

VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD

Village Hall – Council Chambers

801 Burlington Avenue

July 15, 2020

7:00 P.M.

AGENDA

- 1. Roll Call**
- 2. Approval of Minutes from the November 20, 2019 meeting**
- 3. Public Hearing**
- 4. Old Business**
- 5. New Business**
 - a. Historic Preservation Improvements**
- 6. Public Comment**
- 7. Adjournment**

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**VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
MINUTES OF November 20, 2019 MEETING**

Ch. Davenport called the November 20, 2019 meeting of the Architectural Design Review Board to order at 7:00 PM and requested a roll call.

1. ROLL CALL

PRESENT: Ms. Acks, Mr. Lerner, Mr. Renner, Mr. Riemer, Ch. Davenport

ABSENT: Ms. Chalberg

STAFF: Flora Ramirez, Development Planner
Jason Zawila, Planning Manager

VISITORS: Chuck Holtzen, 5226 Carpenter Street
Bryan Holtzen, 5226 Carpenter Street
Irene Hogstrom, FOEH, 1232 Gilbert
William Kundert
Kathy Nybo, Friends of Edward House (FOEH), 5253 Blodgett

Mark Bragel, FOEH
Amy Gassen, D.G. Historical Society, 5320 Benton Ave.
Christine & Bo Martin, FOEH, 701 Maple Ave.

2. APPROVAL OF THE JUNE 20, 2019 AND SEPTEMBER 18, 2019 MINUTES

Ms. Acks moved, seconded by Mr. Lerner, to approve the minutes of the June 20, 2019 meeting and September 18, 2019 meeting.

AYES: Ms. Acks, Mr. Lerner, Mr. Renner, Mr. Riemer, Ch. Davenport

NAYS: None

The Motion to approve the minutes as presented passed unanimously.

3. PUBLIC HEARING

Ch. Davenport explained that there was one public hearing before the Board seeking landmark designation for property located at 5329 Meadow Lane, Downers Grove. He described the procedures to be followed for the hearing, and asked anyone intending to speak at the meeting to rise and be sworn in.

PUBLIC HEARING FILE 19-ADR-0005: A petition seeking a Historic Landmark Designation for the property commonly known as 5329 Meadow Lane, Downers Grove, IL (PIN 09-07-408-002). Louise and Peter Trucano, Petitioner and Owner.

Staff Presentation:

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Ms. Flora Ramirez, Development Planner for the Village of Downers Grove, stated that the property is located 5329 Meadow Lane. The petitioner is seeking landmark designation for their property representing the Mid-Century Modern style of architecture. The house was built circa 1964, and Ms. Ramirez displayed photographs of the house and reviewed the architectural features of home. This split three level Mid-Century Modern style home has a concrete foundation, a basement and low-sloped cross gabled roof. The home's exterior facades are composed of both brick and vertical cedar siding. The facades feature casement windows, vertical wood siding, a distinctive entry and a deep roof overhang around the house. Natural light is secured through the use of clerestory windows on both the front and rear facades. Additionally, the home includes a 2 ½ attached and heated garage.

Mr. Renner asked if there was an addition on the rear façade. Ch. Davenport explained that the rear addition was the enclosed porch off of the back on the existing conditions photo. He also included that the roof line had been modified as well. Mr. Zawila noted that staff had a hidden slide depicting the original plat and the updated plat that clearly indicated the location of the addition.

Ms. Ramirez stated that based upon the findings as stated in Staff's Report dated November 20, 2019 Staff finds the petition complies with the criteria in Section 12.302 for Landmark Designation and recommends a positive recommendation from the Board to the Village Council.

There being no additional comments at this time, Ch. Davenport asked the Petitioner if they wanted to add any information.

Petitioner's Presentation:

Mr. Trucano, 5329 Meadow Lane Downers Grove, IL shared that he and his wife were lucky to be able to purchase this home a few years ago. He believed that the Mid-Century Modern home was a good category for the home. He said the home was built in 1964 by two people they have known for most of the forty years that they have lived in Downers Grove, Doris and John Mochel. Mr. Trucano got to know Mr. Mochel as he ran his hardware store and he was working on the homes he had in Downers Grove. He went on to state that the home was modern for being built that long ago. They have lived in several old homes and they appreciate the modern features: the laundry room and a central vacuum system. Mr. Trucano also said that another feature that was not mentioned was the way the home fits the topography of the landscaping. He said there is a good connection with the home and the back forested area and the front gardens. Mr. Trucano shared that they have had five homes in Downers Grove all within walking distance of downtown. He said that before, there were a variety of home older homes to choose from and not so much now. Mr. Trucano suggested that Downers Grove should work on trying to keeping older homes in town. This home is planned very well and built very well and he anticipated that it will have no problem lasting another 50 years. Mr. Trucano also mentioned that John Wendell constructed the home. He said that with regards to the rear elevation there was a change to the roofline. Mr. Trucano also stated that they have restored some of the original elements to the home.

