



Agenda
Village of Glen Ellyn
Historic Preservation Commission
Regular Meeting
Thursday, July 19, 2018
7:00 PM
Glen Ellyn Civic Center, Room 301

Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village at least 24 hours before the meeting.

A. Call Historic Preservation Commission Meeting to Order

B. Approval of Minutes from May 17, 2018 & June 21, 2018

1. May 17, 2018 Historic Preservation Commission Draft Minutes
2. June 21, 2018 Historic Preservation Commission Draft Minutes

C. Public Comment

D. Old Business

E. New Business

- A. Informational Presentation on Landmarking - Tim Loftus
- B. Public Hearing - to consider the request for a landmarking designation for the property located 371 Elm Street
 1. 371 Elm Street - Landmark Application
- C. Public Hearing - to consider the request for a landmarking designation for the property located at 869 Hillside Avenue
 1. 869 Hillside Avenue - Landmark Application

F. Historical Society Business

G. Chairman's Report

H. Village Board Trustee Report

I. Staff Report

- A. July Informational Memo
 1. July 2018 Informational Memo

J. Confirmation of Next Meeting Date and Adjournment



Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 07/19/18 07:00 PM
Department: Historic Preservation Commission
Department Head: Kelly Purvis
Category: Minutes
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3448)

DOC ID: 3448

May 17, 2018 Historic Preservation Commission Draft Minutes

ATTACHMENTS:

- 5.17.18 Draft Minutes Historic Preservation Commission (PDF)

DRAFT
MINUTES

BOARD/COMMISSION: Historic Preservation

DATE: 5/17/18

MEETING: Regular

CALLED TO ORDER: 7:00 p.m.

QUORUM: Yes

ADJOURNED: 9:00 p.m.

LOCATION: Lake Ellyn Boathouse

MEMBER ATTENDANCE:

PRESENT: Chairman Marks, Commissioners Christiansen, Darga, Dieter, Loftus, Manak and Veum-Welsh

EXCUSED: None

ALSO PRESENT: Village Planner Sterrett, Planning Department Intern Village Trustee Senak, Recording Secretary Solomon, Glen Ellyn Historical Society Executive Director Karen Hall, Lara Ramsey with Ramsey Historic Consultants, various Glen Ellyn residents.

A. Call to Order

Chairman Marks called the Glen Ellyn Historic Preservation Commission regular meeting to order at 7:00 p.m., at the Lake Ellyn Boathouse at 645 Lenox Road, Glen Ellyn, Illinois.

Chairman Marks welcomed everyone to the Historic Preservation Commission Meeting/Event. Chairman Marks presented information on historic preservation in Glen Ellyn and stated too many architectural and historically-significant homes have been lost in recent years, and this is why the Historic Preservation Commission wants to ensure residents have the facts on historic preservation. Chairman Marks stated the Historic Preservation Commission (HPC) gives awards annually for Restoration of the Year, Remodeling Project of the Year, Streetscape Compatibility and Architectural Details, and the HPC will be voting on these awards at the June meeting. Chairman Marks stated the Glen Ellyn History Center is a great place to get information, and Glen Ellyn Historical Society Executive Director Karen Hall is there to help with this.

Chairman Marks stated this is an exciting year for Illinois as the state celebrates the Bicentennial of its statehood in 1818. Chairman Marks stated before we get started

with tonight's program, he wanted to review a few of the exciting historic happenings that have occurred in Glen Ellyn in recent years.

Chairman Marks stated in 1974, Stacy's Tavern was the first historic building in DuPage County to be listed in the National Register of Historic Places. Chairman Marks stated the restoration of historic Stacy's Tavern, which began in 1968, saw the building reopened to the public during the nation's Bicentennial in 1976. Chairman Marks stated in 1977, John Patterson, Supervisor of Historic Sites for the State of Illinois, named Stacy's Tavern as the finest and most accurate restoration in the State. Chairman Marks stated also in the 1970's, the Glen Ellyn Main Street Historic District was listed in the National Register, and just a few years ago, the Village had two downtown Historic Districts listed on the National Register, one north of the tracks and another to the south of the tracks. Chairman Marks stated considering the Village's historic achievements, the Village has much to be grateful for here in Glen Ellyn, a town which has always been renowned for its focus on history and early architecture. Chairman Marks stated however, the Village must remain vigilant, the Village has lost way too many historic and architecturally significant buildings in recent years.

