

APPROVED JUNE 20, 2019

**VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
MINUTES OF MARCH 20, 2019 MEETING**

Ch. Davenport called the March 20, 2019 meeting of the Architectural Design Review Board to order at 7:03 PM and requested a roll call.

1. ROLL CALL

PRESENT: Ms. Acks, Ms. Chalberg, Mr. Lerner, Mr. Riemer, Ch. Davenport

ABSENT: Mr. Larson

STAFF: Devin Kamperschroer, Planning Intern
Flora Ramirez, Development Planner
Stan Popovich, Director of Community Development

VISITORS: Chuck & Byron Holtzen, 5226 Carpenter St.
Amy Gassen, 5320 Benton Ave.
Rich Kulovany, 6825 Camden Rd.
Bruce Swanson, Downers Grove Historical Society

2. APPROVAL OF DECEMBER 19, 2018 MINUTES

Mr. Riemer moved, seconded by Ms. Chalberg, to approve the minutes of the December 19, 2018 meeting.

Mr. Lerner said the name of the architect in two locations on the bottom of Page 2 should read "Zook".

AYES: Chalberg, Lerner, Riemer

NAYS: None

ABSTAIN: Acks, Davenport

The Motion passed 3:0:2 to approve the minutes as corrected.

3. PUBLIC HEARING

Ch. Davenport explained that there was one public hearing before the Board seeking landmark designation for property located at 5158 Main Street Avenue, Downers Grove. He described the procedures to be followed for the hearing, and asked anyone intending to speak at the meeting to rise and be sworn in.

PUBLIC HEARING FILE 19-ADR-0001: A petition seeking an Historic Landmark Designation for the Downers Grove Main Street Cemetery, with the common address of 5158 Main Street, Downers Grove, IL (PIN 09-08-305-015). Village of Downers Grove, Petitioner and Owner.

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Director of Community Development, Stan Popovich stated that Village staff would be making the presentation this evening on behalf of the Petitioner and the Owner.

Mr. Devin Kamperschroer, Planning Intern with the Village of Downers Grove, presented a video to provide background on the site located southwest of Main and Curtiss in the downtown business district. The video presented a tour of the Main Street Cemetery including information on many of the people buried there whose lives played a part in the historic, heritage, and cultural characteristics of the Village.

Mr. Kamperschroer also showed photographs of various parts of the Cemetery. He explained that the Village is seeking landmark status for the Cemetery and the 27 specified markers deemed appropriate for requiring a certificate of appropriateness in the event the markers are proposed for relocation or replaced with a design or a material that is not considered in-kind. If the site is given landmark status, a certificate of appropriateness would only be required for alterations or repairs to the 27 identified grave markers.

Mr. Kamperschroer stated that staff finds the petition complies with the criteria in Section 12.302 for Landmark Designation, and based on its findings staff recommends that the Architectural Design Review Board makes a positive recommendation to the Village Council for landmark status of the Main Street Cemetery located at 5158 Main Street.

Ms. Chalberg said she definitely is in favor of voting for this landmark status. She said they cannot always hope for future Village Councils that are as conscientious about preservation as this Village Council. She commented that the Historical Society does ongoing research about who is buried there, and sometimes finds disparity in some of the research information. She asked if a change in the biography was necessary, whether that would affect the landmark status of the Cemetery in any way. Ch. Davenport replied that the designation would be made on the grave markers, and should not be affected by any additional information found about the individual buried there.

Mr. Lerner then asked if a new marker was proposed if a COA would be required. Mr. Popovich explained that the Historic Preservation Ordinance was amended to allow an individual who wanted to add to a previously landmarked home to simply come back to the Board without having to go back before Council with their change. The same would hold true for the Cemetery.

Mr. Popovich said as long as the 27 markers already there are not changed, a marker could be added without having to go through a COA process.

Ch. Davenport raised a question as to whether there is anything in the Ordinance that addresses a site such as the Cemetery. Mr. Popovich said you can landmark a site or an archeological site. Cemeteries are unique in terms of the national requirements. That is why staff has really explained in detail the COA requirements to identify what has to come back before the Board for approval. For example, the split rail fence in the back

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could be replaced if necessary. They want to preserve the Cemetery but don't want to burden the Board with in kind replacement of markers or landscape changes, etc.