There being no additional comments at this time, Ch. Davenport asked the public had any comments.

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1. Byron Holtzen, 5226 Carpenter Street, Downers Grove, IL stated that he supported the petition. He also noted that this was the youngest oldest house to petition for landmark designation.
2. Christine Martin, 701 Maple Avenue, Downers Grove, IL said that she worked with Irene Hogstrom, the Trucano's, and the Mochel's on this petition and it was an absolute pleasure working with all four of them. She especially enjoyed learning about the Mochel hardware store. She thanked the Mochel's for landmarking their older home and the Trucano's for landmarking their current home.
3. Irene Hogstrom, 1232 Gilbert Avenue, Downers Grove, IL thanked the Trucano's and Mochel's for bringing this home forward for landmarking. She recognized Ms. Mochel for having the vision to build a contemporary home at the time. When they were looking to build a new home Mr. Wendell showed her more traditional colonial type house and she said no she wanted a modern home. She hoped that the board would approve the petition as it would be a first of this architectural style and a wonderful addition.
4. Amy Gassen, 5320 Benton Avenue, Downers Grove, IL expressed support for the petition and thought it was great to see a new style added to the collection of homes. She thanked the Trucano's for making the decision to landmark their home.

There being no additional comments, Ch. Davenport closed the public portion of the meeting.

Board's Deliberation:

Ms. Acks stated that it was exciting to have a Mid-Century home in the loop.

Mr. Lerner asked about the underground trash cans. Ms. Mochel, present in the audience, stated that she was the original owner and explained how the underground trash cans operated. She also offered her experience living in the home. Chairman Davenport mentioned that he had relatives in Michigan that had a similar design.

Mr. Lerner stated it was nice to see a split level home added to the collection. He inquired about the letter that was submitted to the Village. Mr. Zawila stated that staff did receive one letter from a resident concerned with the age of the home and how appropriate the designation would be considering recent renovations. He clarified that the age of the home is 55 years old, which makes the home eligible for landmark consideration. Comparing the original plans to the current home, with the exception of the rear addition, the integrity of the original home has been maintained. Chairman Davenport also mentioned that having an addition on the home does not necessarily disqualify someone from being eligible for a landmark designation. From the audience, Ms. Gassen mentioned that the most difficult part of landmarking a home is the decision to do it and I still believe it.

Ch. Davenport thanked the petitioners and stated that it was exciting to have a Mid-Century home part of our catalogue. He mentioned there is a variety of reasons a home

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is landmarked and this home certainly qualifies for the architectural features, but who knows after several years this home may be know for the Mochel's contributions to this community. He then called for a Motion.

Mr. Lerner moved that based on Staff's findings the Architectural Design Review Board make a positive recommendation to the Village Council for landmark status of 5329 Meadow Lane. Mr. Reimer seconded the Motion.

AYES: Ms. Acks, Mr. Lerner, Mr. Renner, Mr. Riemer, Ch. Davenport

NAYS: None

The Motion passed unanimously.

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4. OLD BUSINESS – There was none.

5. NEW BUSINESS - None

6. PUBLIC COMMENT

1. Ms. Hogstrom 1232 Gilbert Avenue, Downers Grove, IL is with FOEH tomorrow evening at Ballydoyle Scott Mehaffey, who is the Executive Director of the Farnsworth House will make a presentation on Mid-Century Modern architecture and design. She said that the event was free and you could order your own food and drink, there is still room and people are welcomed to attend.
2. Amy Gassen, 5320 Benton Avenue, Downers Grove, IL announced an event hosted by the Historical Society on Wednesday January 22 in the evening at Emmett's. The lecture will be hosted to help educate and motivate people to join the Historic Homes Program. This program is more a research based program, as Chuck likes to say "Landmarking protects the structure," and the Historic Homes Program "Protects the history." As part of that since there is a lot of times confusion between the Historic Homes Program and landmarking, Stan Popovich, the Director of Community Development will also be there to talk about landmarking. She then invited the board to attend since they might find the lecture interesting.