Chairman Marks stated it is my great pleasure to introduce Lara Ramsey, of Ramsey Historic Consultants, who will present a most interesting program on historic preservation and the importance of Landmarking.

B. Lara Ramsey – Ramsey Historical Consultants – Information about Preservation Incentives for Commercial and Residential Properties.

Lara Ramsey, Principal with Ramsey Historical Consultants in Chicago, Illinois, presented background on herself and the work she has done for historic preservation in Glen Ellyn, including architectural surveys as well as helping with the Downtown Glen Ellyn National Historic Register nominations and the Lake Ellyn Boathouse National Historic Register nomination.

Ms. Ramsey presented information about preservation incentives for commercial and residential properties and gave a brief overview of the ins and outs of historic preservation. Ms. Ramsey stated historic preservation is a way to protect and honor places, people, events and ideas, and historic preservation is not anti-growth or anti-development.

Ms. Ramsey stated historic preservation is important for Glen Ellyn as it gives a sense a place, a sense of continuity and a connection to the past, environmental sustainability, and economic benefits. Ms. Ramsey stated the effect of teardowns has been felt in Glen Ellyn, and "Regret only goes one way."

Ms. Ramsey reviewed information on the myths and misconceptions about historic preservation and how these ideas are incorrect. Ms. Ramsey spoke about the myths that

historic preservation drives down property values, that if a property is on the National Register then an owner cannot make any changes to it and that if a property is landmarked then an owner cannot change the property in any way. Ms. Ramsey went on to talk about more myths, including historic preservation is bad for the local economy, preservation is more expensive than new construction, new houses have more to offer than older homes and that historic preservation violates property rights.

Ms. Ramsey discussed the Tools and Methods used for historic preservation, including documentation, designation, physical preservation and local recognition/rewards. Ms. Ramsey spoke about the incentives available to owners, including the Federal Historic Preservation Income Tax Credit for commercial properties, the Illinois Property Tax Assessment Freeze for residential properties and Preservation Easement. Ms. Ramsey discussed the resources available and showed a page of websites.

Ms. Ramsey opened up the floor for questions.

A resident stated since the historic home on Hill Avenue was torn down, the Ackerman House on St. Charles Road is now the oldest home in the Village. The resident stated a property owner can do whatever they want to a home. Ms. Ramsey stated this is a good point and hopes they can help residents see why preservation is important.

Chairman Marks stated there was a case before the Supreme Court in the 1960's where the Supreme Court ruled the town has a right to remain beautiful.

Commissioner Manak stated if a home is landmarked, there is not a 100% guarantee that the home will not be torn down, but landmarking a home is the best way to preserve a home.

C. John Sterrett – Village Planner – Information about Village Incentives

Village Planner Sterrett presented information on the Village's incentives and stated these are mainly focused on the downtown area. Village Planner Sterrett stated these awards include the Commercial Façade Improvement Award, the Downtown Interior Improvement Award and the Fire Prevention Award. Village Planner Sterrett stated the Village Board just approved the Fire Prevention Award for other businesses not in the downtown as well. Village Planner Sterrett stated you can contact Economic Development Coordinator Meredith Hannah for additional information on these.

D. Intermission

Chairman Marks stated they will take a 15-minute intermission at 8:04 p.m.

Commissioner Loftus called the meeting back to order at 8:19 p.m.

E. Tim Whelan and Linda Gilbert – Update on the Restoration of the McKee House

DuPage County Forest Preserve Commissioner Whelan provided an update on the restoration of the McKee House and relayed information on how the McKee House Preservation Group came into being. Forest Preserve Commissioner Whelan stated the McKee House is on St. Charles Road by Churchill Woods. Forest Preserve Commissioner Whelan explained the Intergovernmental Agreement (IGA) between the Village of Glen Ellyn and the DuPage County Forest Preserve about the McKee House property. Forest Preserve Commissioner Whelan stated the McKee House was built in 1936 by the DuPage County Forest Preserve. Forest Preserve Commissioner Whelan stated the McKee House Preservation Group was formed to create a proposal and timeline to rehabilitate the McKee House, and they are currently in the planning stages to raise funds to preserve the roof which is a priority. McKee House Preservation Group President Linda Gilbert showed current pictures of the exterior and the interior of the McKee House. Forest Preserve Commissioner Whelan stated they would like to see an adaptive re-use of the McKee House.