Mr. Popovich explained that the Village is the owner of the Cemetery, and the Historical Society acts as steward. Ms. Chalberg added that if the Historical Society felt that some replacement work was needed they would contact Public Works to get recommendations for general maintenance, including landscaping, tree trimming, etc. She noted that recently they had to have a stone replaced which had been misspelled long ago. They went through the Village to have that error corrected.

Mr. Riemer asked if the 27 stones were all original, or of a certain age. He was told that the majority of them are original or were replaced or repaired at a time when the integrity of the vintage look of them was retained. Some cannot even be read because they are so weathered. Mr. Riemer then asked if additional monuments would "age" into protection as they got older. The consensus was that it could occur, and the issue could be brought back to the Board for consideration.

Mr. Popovich addressed the Board regarding amendments to the landmark designation as stated in the Ordinance:

"A landmark designation or nomination may be amended or added to by submitting a supplementary listing record. An additional public hearing is not required before the Board nor Council and at the next regularly scheduled meeting the Board will evaluate the record according to the same criteria set forth herein for designation and any determining criteria shall be added to the original designation or nomination."

Mr. Reimer raised the question as to what would govern any changes to the Cemetery. Are there State rules or laws if the Village wanted to sell the Cemetery. Mr. Popovich replied there are requirements regarding the burials, the process of how to handle the remains, finding relatives for re-internment, etc. It was noted that a future Council could choose to override a decision made by the Board if it wanted to do so.

Ms. Chalberg said that they have been told that this location of a commercial district area cemetery may be one of two in the nation. As towns grew cemeteries were set outside of the towns. Downers Grove never moved this cemetery's location, which is unique.

Mr. Lerner asked whether landmarking a cemetery would change how the monuments are managed. It was noted that some monuments in the Cemetery have been changed, or reinforced in some way, including placing a plaque for clarification near a stone that is unreadable. Mr. Popovich said he didn't think this would change the management of the monuments.

Mr. Lerner asked which monuments are included in the designation. He said if you look at the map provided in their packet there appear to be 28 monuments in one part of the application and 26 in another. He thinks it is important that they are sure which stones are covered. He referenced a listing provided by Staff where it appears to be two stones, when actually it is the front and back of one stone. There was some question as

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to using the word “monument” versus “marker.” The consensus was to work off the map as provided by Staff, which lists 28 “markers.”

Another possible discrepancy occurs in the map’s description for Walter Blanchard (#20). On page 15 it shows two Blanchard stones. Only one is shown on the map. Staff replied that the one to be preserved was the taller one of the two stones shown. Staff would recommend keeping #20, and noted that the one to the right of #20 is a non-historic marker. Mr. Popovich explained the map would run with the monuments to be protected. The consensus after discussion is that the map as shown is correct, although it has 28 total designations on it. Wherever there are deviations, Staff will make the proper adjustments to the map.

In the non-COA items, it was asked if they should include the parking lot that is identified as part of the site. Mr. Kamperschroer said the landmark would be recorded based on the legal description of the Cemetery itself. The parking lot is not included. The legal description only identifies the Cemetery itself.

There being no additional discussion at this time, Ch. Davenport opened the meeting for public comment.

1. Chuck Holtzen of 5226 Carpenter Street said she is in favor of this landmark designation. It is located a block from her house and she loves walking through there.
2. Byron Holtzen of 5226 Carpenter Street said he is also looking forward to having this landmarked, as it is long overdue. He agrees that it is important for the documentation to be accurate because once this is placed on the Village website, people will see it as gospel and will use it for research, etc.
3. Marty Acks of 5217 Fairmount Avenue said he thinks the changes that clarify the intent would be important. He is also a member of the Downers Grove Historical Society Board and favors this designation.
4. Rich Kulovany of 6825 Camden said he stands in support of this. This is one of the things that make this town the best in the nation. He said as this gets more publicity, people will be surprised to learn that it wasn’t protected already.
5. Amy Gassen, 5320 Benton Avenue expressed her support and thanked the Village for bringing this forward. The Historical Society appreciates the relationship it has with the Village and this is near and dear to all their hearts. She pointed out that the creator of the map they have been referring to was one of the Historical Society’s Board members.

There being no further public comments, Ch. Davenport closed the public portion of the hearing.

Board Deliberation:

Mr. Lerner thanked Staff, the Historical Society and everyone involved in preparing this application. He is pleased to see they are landmarking using different criteria than

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usual, with this property being a source of civic pride and identity, and having significant value as part of community heritage. He is in favor of this request.

