

VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD

Village Hall

801 Burlington Avenue

February 17, 2021

7:00 P.M.

AGENDA

- 1. Roll Call**
- 2. Approval of Minutes from the January 13, 2021 meeting**
- 3. Old Business**
 - a. Design Review Project**
 - i. Design Review Process**
 - 1. Public Comments**
- 4. Adjournment**

Additional information for the meeting can be found at <http://ddg.downers.us>

Can I provide written comments ahead of the meeting?

Send written comments to Planning Manager, Jason Zawila (jzawila@downers.us) by 12PM, February 15, 2021. Staff will then compile all comments and send them to the ADRB as a supplemental document, which will also be made available on the Village's website.

**VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
MINUTES OF JANUARY 13, 2021 MEETING**

Chairwoman (Ch.) Gassen called the January 13, 2021 remote meeting of the Architectural Design Review Board to order at 7:00 PM. Because of the state mandated requirements regarding social distancing, the meeting was held electronically. Ch. Gassen provided an overview on how the public can participate via Zoom or through providing written comments to planning@downers.us.

1. ROLL CALL

PRESENT: Ch. Gassen (In Person); Ms. Chalberg, Mr. Lerner, Mr. Renner, Mr. Reimer, Mr. Styczynski (Electronically)

ABSENT: Ms. Acks

STAFF: Jason Zawila, Planning Manager
Gabriella Baldassari, Development Planner

VISITORS: Chuck Holtzen, 5226 Carpenter Street; Irene Hogstrom, 1232 Gilbert; Kathy Nybo, 5253 Blodgett; Christie Kenny, 200 Shady Lane; John Kenny, 200 Shady Lane; MaryLou Lockerby (no address stated); Christine Martin, 701 Maple Avenue (Electronically)

2. MOTION TO CONDUCT THE DECEMBER 2, 2020 ADRB MEETING ELECTRONICALLY

Motion by Chalberg to conduct the January 13, 2021 Architectural Design Review Board Meeting electronically, as it is an essential meeting. Seconded by Styczynski. Roll call:

AYE: MS. CHALBERG, MR. LERNER, MR. RENNER, MR. REIMER, MR. STYCZYNSKI CH. GASSEN

NAY: NONE

Motion passed unanimously.

2. APPROVAL OF THE DECEMBER 2, 2020 MINUTES

Motion by Chalberg, seconded by Mr. Reimer to approve the minutes of the December 2, 2020 meeting.

AYE: MS. CHALBERG, MR. LERNER, MR. RENNER, MR. REIMER, MR. STYCZYNSKI CH. GASSEN

NAY: NONE

Motion passed unanimously.

3. PUBLIC HEARING

DRAFT MINUTES

Ch. Gassen explained that there was one public hearing before the Board seeking landmark designation for the property located at 200 Shady Lane, Downers Grove. She described the procedures to be followed for the hearing, and asked anyone intending to speak at the meeting to be sworn in.

PUBLIC HEARING FILE 20-ADR-0001: A petition seeking a Historic Landmark Designation for the property commonly known as 200 Shady Lane, Downers Grove, IL (PIN 09-04-108-018). Christie and John Kenny, Petitioners and Owners.

Staff Presentation:

Gabriella Baldassari, Development Planner for the Village of Downers Grove, stated that the property is located 200 Shady Lane. The petitioner is seeking landmark designation for their property representing the Mid-Century Modern style of architecture. The house was built circa 1960. Ms. Baldassari displayed photographs of the house and reviewed the architectural features of home.

Ms. Baldassari explained that the home's exterior facades are composed of vertical wood siding and a contrasting stone chimney. Deep roof overhangs around the house, including over the front door, and floor to ceiling windows are additional Mid-Century characteristics. Natural light is secured through the clerestory windows on the south facade. Balanced asymmetry and expressed post and beam construction are also displayed. Ms. Baldassari stated that the staff believed the application meet the standards for landmark designation as provided on the slide.

Ch. Gassen asked if there were any comments or questions for staff from the ADRB members.

Several board members expressed their support of the petition and admiration of the home, none had any questions. There being no additional comments at this time, Ch. Gassen asked the Petitioner if they wanted to add any information.

Petitioner's Presentation:

Ms. Christie Kenny, 200 Shady Lane Downers Grove, IL shared that she and her husband spoke about their admiration of the community and neighborhood. She is hopeful that others in the neighborhood will follow in landmarking their homes. Mr. John Kenny echoed his wife's comments and thanked everyone for helping.

Ch. Gassen asked if there were any board comments or questions.

Chalberg, Lerner and Styczynski commented that they hoped others in the neighborhood would also landmark their homes. Additionally Renner and Ch. Gassen thanked the petitioner for their decision to landmark their home.

Ch. Gassen asked if there were any additional questions for the petitioners. There being no additional comments at this time, Ch. Gassen asked staff if any comments had come in electronically.

Manager Zawila confirmed that no comments had been received electronically, and explained that he would read each name of the electronic meeting attendees to offer them a chance to speak.

