

## CITIZENS FOR GLEN ELLYN PRESERVATION

### QUESTIONS FOR 2009 VILLAGE PRESIDENT CANDIDATES

**1. What policies or programs would you support as Village Board President to enhance the relationship between the preservation of historic resources and economic development?**

**Gary Fasules:** As a life long resident of Glen Ellyn, I believe we are caretakers of our traditions, and landmarks for future generations. We must, therefore, thoughtfully preserve our downtown while encouraging proper in-fill that meets the character of our community. We must move ahead with the completion of the National Register for our downtown and landmarking of our community through our local commission.

**Mark Pfefferman:** Hello and please note: Our Glen Ellyn Village Board acts collectively, as a unit.

As a result, this and all other questions would have to be answered as such if policy decisions are to take place. My personal views follow.

I favor creating a vision for Glen Ellyn. When developing this vision, questions such as "What do we value as a community?" will be deliberated and answered with the help of the residents, business operators and village staff. I am confident that historic architecture, character, trees, and diversity of housing and commercial real estate stock will be among the answers.

**2. How do Glen Ellyn's historical residential buildings and neighborhoods fit into your vision and what policies and programs would you encourage to enhance the preservation and improvement of such neighborhoods?**

**Fasules:** We must quickly complete the Historical Resource Survey, now that we have received the \$14,000 grant from the Illinois Historic Preservation Agency. Again, our historic buildings add character and charm to our community. This is a major reason many have come to live in Glen Ellyn. We must not destroy this unique aspect of Glen Ellyn; however, we must balance the needs of future generations in order to provide them with the necessary opportunities to compete in a global economy.

**Pfefferman:** The diversity of residential housing stock – style, age, type, size and lot size are one of the qualities that make Glen Ellyn unique. As a trustee, I was a strong supporter of Glen Ellyn becoming a Certified Local Government. I support placquing and designated historical districts like north Main Street.

Ideally, the village board may want to offer incentives, in addition to the annual awards it does now, for historic renovations and new developments that blend into and enhance our streetscapes. (This would take meticulous attention to detail defining the qualifications.)

**3. Do you feel that historic designations (of individual structures, artifacts, and districts) are a valuable procedure and, if so, what actions would you take to enhance the use of such designations in Glen Ellyn?**

**Fasules:** Yes- we must preserve key symbols of our past- the horse trough, the Clock, and Lake Ellyn at all costs. If possible we must try to get them to be placed within the National Register and definitely landmarked. We must, also, look at ways to preserve non physical traditions and ways of life of our community. This will be a difficult task given the spread of urbanization. And, as a village we must begin to embrace the concept of smart growth to better promote our future needs.

**Pfefferman:** Yes. We have many programs in place to accomplish this. As with many areas in the village, enhancing communication and making the information readily available to residents is integral to increased usage. I hope to raise our village's communication efforts up several notches.

Please note that I am unaware of the definition of "artifact" above. Does it refer to items such as the horse trough?

**4. Ideally, what role do you think the Village Historic Commission should have beyond its current advisory function, eg. public education and/or promotion of landmarking.**

**Fasules:** They must finish their work of landmarking our community. The National Register nomination of downtown should not be put on hold until the finishing of the downtown study. The commission should take a more proactive approach in educating the community on the tax incentives available to those who landmark their homes and making recommendation to the Village Board regarding incentives for owners of local landmarks.

**Pfefferman:** The survey of residential housing stock that the Historical Preservation Commission is conducting is a valuable tool for our village. It should be readily available to the public. I would also like to see the HPC join the Architectural Review Commission's review when historic commercial structures are involved.

5. **In light of the wooded character of the Village (designated a Tree City USA), do you support the proposed amendments to the Tree Preservation Ordinance (developed by the Village Environmental Commission in 2007) that would protect specific varieties of healthy trees in the setback portion of private properties? Please explain.**

**Fasules:** As one of the trustees, who passed, the original tree ordinance, I believe, that certain key amendments need to be made to that ordinance. One in particular, that of "heritage trees". While a trustee, I saw a developer cut down a "heritage tree" for a driveway, after which I was a firm believer that these trees should be protected. We should also further define our set back amendment, and define which trees species should be protected. Mature, quality trees in setbacks should be protected with few exceptions.

