

APPROVED 1/20/16

VILLAGE OF DOWNERS GROVE

ARCHITECTURAL DESIGN REVIEW BOARD  
AND  
AD HOC SUBCOMMITTEE ON HISTORIC PRESERVATION  
PUBLIC WORKS – LUNCH ROOM  
5101 WALNUT AVENUE

OCTOBER 21, 2015, 6:30 P.M.

Chairmen Matthies and Behm called the October 21, 2015 meeting of the Architectural Design Review Board and AdHoc Subcommittee on Historic Preservation meetings to order at 6:35 p.m. and asked for a roll call:

**ARCHITECTURAL DESIGN REVIEW BOARD**

**PRESENT:** Chairman Matthies, Members Mrs. Acks Mr. Casey, Mr. Davenport, Ms. Englander, Mr. Larson, Mr. Riemer

**AD HOC SUBCOMMITTEE ON HISTORIC PRESERVATION**

**PRESENT:** Chairman Behm, Members Mr. Birch, Ms. Gassen, Mr. Georcaris, Mr. Jarosz, Mr. Leitschuh, Mr. Zimolzak

**STAFF:** Deputy Village Manager Mike Baker and Community Development Director Stan Popovich

**VISITORS:** Mr. Scott Lazar, 808 Maple Ave., Downers Grove; Ms. Kathy Hebert, 802 Maple Ave., Downers Grove; Mr. Byron Holtzen, 5226 Carpenter St., Downers Grove; Mr. Don Rickards, 4735 Main St., Downers Grove; Mr. Rich Kulovany, 6825 Camden Rd., Downers Grove

**APPROVAL OF MINUTES – ADRB – SEPTEMBER 30, 2015**

**THE MINUTES OF THE SEPTEMBER 30, 2015 ADRB MEETING WERE APPROVED ON MOTION BY MR. DAVENPORT, SECONDED BY MR. REIMER.**

**ROLL CALL:**

**AYE: MR. DAVENPORT, MR. REIMER, MRS. ACKS, MR. CASEY,  
MS. ENGLANDER, MR. LARSON, CHAIRMAN MATTHIES**  
**NAY: NONE**

**MOTION CARRIED. VOTE: 7-0**

APPROVED 1/20/16

**APPROVAL OF MINUTES – ADRB – OCTOBER 7, 2015**

**THE MINUTES OF THE OCTOBER 7, 2015 ADRB MEETING WERE APPROVED ON MOTION BY MR. DAVENPORT, SECONDED BY MR. REIMER.**

**ROLL CALL:**

**AYE: MR. DAVENPORT, MR. REIMER, MRS. ACKS, MR. CASEY,  
MS. ENGLANDER, MR. LARSON, CHAIRMAN MATTHIES**

**NAY: NONE**

**MOTION CARRIED. VOTE: 7-0**

**APPROVAL OF MINUTES – AD-HOC SUBCOMMITTEE – OCTOBER 7, 2015**

**THE MINUTES OF THE OCTOBER 7, 2015 AD-HOC SUBCOMMITTEE ON HISTORIC PRESERVATION MEETING WERE APPROVED ON MOTION BY MR. JAROSZ, SECONDED BY MR. LEITSCHUH.**

**ROLL CALL:**

**AYE: MR. JAROSZ, MR. LEITSCHUH, MR. BIRCH, MS. GASSEN, MR.  
GEORCARIS, MR. ZIMOLZAK, CHAIRMAN BEHM**

**NAY: NONE**

**MOTION CARRIED. VOTE: 7-0**

**REVIEW AND COMMENT ON REPORT**

Ad Hoc Subcommittee/ADRB Comments – Mr. Jarosz thanked village staff for its work on the ordinance. Mr. Zimolzak noticed in the Executive Summary there appeared a duplication of “financial incentive strategies.” Mr. Popovich would follow-up and correct. Ms. Gassen said she believed the definition of “contributing and potential contributing buildings” should be similar to “significant building.” Mr. Popovich said he could modify the definition of “contributing” to more closely resemble “significant.”

Mr. Popovich explained that the changes, draft minutes from this meeting and the report will be forwarded to the village council for consideration. He did forward the draft ordinance to the IHPA for their comments also. Mr. Baker also provided further detail on what he envisioned going forward.

**PUBLIC COMMENT**

Chairman Behm invited the public to comment.

APPROVED 1/20/16

Mr. Scott Lazar, 808 Maple Ave. extended his appreciation for the draft ordinance. He believed it was easier to comply and protected one's property. He also appreciated the 100% voluntary participation, stating it was a positive.

Mr. Byron Holtzen, 5226 Carpenter Street, discussed the challenges he has experienced in trying to refinance his older home because so many similar homes have become teardowns and he has been unable to obtain good comparisons for his refinancing. He believed this ordinance was a good step.

Mr. Rich Kulovany, 6825 Camden Rd., thanked the committees for working together and respecting each other's opinions. He believes everyone will have to work hard to ensure that there is support behind the ordinance. However, he also wanted everyone to realize that teardowns will continue until there is a lot of support behind the ordinance.

### **ACTION ON REPORT**

- a. Ad Hoc Subcommittee Action – Chairman Behm entertained a motion.

**MOTION BY MR. ZIMOLZAK TO APPROVE STAFF'S REPORT, DATED OCTOBER 21, 2015, AS WRITTEN AND MODIFIED TONIGHT.**

**SECONDED BY MR. LEITSCHUH. ROLL CALL:**

**AYE: MR. ZIMOLZAK, MR. LEITSCHUH, MR. BIRCH, MS. GASSEN,  
MR. GEORCARIS, MR. JAROSZ, CHAIRMAN BEHM**  
**NAY: NONE**

**MOTION CARRIED. VOTE: 7-0**

- b. ADRB Action – Chairman Matthies entertained a motion to approve the report.

**MOTION BY MR. DAVENPORT TO APPROVE STAFF'S REPORT, DATED OCTOBER 21, 2015, AS WRITTEN AND MODIFIED TONIGHT.**

**SECONDED BY MR. CASEY. ROLL CALL:**

**AYE: MR. DAVENPORT, MR. CASEY, MRS. ACKS, MS. ENGLANDER,  
MR. LARSON, MR. REIMER, CHAIRMAN MATTHIES**  
**NAY: NONE**

**MOTION CARRIED. VOTE: 7-0**

Mr. Popovich announced an all day training session is being held in Geneva on November 14, 2015. He asked ADRB members to contact him if they wanted to attend. He will forward the information again. ADRB meeting dates for next year were also emailed out prior to the meeting.

APPROVED 1/20/16

Chairmen Behm and Matthies thanked each of the committees and staff for their participation in the discussions and believed some very good opportunities came out of the discussions. Motions to adjourn the meeting were in order.

**ADJOURNMENT**

**MR. BIRCH MOTIONED TO ADJOURN THE AD HOC SUBCOMMITTEE ON HISTORIC PRESERVATION MEETING AT 6:54 P.M. SECONDED BY MS. GASSEN. MOTION CARRIED UNANIMOUSLY BY VOICE VOTE OF 7-0.**

**MR. DAVENPORT MOTIONED TO ADJOURN THE ADRB MEETING AT 6:55 P.M. SECONDED BY MR. LARSON. MOTION CARRIED UNANIMOUSLY BY VOICE VOTE OF 7-0.**

Respectfully submitted,

/s/ Celeste K. Weilandt  
Celeste K. Weilandt  
(As transcribed by MP-3 audio)