent with the building's historic character.

Trustee Senak asked for feedback on the HPC's water meters. Trustee Senak stated there is a proposal to replace the pads by which the meters are read with a radio device. Trustee Senak stated this would be a technology replacement and not a water meter replacement.

Trustee Senak stated there is a proposal to increase the Home Rule Sales Tax in order to replace the revenue that is lost due to changes at the state level.

Trustee Senak stated on Tuesday, February 20, there will be a Village Board Workshop to discuss a possible parking garage and the downtown streetscape. Commissioner Dieter stated a parking garage will not solve a problem that does not exist, and it also will not solve the problem that people want to park directly in front of a building.

Commissioner Manak asked about the status of the service station. Trustee Senak stated the Village and True North are in litigation, and they have moved into Discovery. Trustee Senak stated he cannot predict the litigation timelines on this.

Chairman Marks asked about the McChesney property to which Trustee Senak stated there is an effort by Village President McGinley to get this rolling.

Chairman Marks asked about the Giesche property. Trustee Senak stated this is being looked at by the Maize and Mash owners.

Chairman Marks stated there is a dangerous hole on the north side of Roosevelt Road in the right-hand lane by US Bank and Trader Joe's.

I. Staff Report

Associate Village Planner Purvis stated former Village President, Frank Weidner, would like to speak to the HPC at the March meeting regarding the history and evolution of the Glen Ellyn Civic Center and the renovation and reuse of the building as Village Hall.

Associate Village Planner Purvis stated she included the Northern Illinois Historic League Newsletter for February in the HPC packet.

J. Confirmation of Next Meeting Date and Adjournment

Chairman Marks stated the next meeting will take place on Thursday, March 15, 2018 at 7:00 p.m.

With no further business, Chairman Marks asked for a motion of adjournment. A motion was made by Commissioner Manak and seconded by Commissioner Christiansen to adjourn the meeting. The motion carried unanimously by a voice vote, and the meeting was adjourned at 9:00 p.m.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Kelly Purvis, Associate Planner