DRAFT MINUTES

1. Christine Martin, 701 Maple Avenue, thanked the Kenny's for landmarking their home, which she added is beautiful on the inside as well as the outside.
2. Kathleen Nybo, 5235 Blodgett, commented that the house is lovely and she hopes the neighbors will also landmark their beautiful homes.
3. Marylou Lockerby congratulated the petitioners for landmarking their home.
4. Irene Hogstrom, 1232 Gilbert Avenue, thanked the petitioners for landmarking their home and added that the interior was also designed in a mid-century modern design aesthetic.

Ch. Gassen asked if there were any comments from ARDB members regarding the public's testimony. There being no further comments, Ch. Gassen asked if the petitioner had any closing remarks.

Ms. Kenny thanked everyone for attending and the Friends of the Edwards House members for helping. Mr. Kenny thanked everyone for helping.

Ch. Gassen closed the public comment section and asked if the board had any final comments.

Board's Deliberation:

Ch. Gassen said she supported making this house a landmark. She commented that both the Friends of the Edwards House and the Illinois State Preservation Agency are great resources for the Village. She also added that there are no landmark districts in the Village currently but this could be a start to a district in the future.

There being no further comments, Ch. Gassen 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 200 Shady Lane. Mr. Reimer seconded the Motion.

AYES: Mr. Lerner, Mr. Renner, Mr. Riemer, Ms. Chalberg, Mr. Styczynski, Ch. Gassen

NAYS: None

The Motion passed unanimously.

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Ch. Gassen shared with the public that ADRB is also working on a project related to downtown design guidelines.

ADJOURNMENT

Ch. Gassen called for a motion to adjourn.

Mr. Reimer moved, seconded by Mr. Styczynski to adjourn the meeting at 7:25 p.m.

DRAFT MINUTES

AYES: Mr. Lerner, Mr. Renner, Mr. Riemer, Ms. Chalberg, Mr. Styczynski,
Ch. Gassen

NAYS: None

The Motion passed unanimously.

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: February 17, 2021

At the September 16, 2020 Architectural Design Review Board (ADRB) meeting, staff introduced the Downtown Design Review Project, which involves two primary tasks:

- Task 1: Update the Downtown Design Guidelines
- Task 2: Examine ADRB review and approval process for the Downtown

The existing Downtown Design Guidelines were published in 2009. The updated Downtown Design Guidelines will provide guidance for the three downtown zoning districts and specifically provide guidance on articulation, massing, materials, building openings (i.e. windows, entrances), amongst other building features.

Just like the 2009 document, updated guidelines will provide descriptions and visualizations to clearly communicate the design guidelines. The December 2nd meeting focused on **Task 1**, while discussion on **Task 2** will occur at the February 17th meeting. Both tasks will be finalized at the ADRB's March 17, 2021 meeting.

Task 2 Exercise

A project page has been created at <http://ddg.downers.us> that provides background information and the topics that will be discussed at the next meeting. A six part video series was created that covers the following topics:

- Video 1 - Introduction and Overview
- Video 2 - Project Objectives
- Video 3 - Current Review Process
- Video 4 - Which Improvements Should Require Design Compliance?
- Video 5 - Is Guideline Compliance Recommended or Required?
- Video 6 - Who is the Decision Maker?

The ADRB should watch each of the videos to become familiar with the topics that we will be discussing at the February 17th meeting. The first three videos offer additional background to assist in answering the policy questions that are provided in videos 4 through 6. The ADRB should be ready to discuss their thoughts at the February 17 meeting. The ADRB should not provide comments via the webpage.

What is going to be critical for staff to understand on the discussion related to the process, is why ADRB members provide the input they do on the questions asked in each of these videos. Why do you think what you think on each of the topics? This will help staff build potential process options moving forward for the March 17th meeting.

The Village is also working with the Downtown Management Corporation on outreach for this task and the public is encouraged to provide input through the project webpage (attached). Input received prior to Monday, February 15th on the Task 2 exercise will be provided to the ADRB in a supplemental packet that will be sent ahead of the next meeting. Input received after that date will be provided to the ADRB during the meeting.



An Invitation from the Village of Downers Grove **DOWNTOWN DESIGN GUIDELINES UPDATE**

Join us to talk about the Design Review Process!

WHERE: Village Hall, Council Chambers
801 Burlington Avenue, 60515

WHEN: February 17, 2021, 7:00PM

RSVP: **RSVP is encouraged.** Due to the Governor's Orders related to the COVID-19 pandemic, this meeting will be held in the Council Chambers, but there will be room capacity limits. Please RSVP your attendance to Planning Manager, Jason Zawila at jzawila@downers.us, no later than 12PM on February 15, 2021. *If possible please try to have only one representative from your household or business attend.*

How can I find more Information?

Please review more information about the project on the Village's website at the <http://ddg.downers.us>

Once at the site, select the February 17, 2021 packet. The project site provides background information, videos and the topics that will be discussed at the next meeting. The public is encouraged to provide input through the downtown design project site.

Can I send Comments Ahead of the Meeting?

Send written comments to Planning Manager, Jason Zawila (jzawila@downers.us) by 12PM, February 15, 2021. Staff will then compile all comments and send them to the ADRB as a supplemental document, which will also be made available on the Village's website. You are also encouraged to provide written comments as explained in the project website at <http://ddg.downers.us>