Chairman Marks stated they did a huge public-relations campaign when they started to restore Stacy's Tavern, and many people then got involved. Chairman Marks stated a big public-relations campaign would help to get the word out about the restoration of the McKee House. Chairman Marks stated the McKee House is a part of the historical corridor along St. Charles Road.

F. Tim Loftus – Historic Preservation Commissioner – Information Regarding how to Landmark Your Property

Commissioner Loftus presented information on how to landmark your property and stated he will present information on the mechanics and process of how to landmark. Commissioner Loftus discussed the benefits on landmarking. Commissioner Loftus stated in the Village's Landmarking Ordinance, there are nine criteria for a landmark designation, and the property needs to meet two of these criteria. Commissioner Loftus stated a home does need to be at least 50 years old to qualify for landmarking, and consideration for landmark status is only limited to the exterior of the home. Commissioner Loftus stated the landmark application form is two pages and on the Village's website.

Commissioner Loftus stated on the Village's website, there is a page that describes what work can be done on landmarked homes, and what the HPC's requirements are.

G. Q&A

There was discussion regarding the tax assessment freeze, notifying your insurance company if you do landmark your home and the actual steps and process for

landmarking from the application to the approval from the Village Board. Commissioner Loftus stated this landmarking status then would follow the home from owner to owner.

Chairman Marks thanked everyone for coming and thanked the speakers for their time. Chairman Marks stated anyone who is interested or has questions on landmarking or possible changes to a landmarked home is welcome at the Historic Preservation Meetings which are at 7:00 p.m. the third Thursday of every month on the 3rd floor of the Civic Center.

H. Confirmation of Next Meeting Date and Adjournment

The next meeting will take place on Thursday, June 21, 2018 at 7:00 p.m. at the Glen Ellyn Civic Center.

With no further business, the meeting was adjourned at 9:00 p.m.

Submitted by: Debbie Solomon, Recording Secretary



Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 07/19/18 07:00 PM
Department: Historic Preservation Commission
Department Head: Kelly Purvis
Category: Minutes
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3449)

DOC ID: 3449

June 21, 2018 Historic Preservation Commission Draft Minutes

ATTACHMENTS:

- 6.21.18 Draft Minutes Historic Preservation Commission (PDF)

DRAFT
MINUTES

BOARD/COMMISSION: Historic Preservation

DATE: 6/21/18

MEETING: Regular

CALLED TO ORDER: 7:00 p.m.

QUORUM: Yes

ADJOURNED: 9:18 p.m.

LOCATION: Glen Ellyn Civic Center

MEMBER ATTENDANCE:

PRESENT: Chairman Marks, Commissioners Darga, Dieter, Loftus, Manak and Veum-Welsh

EXCUSED: Commissioner Christiansen

ALSO PRESENT: Village Planner Purvis, Village Planner Sterrett, Village Recording Secretary Solomon, Professional Engineer Daubert, Glen Ellyn Historical Society Executive Director Hall, Alan Lanning, William Harty, Claudia Harty, Ben Harber with CDM Smith

A. Call to Order

Chairman Marks called the Glen Ellyn Historic Preservation Commission regular meeting to order at 7:00 p.m., in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois.

Chairman Marks asked the members of the audience to introduce themselves. Alan Lanning stated he is at the meeting for the Preliminary Landmark Status discussion of his home at 625 Midway Park. William Harty stated he and Claudia Harty are at the meeting for the Preliminary Landmark Status discussion of Mr. Harty's mother's home at 371 Elm Street.

B. Approval of April 19, 2018 Meeting Minutes and May 17, 2018 Minutes

A motion was made by Commissioner Manak and seconded by Commissioner Veum-Welsh to approve the minutes of April 19, 2018. The motion carried unanimously by a voice vote.

For the May 17, 2018 minutes, Chairman Marks stated he made additional comments before the event started that he would like added to the minutes. Village Planner Purvis

suggested tabling approving these minutes until the next meeting to ensure all the comments were captured. Chairman Marks agreed with this. No other adjustments were

C. Public Comment

None

D. Old Business

1. Heritage Trees

Commissioner Manak stated the HPC had discussed Heritage Trees in the past, and the HPC had considered making an award for Heritage Trees or doing recognition of these trees from time to time. Commissioner Manak read the definition of a Heritage Tree that the HPC had written together.

Chairman Marks stated he had talked to the Village to let them know that the HPC would like to make a listing of Heritage Trees to bring attention to these trees. Chairman Marks stated due to the long agenda for this meeting, they could discuss this at the July meeting. Chairman Marks asked the commissioners to bring a listing of possible Heritage Trees to the July meeting.

