

VILLAGE OF DOWNERS GROVE
HISTORIC PRESERVATION AND DESIGN REVIEW BOARD

Village Hall – Betty Cheever Council Chambers
850 Curtiss Street

**September 17th, 2025
7:00 P.M.**

AGENDA

- 1. Roll Call**
- 2. Approval of Minutes**
 - a. June 18th, 2025**
- 3. Old Business**
 - a. None**
- 4. New Business**
 - a. Historic Landmarks Inventory Review**
- 5. Public Comment**
- 6. Adjournment**

**VILLAGE OF DOWNERS GROVE
HISTORIC PRESERVATION AND DESIGN REVIEW BOARD
MINUTES OF June 18, 2025 7:00 P.M.**

Chairperson Gassen called the June 18th, 2025 of the Historic Preservation and Design Review Board to order at 7:00 p.m. and requested a roll call:

1. ROLL CALL

PRESENT: Ch. Gassen, Ms. Ciuffini-Kemp, Mr. VerVers, Ms. Kolev

ABSENT: Ms. Chalberg, Ms. Purcell

STAFF: Flora León, Senior Planner

VISITORS: None

2. APPROVAL OF MARCH 19, 2025 MEETING MINUTES

Motion by Ms. Ciuffini-Kemp, second by Mr. VerVers to approve the minutes of the March 19th, 2025 meeting. Roll call:

AYE: Ms. Ciuffini-Kemp, Mr. VerVers, Ms. Kolev, Ch. Gassen

NAY: None

Motion passed.

3. OLD BUISNESS:

4. NEW BUSINESS:

Flora León, Senior Planner, shared that the presentation would provide an overview of the Downtown Design Guidelines. Specifically she noted that with the Fairview Focus Area rezoning, the presentation would focus on how the design guidelines apply to the newly created zoning districts. She then summarized the role of the HPDRB which includes (1) to administer the Historic Preservation Ordinance, (2) to administer the CODA provisions for the Downtown and Fairview Core, and (3) other duties as directed by the Village Council. Ms. León then shared a historic timeline for the Fairview Focus Area. In 2017 the Comprehensive Plan recommended enhancements surrounding Fairview Avenue and Fairview Train Station. The intention was to create a distinct identity for the neighborhoods, improve all modes of transportations, and foster mixed-use developments that provide goods and services for nearby residents and visitors. In 2024 this Comprehensive Plan Vision was further developed with regulatory key concepts for discussion. This effort was completed by the Village Council on March 12, 2024. This included the key concepts found in the zoning regulations and zoning districts for the Fairview Focus Area. Then on April 8, 2025 the Guiding DG: Streetscapes Plan was approved. In conjunction with those efforts the Village Council then approved amendments to the Zoning Ordinance which included the creation of three new zoning districts: Fairview Core, Fairview Business, and Fairview Transition. Ms. León then stated that tonight's presentation would focus on how the Design Guidelines are applied to the new zoning

districts. She then shared a map indicating the location of the Fairview Core District. Ms. Leon highlighted that the Design Guidelines would only apply to the Fairview Core District. The only scopes of work that would require Design Guideline review within this zoning district include new multi-family and new commercial. Ms. León also noted that if a future development in this zoning district requires an entitlement such as a special use or planned unit development creation, the proposal would appear in front of the Planning and Zoning Commission. However, if there is a proposal that is considered a by right development, the project would appear in front of the HPDRB for their review of the Design Guidelines application. She concluded by sharing that the Design Guidelines would be updated to include the Fairview Core zoning district.

Chairperson Gassen stated that in summary any new developments in the Fairview Core would now need to adhere to the Design Guidelines whereas before the guidelines only applied to the Downtown.

Ms. León confirmed that was correct.

Chairperson Gassen asked if any of the Design Guideline components had changed.

Ms. León shared that all of the components that the HPDRB provided guidance on in the past would stay the same.

Ms. Kolev asked if any setback regulations had changed along Fairview.

Ms. Leon explained that the new zoning regulations for the Fairview Core and Fairview District included updates that would help bring building closer to the front to help build a streetwall.

Chairperson Gassen asked if the hashed blue area on the map was limited to the Fairview Core.

Ms. León confirmed that was correct.

Ms. Ciuffini-Kemp asked if any of the Design Guidelines would apply to renovations.

Ms. León confirmed that was correct. Only scopes of work that are entirely new construction of new multi-family or new commercial buildings. Ms. Leon shared that this was a great question considering that in the Downtown the triggers for a CODA are different and can include renovations of existing facades.

Chairperson Gassen asked if there was any interest in development in the Fairview Focus area.

Ms. León shared that there were no formal petitions or permits under review. She shared that since the rezoning she had received phone calls from existing property owners who wanted to understand the new regulations.

Ms. Kolev asked why a sliver of property by the Fairview Station was not rezoned to FC.

Ms. León shared that she could look into the ownership but thought that perhaps that area was actually Village right-of-way.

Chairperson Gassen also shared with the board that they might recall that the Fairview Train

station was a local landmark. So if there were any modifications made with that structure that could appear in front of the board for review. Chairperson Gassen also reminded the board that because the Village is a Certified Local Government there is a requirement to meet quarterly.

Ms. León thanked everyone for attending the quarterly meeting as well.

Ms. Kolev noted that it would be great to see some development in the Fairview area.

Chairperson Gassen agreed.

5. PUBLIC COMMENT:

Ms. León shared an email from the Naperville Preservation group. The Forest Preserve of DuPage County was seeking statements of interest for Oak Cottage and the reuse of that structure. The structure was listed on Landmark's Illinois' Most Endangered Historic Places in 2024. The email then directs people to the DuPage County website if they would like to share ideas on how to reuse the structure.

Chairperson Gassen shared that the Downers Grove Historical Society would be hosting an event towards the end of September to present information on their Historic Homes program. She also shared that the Village would also be presenting information on the local landmark designation.

6. ADJOURNMENT

Ch. Gassen called for a motion to adjourn.

Ms. Kolev moved, seconded by Mr. VerVers, to adjourn the meeting. The Motion carried unanimously.

/s/ _____ Village Staff
(As transcribed by Ditto Transcript)