7. ADJOURNMENT

There being no further discussion, Ch. Davenport called for a motion to adjourn.

Ms. Acks moved, seconded by Mr. Renner to adjourn the meeting. The Motion passed unanimously by voice vote.

Ch. Davenport adjourned the meeting at 7:24 PM.

Respectfully submitted,

/s/ Village Staff



DEPARTMENT OF COMMUNITY DEVELOPMENT

To: Architectural Design Review Board
From: Stan Popovich, AICP, Community Development Director
Jason Zawila, AICP, Planning Manager
Date: July 15, 2020

In 2015, the Village undertook a significant effort to examine the Village's historic preservation program and recommend improvements to the program. The Architectural Design Review Board (ADRB) and the Ad Hoc Sub-Committee on Historic Preservation developed the Report and Recommendations on Historic Preservation (Report) which identified several desired outcomes and recommendations that has guided changes to the historic preservation ordinance and program.

The Village has implemented many of these recommendations, including eliminating fees for landmark applications, creating easier to use applications, creating educational brochures and providing plaques to landmarked properties. The Village is pursuing two additional recommendations to continue its efforts to improve the historic preservation program.

Item #1: Consider changing the name of the Architectural Design Review Board to the Historic Preservation and Design Review Board.

Synopsis: In the 2015 Report, 'Inform and Educate the Public' was one of the desired outcomes. In an effort to continue to inform the public about the Village's historic preservation efforts, the Village is requesting consideration to change the name of the ADRB to better reflect the board's power to administer the historic preservation provisions as detailed in Section 2.57 of the Municipal Code. By changing the board's name, it would be clear to the general public that the Village has a historic preservation board.

Item #2: Consider waiving building permit fees for landmarked properties.

Synopsis: In the 2015 Report, 'Create Financial Incentives' was one of the desired outcomes. The Village previously eliminated fees for historic landmark, historic district, and Certificate of Appropriateness applications. The Village is proposing to waive all building permit fees for those properties that fall into one of the following three categories:

- Properties designated a historic landmark
- Properties that are contributing or significant within a Historic District
- Properties listed on the National Register of Historic Places

The Village's Fee Waiver Policy allows building permit fees to be waived. However, the following fees and bonds cannot be waived:

- Building and right-of-way bonds
- Out-of-pocket expenses
- Consultant fees
- Water capacity fees
- Water meter fees
- Water tap fees

Staff examined permit data for the 26 landmarked and one National Register of Historic Places property (Avery Coonley School) to determine permit activity since the properties were landmarked. Since 2009, 35 permits had been obtained by historic building owners after the property was landmarked. Based on the Village’s Fee Waiver Policy, staff has determined that \$17,754.39 of permit fees would have been eligible for a fee waiver.

Year	# of permits	Total Permit Cost	Permit fees that could have been waived	Permit fees/bonds that could not have been waived
2009	0	\$ -	\$ -	\$ -
2010	0	\$ -	\$ -	\$ -
2011	0	\$ -	\$ -	\$ -
2012	2	\$ 20.00	\$ 20.00	\$ -
2013	4	\$ 1,827.00	\$ 1,427.00	\$ 400.00
2014	3	\$ 370.00	\$ 370.00	\$ -
2015	3	\$ 10,044.00	\$ 5,044.00	\$ 5,000.00
2016	7	\$ 1,167.50	\$ 967.50	\$ 200.00
2017	5	\$ 19,795.89	\$ 7,750.89	\$ 14,572.75
2018	7	\$ 2,701.72	\$ 1,788.00	\$ 913.72
2019	4	\$ 2,244.00	\$ 387.00	\$ 1,857.00
2020	0	\$ -	\$ -	\$ -
TOTAL	35	\$ 38,170.11	\$ 17,754.39	\$ 22,943.47

Request

Provide a recommendation to the Village Council regarding the following items as summarized above:

- **Item #1:** Consider changing the name of the Architectural Design Review Board to the Historic Preservation and Design Review Board.
- **Item #2:** Consider waiving building permit fees for landmarked properties.