

MINUTES

BOARD/COMMISSION: Historic Preservation

DATE: 5/17/18

MEETING: Regular

CALLED TO ORDER: 7:00 p.m.

QUORUM: Yes

ADJOURNED: 9:00 p.m.

LOCATION: Lake Ellyn Boathouse

MEMBER ATTENDANCE:

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

EXCUSED: None

ALSO PRESENT: Village Planner Sterrett, Planning Department Intern Village Trustee Senak, Recording Secretary Solomon, Glen Ellyn Historical Society Executive Director Karen Hall, Lara Ramsey with Ramsey Historic Consultants, various Glen Ellyn residents.

A. Call to Order

Chairman Marks called the Glen Ellyn Historic Preservation Commission regular meeting to order at 7:00 p.m., at the Lake Ellyn Boathouse at 645 Lenox Road, Glen Ellyn, Illinois.

Chairman Marks welcomed everyone to the Historic Preservation Commission Meeting/Event. Chairman Marks presented information on historic preservation in Glen Ellyn and stated too many architectural and historically-significant homes have been lost in recent years, and this is why the Historic Preservation Commission wants to ensure residents have the facts on historic preservation. Chairman Marks stated the Historic Preservation Commission (HPC) gives awards annually for Restoration of the Year, Remodeling Project of the Year, Streetscape Compatibility and Architectural Details, and the HPC will be voting on these awards at the June meeting. Chairman Marks stated the Glen Ellyn History Center is a great place to get information, and Glen Ellyn Historical Society Executive Director Karen Hall is there to help with this.

Chairman Marks stated this is an exciting year for Illinois as the state celebrates the Bicentennial of its statehood in 1818. Chairman Marks stated before we get started with tonight's program, he wanted to review a few of the exciting historic happenings that have occurred in Glen Ellyn in recent years.

Chairman Marks stated in 1974, Stacy's Tavern was the first historic building in DuPage County to be listed in the National Register of Historic Places. Chairman Marks stated the restoration of historic Stacy's Tavern, which began in 1968, saw the building reopened to the public during the nation's Bicentennial in 1976. Chairman Marks stated in 1977, John Patterson, Supervisor of Historic Sites for the State of Illinois, named Stacy's Tavern as the finest and most accurate restoration in the State. Chairman Marks stated also in the 1970's, the Glen Ellyn Main Street Historic District was listed in the National Register, and just a few years ago, the Village had two downtown Historic Districts listed on the National Register, one north of the tracks and another to the south of the tracks. Chairman Marks stated considering the Village's historic achievements, the Village has much to be grateful for here in Glen Ellyn, a town which has always been renowned for its focus on history and early architecture. Chairman Marks stated however, the Village must remain vigilant, the Village has lost way too many historic and architecturally significant buildings in recent years.

Chairman Marks stated it is my great pleasure to introduce Lara Ramsey, of Ramsey Historic Consultants, who will present a most interesting program on historic preservation and the importance of Landmarking.

B. Lara Ramsey – Ramsey Historical Consultants – Information about Preservation Incentives for Commercial and Residential Properties.

Lara Ramsey, Principal with Ramsey Historical Consultants in Chicago, Illinois, presented background on herself and the work she has done for historic preservation in Glen Ellyn, including architectural surveys as well as helping with the Downtown Glen Ellyn National Historic Register nominations and the Lake Ellyn Boathouse National Historic Register nomination.

Ms. Ramsey presented information about preservation incentives for commercial and residential properties and gave a brief overview of the ins and outs of historic preservation. Ms. Ramsey stated historic preservation is a way to protect and honor places, people, events and ideas, and historic preservation is not anti-growth or anti-development.

Ms. Ramsey stated historic preservation is important for Glen Ellyn as it gives a sense a place, a sense of continuity and a connection to the past, environmental sustainability, and economic benefits. Ms. Ramsey stated the effect of teardowns has been felt in Glen Ellyn, and "Regret only goes one way."

Ms. Ramsey reviewed information on the myths and misconceptions about historic preservation and how these ideas are incorrect. Ms. Ramsey spoke about the myths that historic preservation drives down property values, that if a property is on the National Register then an owner cannot make any changes to it and that if a property is

landmarked then an owner cannot change the property in any way. Ms. Ramsey went on to talk about more myths, including historic preservation is bad for the local economy, preservation is more expensive than new construction, new houses have more to offer than older homes and that historic preservation violates property rights.

