

APPROVED

VILLAGE OF DOWNERS GROVE  
ARCHITECTURAL DESIGN REVIEW BOARD  
VILLAGE HALL - COMMITTEE ROOM  
801 BURLINGTON AVENUE

August 16, 2017, 7:00 P.M.

Chairman Davenport called the August 16, 2017 meeting of the Architectural Design Review Board to order at 7:03 p.m. and asked for a roll call:

**PRESENT:** Chairman Davenport, Ms. Acks, Ms. Chalberg, Ms. Hollweck, Mr. Larson

**ABSENT:** Mr. Lerner, Mr. Riemer

**STAFF:** Senior Planner Rebecca Leitschuh

**VISITORS:** Sara Pemberton, 4737 Montgomery Ave., Downers Grove; Amy Gassen, 5320 Benton Ave., Downers Grove; Rich Kulovany with Friends of the Edwards House, 6825 Camden, Downers Grove; Kathy Nybo, 5253 Blodgett, Downers Grove; Charlotte and Byron Holtzen, 5226 Carpenter, Downers Grove

**APPROVAL OF May 17, 2017 MINUTES**

Two changes were noted on page 2: to correct the spelling of Fairmount to insert a “u” and to correct the address to read 5325 Fairmount. **MOTION BY MR. LARSON, SECONDED BY MS. HOLLWECK TO APPROVE THE MAY 17, 2017 MINUTES, AS CORRECTED. MOTION CARRIED BY VOICE VOTE OF 5-0.**

**PUBLIC HEARING**

Chairman Davenport opened the public hearing and swore in those individuals that would be speaking on the following public hearing.

**A. 17-ADR-0005: A petition seeking a Historic Landmark Designation for the property commonly known as 4714 Oakwood Avenue, Downers Grove, IL (PIN 09-07-203-003). The property is located on the west side of Oakwood Avenue, approximately 75 feet south of Chicago Avenue. John and Ruth Wander, Petitioner and Owner.** Senior Planner Rebecca Leitschuh noted the location of this 1893 Queen Anne home. Petitioners were seeking landmark designation for two reasons: because the home was owned by persons of historical significance to the community and representation of distinguishing characteristics of an architectural style. The current plat of survey was referenced. Staff pointed out that it sits on an oversized parcel in the E.H. Prince and Company subdivision, this being the home actually built by E.H. Prince and his family.

Ms. Leitschuh reported that the American Queen Anne architectural style was a popular style in the village constructed, with this home constructed in the prime of the Victorian era. Details of its style followed including: wood clapboard and wood shingle siding, stone

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foundation, ornamental and eclectic elements (e.g., three types of roof dormers, one with rounded corners and round windows with decorative framing, one a hipped roof dormer, and one a high gable dormer), a wrap-around porch, dentil molding trim that wraps around the roofline, a two-story turret popout, third story balustrade with coffered arches, and the original front door.

The home was built for Earl H. Prince and his family who first arrived in DG in 1890 and formed E.H.Prince and Company along with Emerson Foote and Fannie Linscott. The company created the E.H.Prince subdivision north of the train tracks, and had a major role in the rapid growth experienced during the 1890s when the population more than doubled. The subdivision encouraged further northward expansion. Prince moved westward in 1893, the same year his family moved into the home. His wife remained in the home, an active member of the Downers Grove community, until her death in 1946.

Staff recommended approval of the landmark request, noting the home was constructed in 1893, it was constructed and owned by a person of historical significance, and it embodies the characteristics of the American Queen Anne style home.

No questions from the board members. Two board members expressed their appreciation of the landscaping and the remaining brick street. The chairman invited the petitioner to speak.

Staff played a video prepared by Cindy Zaeske, 1130 Franklin, on behalf of the petitioners. She introduced herself said it was a pleasure researching the property and working with the owners, the Wanders.

The chairman invited the public to speak.

Mr. Rich Kulovany, 6825 Camden, Downers Grove, was pleased to see that the home was preserved stating developers were interested in demolishing the home since it sat on 6 lots.

Ms. Kathy Nybo, 5253 Blodgett, Downers Grove, said the home had the “wow factor.”

Ms. Irene Hogstrom, 1232 Gilbert, Downers Grove, said it was a gem and thanked for preserving.

Ms. Amy Gassen, 5320 Benton, Downers Grove, recognized the architecture and property as a good site to preserve, and also shared that the home is part of the Historical Society’s Historic Homes program.

