

APPROVED

**VILLAGE OF DOWNERS GROVE
HISTORIC PRESERVATION AND DESIGN REVIEW BOARD
MINUTES OF July 20, 2022 7:00 P.M.**

Chairwoman Gassen called the July 20, 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

ABSENT: Mr. Styczynski

STAFF: Jason Zawila, Planning Manager and Flora Leon, Senior Planner

VISITORS: Tye Winker, Tom Fend, Mike Zambon

2. APPROVAL OF June 22, 2022 MEETING MINUTES

Motion by Mr. Reimer, second by Mr. Renner to approve the minutes of the June 22, 2022 meeting. Roll call:

AYE: Renner, Reimer, Lerner, Chalberg, Kolev, Gassen

NAY: None

ABSTAIN: None

Motion passed.

3. PUBLIC HEARING:

22-ADR-0001: A petition seeking a Certificate of Design Appropriateness for exterior renovations associated with an existing structure, located at 5114 Forest Avenue, Downers Grove, IL (PIN 09-08-301-009). Tye Winker, Petitioner & Mike Zambon, 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 Forest 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, removal of a window, and a change to the roofline. Ms. Leon then showed the proposed site plan and highlighted some of the site plan improvements. She then provided the proposed elevation and highlighted the new windows, doors, porch addition, and a new dormer.

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Senior Planner Flora Leon provided a copy of the Design Guideline sections and shared that a detailed description of how the proposed scope of work meets these sections could be found on pages three and four. She then noted that the petition met the criteria for a 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.

Tye Winker, petitioner, provided an overview of the project noting that there would be a change from residential to commercial use. He explained the proposed scope of work and how the existing elevations and site plan would change.

Ms. Kolev asked if the petitioner had considered using a different colored material to mitigate against the heat island effect. Mr. Winker stated he would have to look into more material options.

Ms. Kolev also highlighted that the ADA ramp would need to be updated during the building permit review to ensure it meets the Illinois Accessibility Code. Mr. Winker agreed that those revisions would occur with the building permit review.

Mr. Lerner, asked why the front steps were not in line with the front door. Mr. Winker explained that the steps were offset as a response to the existing grading on the site.

Ch. Gassen asked for confirmation of the dormer location. Tom Fend, Studio21 Architects, confirmed that the dormer was further back and the purpose was to create a useable stairwell.

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

Commissioner comments were all positive. They deemed the proposal a general improvement along Forest Avenue 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 5114 Forrest Avenue with the following conditions: 1) The improvements shall substantially comply with the architectural drawings created by Studio21 Architects dated July 8, 2022, except as to conform to applicable codes and regulations.

Second by Mr. Reimer. Roll call:

AYE: Renner, Reimer, Lerner, Chalberg, Kolev, 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.

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

Ms. Lerner mentioned that the Chicago Suburban Preservation Alliance would be meeting Saturday September 17, 2022 at 9 A.M. hosted by Landmarks Illinois and the event location would be the Naperville Women's Club.

7. ADJOURNMENT

Chairwoman Gassen thanked Mr. Lerner for the event information. She then called for a motion to adjourn.

**Mr. Reimer moved, seconded by Ms. Chalberg to adjourn the meeting at 7:25 p.m.
Motion carried unanimously.**

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