**Pfefferman:** Our community has decided, collectively, that green space (setbacks) are appropriate for residential development and, for example, swimming pools, RVs, and six-foot high fences are inappropriate in our front yards. Our zoning code reflects this.

The community also values trees. Therefore, the tree-preservation-in-set-back ordinance language does not seem to be a burden on individual property rights, as long as the appropriate alternatives remain in place as presented in the last version I reviewed. Our code allows for certain structures within setbacks such as gazebos, garages, and sheds. The tree ordinance would have to address and accommodate these. I am supportive.

Please note: Unless a legal reason exists that I am unaware of, it seems inexcusable that any proposed ordinance from a commission would not be addressed by the village board in a two-year time period. This is something I would change.

6. **Will you support restoration and rehabilitation (as opposed to reconstruction and redevelopment) of the historic buildings in Glen Ellyn's downtown as is recommended by the Downtown Strategic Plan? (For example, if the historic building on Forest**

**Avenue that contains Gearhead Auto Repair, Mykha's restaurant and Florist on Forest were recommended for restoration, how would you react?)**

**Fasules:** Yes- we should encourage landowners to renovate our historic buildings in the central business district whenever possible. To encourage this, we should look at the feasibility of granting tax incentives to those who do. We should also look into the feasibility of the same incentives, for those developers who build new buildings that fit into the character of our downtown or enhance existing historic structures. However, the policy we develop should not discourage the development of the non-essential (non historic) buildings in our downtown.

**Pfefferman:** I support restoration and rehabilitation whenever possible and appropriate. The Bike Shop and Honey are great examples of interior renovation and repurposing. And who cannot admire Tracey Kreiling's gift to Glen Ellyn with her renovation and restoration of the Bells and Whistle's space?

First, we need to determine which buildings are historic. Perhaps we could start with the Historical Preservation Commission compiling a list of the top 50 historic structures in Glen Ellyn. Once that is determined, each structure would need to be analyzed to determine its useful life and if it is indeed worth saving, either in entirety or façade.

I favor a commercial property maintenance ordinance so that our older buildings do not fall to ruin due to gross neglect or disrepair. This is evidenced in some structures downtown and the motels on Roosevelt Road.

**7. Do you feel that the current lot coverage ratio for residential properties is sufficient or do you think it should be modified? Please explain.**

**Fasules:** As one of the trustees who passed the first lot cover ration ordinance, I was for it then, and I'm still for it. However, as the ordinance has been revised over the years with the LCR decreasing, we must be concerned for the property owners of 55 foot wide lots. We must be concerned that we do not render these lots obsolete. I would also like to propose a new concept for Glen Ellyn, but one used in other communities that is a "Neighbors Bill of Rights". We should give adjacent property owners key rights which builders/landowners cannot infringe upon. For example, I would not allow lot to lot excavation, and would seek to tighten our setback requirements to state what is allowed to be build in the setback.

**Pfefferman:** I believe the current LCR works well. The residents, board and staff should review it every five years to determine if any modifications are necessary. For example, the current eave-to-roof-height ratio restrictions may not allow new development to reflect classic architectural styles such as Victorian or Queen Anne. We may want to revisit this. Proper storm water drainage remains a concern.

**8. The Downtown Plan recommends that infill buildings blend in with the scale and character of the historic buildings in the downtown. At the same time, the plan calls for multi-family residential buildings to be constructed within a transitional area between the 2 to 3 story historic downtown buildings and the single family residences in surrounding neighborhoods. Currently, this area is zoned for 4 to 5 stories. Would you support changing the zoning within this area so that new construction will blend in with the scale of the downtown? Please explain.**

**Fasules:** I would be in favor of studying the impact of this proposal on developers and the community if we change the zoning laws in this transitional area. We do not want to restrict development in such a way that only million dollar condos can be build in downtown. A goal of the community must be to provide diverse housing stock in our downtown, one that promotes and allows housing stock for first time buyers, empty nesters, and retirees.

**Pfefferman:** For many years, since an original proposal was made to develop an empty parcel of land on Duane Street at Glenwood, I have seen the need for transitional zoning. Working with the residents and all interested parties, the plan commission and village board should be proactive in discussing this issue before the downtown redevelopment takes place. All points of view should be presented and decisions made so that we, collectively, are not “surprised” by developments of size in our commercial districts

Thank you for asking and for the opportunity to answer these questions.