Ms. Shannon Tully, 5413 Main, Downers Grove, thanked Cindy Zaeske for her help researching and preparing the petition.

Hearing no further comments, the chairman closed the public hearing and entertained a motion.

**WITH RESPECT TO FILE 17-ADR-005, MR. LARSON MADE A MOTION THAT THE ADRB FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL TO RECOMMEND HISTORICAL LANDMARK DESIGNATION FOR THE PROPERTY AT 4714 OAKWOOD AVENUE IN DOWNERS GROVE.**

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**MS. CHALBERG SECONDED THE MOTION. ROLL CALL:**

**AYE: MR. LARSON, MS. CHALBERG, MS. ACKS, MS. HOLLWECK,  
CHAIRPERSON DAVENPORT**

**NAY: NONE**

**MOTION CARRIED. VOTE: 5-0**

**B. 17-ADR-0006: A petition seeking to amend Sections 12.200 and 12.301 within Chapter 12 of the Municipal Code to create a process to revise and add to a local landmark designation. Village of Downers Grove, Petitioner.** Senior Planner Rebecca Leitschuh said staff prepared the proposed ordinance revision in response to new information presented to staff by a resident who has already successfully landmarked the family home. Staff identified that the existing landmark could not be added to without revisiting the entire landmark nomination process. Staff discussed the ordinance with the State of Illinois Historic Preservation Agency who confirmed that the existing ordinance language would require a landmarked or nominated property to go through the entire designation procedure a second time. The State suggested creating a simplified process through a Supplementary Listing Record, similar to the National Register of Historic Places for simple revisions. No formal public hearing would be required.

Ms. Leitschuh reported that the revised process would be as follows: applicant meets with staff to talk through new/revised information, completes the Supplementary Listing Record with supporting documentation, staff prepares a memo to the ADRB, the ADRB holds a public meeting (not hearing), the ADRB makes its final decision, and staff updates Council.

Staff read the language of the proposed ordinance changes (12.200 Definitions and 12.301.D Landmark Designation Procedures). Staff clarified that this would allow for a property in the nomination process or already landmarked to amend or add to the designation through the Supplementary Listing Record. The proposed amendment would appear on the next regularly scheduled ADRB meeting, at which time the board shall review the designation criteria. Any proposed rescinding of a partial or complete landmark property would still require going through the entire public hearing process. Staff then shared the proposed Supplementary Listing Record form.

The board members expressed their support in creating a solution to make the process simpler for residents to continue to add to the story of Downers Grove by providing more information as it becomes available.

The chairman invited the public to speak.

Ms. Chuck Holtzen and Mr. Byron Holtzen, 5226 Carpenter, Downers Grove, said they thought they had already previously met the criteria, and that they were the reason the amendment was being proposed. They asked how the updated landmark status would be recorded at the county, to which staff replied that the ordinance recorded at the county is more general, and does not specifically identify the criteria from the Historic Preservation Ordinance.

Ms. Amy Gassen, 5320 Benton, Downers Grove, said she thought the amendment created an opportunity for additional information and history to be brought forth.

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Mr. Rich Kulovany, 6825 Camden, Downers Grove, hoped the amendment would help bring forth information meeting criteria beyond the architectural style.

Hearing no further comments, the chairman closed the public hearing. Mr. Larson said that this would help the Village be recipients of great information and research, and that future examples of persons of significance may be identified in Downers Grove homes. Chairperson Davenport said the ordinance as currently written discourages the addition of new information and supported the proposed change. The chairperson entertained a motion.

**WITH RESPECT TO FILE 17-ADR-006, MR. LARSON MADE A MOTION THAT THE ADRB FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL TO RECOMMEND AMENDING SECTIONS 12.200 AND 12.301 WITHIN CHAPTER 12 OF THE MUNICIPAL CODE.**

**MS. ACKS SECONDED THE MOTION. ROLL CALL:**

**AYE: MR. LARSON, MS. ACKS, MS. CHALBERG, MS. HOLLWECK,  
CHAIRPERSON DAVENPORT**

**NAY: NONE**

**MOTION CARRIED. VOTE: 5-0**

## **OLD BUSINESS**

A. Staff updated the ADRB about the Sears brochure (CLG brochure #3) and downtown tour brochure (CLG brochure #4). The Sears brochure, with minor edits, will be sent to print. Copies of the architectural styles brochure (CLG brochure #2) are available after the meeting should anyone like copies, with one copy being mailed to every featured home in the brochure.

