Minutes
Landmarks Commission Meeting
May 21, 2024

Members Present: Gordan Kinder, Ron Larson, John Wells, Kathy Krusiec

Members Absent: Lowell Prill

Staff Present: Andrew Bremer, Kong Thao

1. CALL TO ORDER

   Bremer called the meeting to order at 5:04 PM. In the absence of a chair and vice-chair, Bremer instructed the Commission to elect an acting-Chair for the scheduled meeting. Kinder motioned to nominate Larson as acting-Chair for the meeting. Seconded by Krusiec. Motion carried 4-0.

2. PUBLIC APPEARANCES.

   None received virtually and in-person.

3. APPROVAL OF MINUTES.

   a. Kinder motioned to approve the minutes of the April 8, 2023, Landmarks Commission meeting. Seconded by Wells. Motioned carried 4-0.

4. BUSINESS.

   a. Discussion regarding Redevelopment District No. 2 site and building design guidelines.

   Bremer provided summary on the agenda item, discussing the purpose and intent of Redevelopment Districts updates within the Village, the areas covered within each district, the timeline of the project to date, and feedback requested from the Commission to supplement the project further, specifically related to site design guidelines and standards for future developments in the district. Stephen Tremlett, Project Manager from MSA, was present to discuss concepts, themes, and project overview. Tremlett provided project planning concepts for points of discussion related to design standards, element standards related to exterior cleaning & treatment techniques, and matching/protecting historic features on historically designated properties in the district.

   The Commission discussed why the design standards would be needed, desired building façades and elements matching and complementing adjacent buildings, building features to be included or maintained among future improvements, property acquisition, and details related to the concepts shown. Tremlett commented that discussion of building enhancement and the redevelopment district could introduce new sections to the zoning code related to glossary of terms, elements in site design and building design, all of which are supplemental to obtaining a certificate of appropriateness. Tremlett highlighted some of the responses from the survey related to historical properties. The Commission further discussed building rooflines, building height, concept buildings shown, windows, materials, mixed use building designs, appearance from street view, area or properties included within the historic downtown, and direction of future development. Wells affirms the discussion is important to the character of the downtown area, then asked about the importance of this discussion and how will staff and the consultant use this information. Bremer and Tremlett affirmed the comments have already provided good information and the discussion helps to guide the direction for what can be incorporated into the plan related to site and building design guidelines and standards.

Larson stated disagreements to some of the concepts presented stating past activities related to recommendations of those properties as historical properties and the desire to nominate them as new historical properties. Bremer replied that properties included within the concepts are not an indication for definite razing of those properties, rather, the concepts are intended to encourage discussion of different types of redevelopment opportunities that could be possible in the future. Lason followed up with a question related to the rationale behind the decision to not include areas of Farwell west of the High School. Bremer stated that the area is already included within the existing TIF district #5, and not part of the Redevelopment District 2 planning area, hence why it was not included. The types of land uses and lot configurations are not the same as Redevelopment District 2. Kinder commented on the draw and appeal of Arnold Larson Park as a central point for hosting events, concurring with Larson's statement to not raze some buildings shown in the concepts, while pointing out other options. The Commission and Staff discussed the possibility of moving buildings to another location as previously done in the Village's history. Larson expressed concerns about roadway congestion based on the future Community Center building plans. Wells inquired about the next step for the project. Bremer stated Staff will summarize the main points of discussion and will present them to the Plan Commission or Community Development Authority committee as they are jointly providing committee oversight of the plan update.

b. Discussion regarding outdoor community history signs at Arnold Larson Park.

Bremer and Thao provided summary of the agenda item with the recent updates, mockups, sign texts, and ongoing efforts related to Sign 2, Native American. Thao provided summary for the activities related to Sign 2 and an expected timeline to the project. Larson commented that he is open to comments and updates to the text as needed from other Commission members. Next steps are to complete the mock up for Sign 2 similar to Signs 1-3 and bring back for recommendation to the Village Board.

5. SCHEDULE NEXT MEETING DATE.

    a. To be determined.

6. ADJOURNMENT.

    Krusiec motioned to adjourn. Seconded by Kinder. Motion carried 4-0. Meeting adjourned at 6:34 PM.