Commissioner Manak stated if there are going to discuss this then they should make an award.

E. New Business

1. HPC Review – Phase I Metra Station Projection Presentation and Review with HPC

Professional Engineer Daubert provided background on this proposed project and stated in March 2017, the Village Board approved an agreement with CDM Smith and KMI Architects for the completion of a Phase I (Preliminary) Engineering Study for the Glen Ellyn Metra Train Station and Grade-Separated Crossing Project. Professional Engineer Daubert stated the current proposed scope for the final Phase I Engineering Study will include demolition and reconstruction of the train station along with the incorporation of a pedestrian underpass tunnel, replacement of the station platforms and extensive site improvements to the adjacent roadways and parking lots. Professional Engineer Daubert stated they are looking for input on the proposed train station from the HPC due to the potential impact on the Downtown Historic Districts, and the staff will continue to engage the HPC throughout this project.

Ben Harber, Senior Project Manager with CDM Smith, showed an overview of the existing train station site and the existing train station. Mr. Harber stated the train station was built in the 1960's, and there are issues with the existing station including limited ventilation and masonry and retaining wall damage. Mr. Harber stated due to the safety issues, heating and cooling issues and lack of accessibility of the existing train station and the significant increase in train ridership since the 1960's, the Village is looking to construct a new train station and pedestrian underpass or overpass.

Mr. Harber showed renderings of the proposed train station and stated they wanted to show a sense of scale. Mr. Harber stated the proposed train station does need some character, and they do want to incorporate the plaza into the downtown area. Mr. Harber stated this proposed project is currently unfunded in regards to the construction dollars.

Commissioner Manak asked if there would be a pedestrian overpass or underpass. Mr. Harber stated they did an exercise with the Village staff, and an underpass was possibly preferred and recommended. Mr. Harber stated with an underpass, there would be less steps, and with an overpass, it would need to be 60 feet up in the air and require more maintenance. Commissioner Manak stated he is concerned about an underpass due to the possibility of crime.

Mr. Harber showed the proposed picture of an underpass and an overpass for the station. Mr. Harber stated an underpass would allow adequate station space for current and future growth per Metra, and the proposed underpass would have natural light.

Chairman Marks asked if the Village would be getting monies from Union Pacific for this project. Mr. Harber stated Union Pacific does not usually give monies for these projects as Union Pacific would be focused on rail operations. Mr. Harber stated Metra does sometimes provide help with some segments. Mr. Harber stated the grant cycles are starting soon, and the Village hopes to be in a position to pursue grant opportunities by the end of 2018 or the beginning of 2019.

Chairman Marks stated the proposed design is good, and he likes the Romanesque Revival look as it fits in with many of the Victorian pieces in town. Chairman Marks stated he is opposed to an overpass as it would disrupt the historical character of the Village.

Commissioner Manak asked about the cost difference of an underpass versus an overpass. Mr. Harber stated the upfront costs are relative, but the maintenance required for an overpass would be an ongoing burden to the Village.

Chairman Marks stated an overpass would be an eyesore, but he understands the safety concern. Chairman Marks asked what Police Chief Norton would think on an underpass.

Mr. Harber stated an underpass was discussed with the Glen Ellyn Police Department. Mr. Harber stated the Village staff did discuss pieces that would help with security, and there would be security cameras incorporated into the station, the proposed elevator and the proposed underpass. Mr. Harber stated when the Village survey was done recently, the residents were neutral on the addition of an underpass or overpass, but as a secondary choice, the residents did prefer an underpass.

Commissioner Loftus stated the proposed Giesche development and an overpass could be about 60 feet tall and out of place in the downtown. Commissioner Loftus stated what is proposed fits closely to the original structure. Commissioner Loftus suggested using more limestone as on the original building or a darker brick. Commissioner Loftus stated they are on the right path with the proposed design. Commissioner Loftus stated he suggests that if they do not put in an underpass, they should not put in anything. Commissioner Loftus stated he recommends the look of the Glencoe train station.

Chairman Marks stated the goal is to protect the historical character of the downtown, and he agrees with Commissioner Loftus' comments about the use of limestone or a darker brick.

Commissioner Manak stated the canopy along the platform will be a good idea so the riders can be protected from the elements.

Mr. Harber asked if there were any objections to moving this project forward.