Ch. Davenport thanked everyone for their work and the Village for showing the way to having this property recognized.

Ms. Chalberg said a resident made a comment in a public hearing at a Council meeting and that comment made this landmark designation happen.

Mr. Lerner moved that a positive recommendation be made to the Village Council to landmark this property taking into account the modifications to the application as discussed. Ms. Acks seconded the Motion.

Mr. Popovich clarified that the modifications include confirmation of the number of monuments, clarify those monuments on the map and in the photographs, and eliminate the photograph that showed a non-historical monument. In addition, a description for not requiring a COA for parking lot or drive aisle improvements or maintenance should be included.

AYES: Acks, Chalberg, Lerner, Riemer, Davenport

NAYS: None

The Motion carried 5:0.

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4. OLD BUSINESS – There was none.

5. NEW BUSINESS

Ms. Chalberg commented that the map shown is integral to a new website, www.mainstreetcemetery.com. She thanked members of the Historical Society Board who gave their help in bringing this to the public.

6. PUBLIC COMMENT

1. Chuck Holtzen said she and her husband deal a lot with older homes and are aware of the sewer issues that can arise. She recommended that owners of older homes that might be having sewer issues contact the Downers Grove Sanitary District. They will come to your home to help solve the issue, and if you qualify the work can be done free of charge.

Ms. Holtzen mentioned, on behalf of the Historical Society, that the Historical Museum and the Historical Society are splitting the cost of the HHP plats for the HHP homes as of January 1, 2019. They have been working to make this happen for some time. She also said they have had four major educational events a year and just hosted “This ain’t your grandfather’s bungalow.” It was a sold out program. An upcoming event at Avery Coonley School includes a tour and historical presentation about the school on May 9th, with registration at 6:30 and the presentation starting at 7:00. It should be on the website shortly and people have to register on the website.

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2. Amy Gasson commented on the American Four Square recent newsletter that stressed the importance of its partnerships.

3. Ms. Chalberg said that the upcoming Founder's Day celebration this year includes 14 different events collaborating with the Downers Grove Library, Downtown Management, and Jr. Women's Club who will all be among the many hosts of the 14 events. She said more information can be located at the Historical Society's website. It begins April 27th with many events through May 9th. The theme of this year's Founder's Day is the arrival of the railroad in Downers Grove.

New Business:

Mr. Popovich said that the Cemetery petition would go to Village Council April 9th.

He noted that Ms. Hollweck has resigned her position on the ADRB.

He received a call from the Kankakee County Preservation Commission that is doing camp training on May 11th from 8:00 AM -5:00 PM. He said people could contact him for further information.

7. ADJOURNMENT

There being no further discussion, Ch. Davenport called for a motion to adjourn.

Ms. Acks moved, seconded by Mr. Lerner to adjourn the meeting. The Motion passed unanimously by voice vote.

Ch. Davenport adjourned the meeting at 7:56 PM.

Respectfully submitted,

/s/ Tonie Harrington

APPROVED – 8/5/2019

**VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING**

MINUTES FOR JULY 1, 2019

CALL TO ORDER:

Chairman Rickard called the July 1, 2019 meeting of the Plan Commission to order at 7:00 PM and led in reciting the Pledge of Allegiance.

ROLL CALL:

PRESENT: Ch. Rickard, Ms. Gassen, Mr. Boyle, Ms. Majauskas, Mr. Maurer, Mr. Quirk, Ms. Rollins

ABSENT: Ms. Johnson, Ex. Officio Members Olczyk, Livorsi & Menninga

STAFF: Jason Zawila, Planning Manager

APPROVAL OF MINUTES: June 3, 2019 meeting

Ms. Gassen moved, seconded by Mr. Maurer to approve the minutes for the April 1, 2019 meeting.

Ch. Rickard called for a voice vote to approve the minutes. The Motion passed unanimously.

Planning Manager Jason Zawila offered an update on previous Plan Commission cases. There being no further business, Ch. Rickard called for a Motion to Adjourn.

Ms. Gassen moved to adjourn the meeting, seconded by Mr. Quirk. The Motion carried unanimously by voice vote.

Ch. Rickard adjourned the meeting at 7:03 PM.

Respectfully submitted,

Jason Zawila,
Planning Manger
(transcribed from mp3 recording)