B. Incentive Strategies – ADRB Ad-Hoc Report and Recommendations to Council (2015) – Chair Davenport recalled he had asked the board to review the Ad-Hoc report a while back, specifically as it relates to increasing the fees on the demolition side to not only offset the cost of reducing/eliminating fees for historic preservation applicants but also as a way to assist applicants financially. He asked for input.

Ms. Chalberg presented the information she had gathered. Specifically that no communities had a specific budget line for historic preservation, with the exception of Hinsdale (\$10,000 line item). Most municipalities she contacted are planners, not historic preservationists; most have application fees unlike Downers Grove; none had an additional demolition fee towards historic preservation. She said Downers Grove was pretty far ahead of the curve (excluding Geneva and Hinsdale). She said it seemed like the fee structure is a “blank canvas.”

Ms. Leitschuh presented the information she had researched regarding demolition numbers and fees. She shared that between January 1, 2015 and May 18, 2017, 143 single family homes were demolished (including five stormwater acquisitions), averaging 4.8/month. She cited that existing housing units were 20,683 per the Census, with demolitions representing 0.28 percent of housing units per year. (Later, Mr. Rich Kulovany clarified that the housing units staff

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cited represented all housing units, not just single family homes). Staff then shared that the Village demolition fee is \$592, which goes into the general fund. She shared numbers from surrounding communities and found that Downers Grove is close to the median, with Hinsdale and Westmont on the high end.

Discussion followed that the ADRB would like to know the frequency of demolitions in other communities for comparison, and whether a specific geographic area in the Village is “targeted” more for demolitions like the historic areas. Ms. Chalberg said some communities required a wait time after submitting for demolition, and she questioned whether the Village could require additional research to be submitted by the owner/applicant in the wait time. Discussion of the potential conflict between someone’s rights to demolish while requiring additional research ensued.

Discussion of financial incentives followed with a suggestion to tack on a demolition fee to use for historic preservation / restoration, or to offset waiving future permit fees for an applicant restoring a historic home. The monies were discussed to be considered for use by local historic preservation groups as grants.

The chairman raised two issues he thought the Board needed to define. One, how to raise funds and the amount. And two, what should the generated fees be used for. He mentioned Hinsdale’s approach with a line item in the budget. Mr. Larson said he through the Board should one, identify what they would like to promote in 2018, two, attain some funds to accomplish this, and three, list tasks to attain their goal (e.g., education, celebrate heritage, preservation).

## **NEW BUSINESS**

Ms. Chalberg expressed concern that the landmarked Drew House had received hate mail published on social media in regards to the work as part of the COA.

The chairman suggested that staff prepare a memo verifying that work performed on landmarked properties complies with the COA. Ms. Leitschuh explained that staff pays very close attention to reviewing permits for COAs, and that the inspectors in the field verify that buildings are built accordingly at regular inspections. Ms. Acks said in hindsight it would have beneficial to “take the public on the process” for the first COA as an education tool.

Mr. Larson recognized an upcoming award from Landmarks Illinois to be given to The Friends of the Edwards House.

## **PUBLIC COMMENT**

Ms. Charlotte Holtzen, 5226 Carpenter St., Downers Grove, said she knew people were unkind to the owners of the Drew House and she was concerned others would not landmark if they feared negative feedback. She was concerned about the number of tear downs in her area, with nine of the homes torn down from the original 22 in Carpenter Subdivision. She said the community has to buy into preservation to “make it roll.” She suggested submitting pictures and floor plans with demolition permits to archive.

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Ms. Amy Gassen, 5320 Benton Ave., Downers Grove, said that historic preservation education saves the homes. She also updated the Board on the American Foursquare initiative and inventory map on the Historical Society's website.

Mr. Rich Kulovany, 6825 Camden, Downers Grove, said education is important. He suggested that money could be used to perform additional building surveys, on education, and brochures. He ran through upcoming events including the Mayor's reception for landmark properties.

Ms. Chalberg shared that the Historical Society was holding its first public membership meeting in a long time.

**ADJOURNMENT**

**MR. LARSON MOVED TO ADJOURN THE MEETING AT 9:30 P.M. MS. HOLLWECK SECONDED THE MOTION.**

**MOTION CARRIED UNANIMOUSLY BY VOICE VOTE OF 5-0.**

/s/ Rebecca Leitschuh