

VILLAGE OF DOWNERS GROVE  
HISTORIC PRESERVATION AND DESIGN REVIEW BOARD

**Village Hall – Council Chambers**

801 Burlington Avenue

**March 15, 2023**

**7:00 P.M.**

- 1. Roll Call**
- 2. Approval of Minutes from the December 21, 2022 meeting**
- 3. Public Hearing**
  - a. None**
- 4. Old Business**
  - a. None**
- 5. New Business**
  - a. Downers Grove Historical Society Update**
- 6. Public Comment**
- 7. Adjournment**

**VILLAGE OF DOWNERS GROVE  
HISTORIC PRESERVATION AND DESIGN REVIEW BOARD  
MINUTES OF December 21, 2022 7:00 P.M.**

Chairwoman Gassen called the December 21, 2022 of the Historic Preservation and Design Review Board to order at 7:01 p.m. and requested a roll call:

**1. ROLL CALL**

**PRESENT:** Chairwoman Gassen, Mr. Lerner, Ms. Chalberg, Mr. Renner, Ms. Kolev, Mr. Reimer, Ms. Ciuffini-Kemp

**ABSENT:** Mr. Styczynski

**STAFF:** Flora Leon, Senior Planner and Emily Hepworth, Development Planner

**VISITORS:** Suzanne Positano, Manho Lam, and Doug Sinars

**2. APPROVAL OF July 20, 2022 MEETING MINUTES**

**Motion by Mr. Reimer, second by Ms. Chalberg to approve the minutes of the July 20, 2022 meeting. Roll call:**

**AYE: Renner, Reimer, Lerner, Chalberg, Kolev, Ciuffini-Kemp, Gassen**

**NAY: None**

**ABSTAIN: None**

**Motion passed.**

**3. PUBLIC HEARING:**

**22-ADR-0002:** A petition seeking a Certificate of Design Appropriateness for exterior renovations associated with an existing structure, located at 5126 Main Street, Downers Grove, IL (PIN 09-08-302-017). Suzanne Positano, Petitioner & 5126 Main X2, LLC Owner.

Chairwoman Gassen reminded the board that for this petition, the HPDRB will be responsible for making tonight's decision and the case will not be forwarded to the Village Council. She proceeded to review the protocol for the public hearing.

Chairwoman Gassen swore in those individuals who would be speaking on the petition.

Senior Planner, Flora Leon, reviewed the request for a Certificate of Design Appropriateness (CODA) and proceeded to locate the DC zoned parcel on the overhead map for the board. She then noted that the proper public hearing notice sign was posted at the site and notices were mailed to all parcels within 250 feet of the subject site. Ms. Leon stated that staff did not receive and feedback or questions from the public. A current photograph of structure's elevation when standing on Main Street looking west was provided. She then highlighted that the need for a CODA was based on the following scope of work: change to an exterior material and removal of a window. Ms. Leon provided the proposed elevation and highlighted the new windows, doors, metal canopy and goose neck light fixtures. Ms. Leon provided a copy of the Design Guideline sections and a detailed description of how the proposed scope of work meets these sections could be found on pages six and seven. She then noted that the petition met the criteria for a

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Certificate of Design Appropriateness. Staff recommended approval by the HPDRB with the conditions outlined in staff's report.

Ch. Gassen invited discussion from commissioners hearing none she asked the petitioner to come up to present.

Suzanne Positano, petitioner, provided an overview of the project noting that the new business would be called Eleven26 and she shared the meaning behind the name. She shared that the goal was to bring a live entertainment restaurant. Additionally, the petitioner noted that the new business would honor the previous bakery's history. She briefly discussed the proposed interior layout for the new space.

Doug Sinars, business partner, noted that the façade improvements would help open up the venue during the nicer weather as Wasabi as done with their improvements.

Ms. Chalberg asked what type of music genre the petitioner was interested in hosting.

Ms. Positano, noted that the genre would be across the board.

Manho Lam, Studio21, explained the façade improvements and highlighted that the front door would be recessed to ensure opening the door would not encroach into the right-of-way. He shared that the metal canopy would project about three feet out from the façade to provide shelter for outdoor dining. Additionally, lighting would be provided beneath the canopy and with gooseneck lights. Mr. Lam noted that the existing brick and soldier coursing and key stone would remain. He then provided a slide that included how the proposal met the Downtown Design Guidelines.

Ms. Kolev asked why the entrance would be raised eight inches.

Mr. Lam said that was an error in the narrative and that the entrance would all remain at the existing street level.

Ms. Kolev then asked which way the canopy would be draining.

Mr. Lam explained that the canopy had not been designed yet. However, he noted that he expects to utilize a system that drains to the back and then the water escapes via a gutter system on the side.

Ch.Gassen, asked what the name would be for the business.

Ms. Positano, stated the name would be Eleven26.

Ms. Chalberg, asked the petitioner if she expects there to be any confusion for people who are trying to find the business.

Ms. Positano, noted that she did not anticipate any confusion since most people simply Google business names for directions.

Mr. Reimer asked about the doors exiting on the south end of the building.

Mr. Lam explained that the floor plans have been updated to doors that swing into the building to ensure the doors do not encroach over the southern lot line.

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Ch. Gassen invited the public to speak. No comments were received. Ch. Gassen closed the public comment portion of the meeting.

Ch. Gassen offered some points of clarification including that the CODA was based only overall design compliance of the exterior front facade with the Downtown Design Guidelines.

Ms. Leon concurred with Ch. Gassen.

Ch. Gassen noted that the proposed use was a permitted use and this was why the petition was appearing in front of the HPDRB.

Ms. Leon concurred with Ch. Gassen.

Commissioner comments were all positive. They deemed the proposal a general improvement along Main Street and thanked the petitioner for working through the revisions with staff. Ch. Gassen thanked the petitioner for investing in the area and going through the CODA process.

Mr. Renner made a motion that based on the findings, the HPDRB approves the Certificate of Design Appropriateness for the proposed improvements at 5126 Main Street with the following conditions: 1) The improvements shall substantially comply with the architectural drawings created by Studio21 Architects dated October 22, 2022, except as to conform to applicable codes and regulations.

**Second by Mr. Reimer. Roll call:**

**AYE: Renner, Reimer, Lerner, Chalberg, Kolev, Ciuffini-Kemp, Gassen**

**NAY: None**

**Motion passed unanimously.**

**4. OLD BUSINESS: None**

**5. NEW BUSINESS: None**

**6. PUBLIC COMMENT:** Chairwoman Gassen opened the meeting for public comment. Hearing none, she asked if there were any other updates from staff.

Ms. Leon shared that there were no upcoming petitions in the works.

Ch. Gassen mentioned that the Chicago Suburban Preservation Alliance would be meeting virtually Saturday January 21, 2023 at 9 A.M.

## **7. ADJOURNMENT**

Chairwoman Gassen called for a motion to adjourn.

**Ms. Chalberg moved, seconded by Mr. Renner to adjourn the meeting at 7:30 p.m.  
Motion carried unanimously.**

/s/ Village Staff  
(As transcribed by MP-3 audio)