Ms. Ramsey discussed the Tools and Methods used for historic preservation, including documentation, designation, physical preservation and local recognition/rewards. Ms. Ramsey spoke about the incentives available to owners, including the Federal Historic Preservation Income Tax Credit for commercial properties, the Illinois Property Tax Assessment Freeze for residential properties and Preservation Easement. Ms. Ramsey discussed the resources available and showed a page of websites.

Ms. Ramsey opened up the floor for questions.

A resident stated since the historic home on Hill Avenue was torn down, the Ackerman House on St. Charles Road is now the oldest home in the Village. The resident stated a property owner can do whatever they want to a home. Ms. Ramsey stated this is a good point and hopes they can help residents see why preservation is important.

Chairman Marks stated there was a case before the Supreme Court in the 1960's where the Supreme Court ruled the town has a right to remain beautiful.

Commissioner Manak stated if a home is landmarked, there is not a 100% guarantee that the home will not be torn down, but landmarking a home is the best way to preserve a home.

C. John Sterrett – Village Planner – Information about Village Incentives

Village Planner Sterrett presented information on the Village's incentives and stated these are mainly focused on the downtown area. Village Planner Sterrett stated these awards include the Commercial Façade Improvement Award, the Downtown Interior Improvement Award and the Fire Prevention Award. Village Planner Sterrett stated the Village Board just approved the Fire Prevention Award for other businesses not in the downtown as well. Village Planner Sterrett stated you can contact Economic Development Coordinator Meredith Hannah for additional information on these.

D. Intermission

Chairman Marks stated they will take a 15-minute intermission at 8:04 p.m.

Commissioner Loftus called the meeting back to order at 8:19 p.m.

E. Tim Whelan and Linda Gilbert – Update on the Restoration of the McKee House

DuPage County Forest Preserve Commissioner Whelan provided an update on the restoration of the McKee House and relayed information on how the McKee House Preservation Group came into being. Forest Preserve Commissioner Whelan stated the McKee House is on St. Charles Road by Churchill Woods. Forest Preserve Commissioner Whelan explained the Intergovernmental Agreement (IGA) between the Village of Glen Ellyn and the DuPage County Forest Preserve about the McKee House property. Forest Preserve Commissioner Whelan stated the McKee House was built in 1936 by the DuPage County Forest Preserve. Forest Preserve Commissioner Whelan stated the McKee House Preservation Group was formed to create a proposal and timeline to rehabilitate the McKee House, and they are currently in the planning stages to raise funds to preserve the roof which is a priority. McKee House Preservation Group President Linda Gilbert showed current pictures of the exterior and the interior of the McKee House. Forest Preserve Commissioner Whelan stated they would like to see an adaptive re-use of the McKee House.

Chairman Marks stated they did a huge public-relations campaign when they started to restore Stacy's Tavern, and many people then got involved. Chairman Marks stated a big public-relations campaign would help to get the word out about the restoration of the McKee House. Chairman Marks stated the McKee House is a part of the historical corridor along St. Charles Road.

F. Tim Loftus – Historic Preservation Commissioner – Information Regarding how to Landmark Your Property

Commissioner Loftus presented information on how to landmark your property and stated he will present information on the mechanics and process of how to landmark. Commissioner Loftus discussed the benefits on landmarking. Commissioner Loftus stated in the Village's Landmarking Ordinance, there are nine criteria for a landmark designation, and the property needs to meet two of these criteria. Commissioner Loftus stated a home does need to be at least 50 years old to qualify for landmarking, and consideration for landmark status is only limited to the exterior of the home. Commissioner Loftus stated the landmark application form is two pages and on the Village's website.

Commissioner Loftus stated on the Village's website, there is a page that describes what work can be done on landmarked homes, and what the HPC's requirements are.

G. Q&A

There was discussion regarding the tax assessment freeze, notifying your insurance company if you do landmark your home and the actual steps and process for landmarking from the application to the approval from the Village Board. Commissioner Loftus stated this landmarking status then would follow the home from owner to owner.

Chairman Marks thanked everyone for coming and thanked the speakers for their time. Chairman Marks stated anyone who is interested or has questions on landmarking or possible changes to a landmarked home is welcome at the Historic Preservation Meetings which are at 7:00 p.m. the third Thursday of every month on the 3rd floor of the Civic Center.

H. Confirmation of Next Meeting Date and Adjournment

The next meeting will take place on Thursday, June 21, 2018 at 7:00 p.m. at the Glen Ellyn Civic Center.

With no further business, the meeting was adjourned at 9:00 p.m.

Submitted by: Debbie Solomon, Recording Secretary