Commissioner Dieter stated he agrees with removing the existing retaining wall; however, the wall does serve some purpose in keeping children safe, and they may need to consider something there. Commissioner Dieter stated they may also want to consider planters so vehicles cannot drive up onto the plaza. Mr. Harber stated the plaza is just a placeholder for now, and they can do planters or something else for this. Mr. Harber stated the occupied level is above street level so this helps as well.

Professional Engineer Daubert stated the Village will apply for a CMAP grant in 2019, and this is the biggest grant-dollar opportunity for the Village. Professional Engineer Daubert stated then in early 2020, they would advance to Phase II engineering if they received the CMAP grant. Professional Engineer Daubert stated they would appreciate a motion from the HPC making a recommendation that the HPC supports this project and is not opposed the demolition of the existing station.

A motion was made by Commissioner Loftus and seconded by Commissioner Manak that the Historic Preservation Commission does support the demolition of the existing train station and the design concept as presented by CDM Smith, with no overpass involved with this train station. The motion carried unanimously by a voice vote.

Professional Engineer Daubert thanked the HPC for this recommendation and asked that an endorsement letter be drafted and signed as well. Chairman Marks agreed to this.

B. Preliminary Landmark Determination

1. Preliminary Landmark Determination – 371 Elm Street

Village Planner Purvis presented background on the home at 371 Elm Street which is owned by Mary Harty. Village Planner Purvis stated Mrs. Harty's son William is present at the meeting and submitted the nomination on behalf of his mother. Village Planner Purvis stated the home is a 1925 farmhouse and is an example of a vernacular homestead aesthetic that exemplifies the quaint feeling of the Village. Village Planner Purvis stated the home was owned by the Otis Spinner family who owned a local movie theater.

Village Planner Purvis showed a picture of the home and stated on the nomination form, four of the possible criteria are marked for landmark determination, including:

1. Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration;
2. Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States;
3. Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials;
4. It be one of the few remaining examples of a particular architectural style.

William Harty, representing his mother and homeowner Mary Harty, stated the home still has the original windows, doors and floors, and the home has been preserved nicely. Mr. Harty stated when they chose to increase the size of the home, they used the attic for this. Mr. Harty stated the Otis Spinner family owned this

home and the lot to the east (375 Elm Street), and this family sold this other lot with the stipulation that any house to be built would be set back as to not interrupt the open view. Mr. Harty stated they have seen so many great homes in Glen Ellyn disappear so this would be a great home to landmark.

Commissioner Loftus asked if the only change to the front façade was the windows in the attic to which Mr. Harty stated it is.

Claudia Harty stated there was an addition put on the back of the home before their mother bought the home. Mr. Harty stated the same materials of the original home were used on the addition.

Commissioner Loftus asked what theater the Spinner family owned. Mr. Harty stated he is unsure on this. Commissioner Loftus suggested working with the Glen Ellyn Historical Society on this. Commissioner Loftus asked if this home is in one of the architectural surveys. Village Planner Purvis stated she is unsure on this, but this will be researched and included in the packet used for the public hearing.

Commissioner Manak asked if the shutters are original to the home. Mr. Harty stated the main level shutters were there when his mother purchased the home.

Commissioner Darga asked about the garage. Mr. Harty stated they think the garage is original as well.

A motion was made by Commissioner Manak and seconded by Commissioner Dieter that under Section 2-13-3(A), the Historic Preservation Commission recommends preliminary determination of landmark status for the qualified home at 371 Elm Street. The motion carried unanimously by a voice vote.

2. Preliminary Landmark Determination – 625 Midway Park

Village Planner Purvis presented background on the home at 625 Midway Park and stated the home is a 1953 Mid-Century Modern designed by Buderus and Siegwart design firm, known for their reinterpretation of European Modernism for the Midwestern landscape. Village Planner Purvis showed a picture of the home and stated this design firm also won the 1953 “House of the Year” award for the design of a home they had done. Village Planner Purvis stated the petitioner has provided that the style of the home was influenced by the spare forms of the International style architecture with an emphasis on sensitivity to the physical site and how the building complements the natural wooded environment, much like the work done by Frank Lloyd Wright.

Village Planner Purvis stated on the nomination form, four of the possible criteria are marked for landmark determination, including:

1. Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration;
2. Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials;
3. It be one of the few remaining examples of a particular architectural style;
4. Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship.

Alan Lanning, owner of the property at 625 Midway Park, presented more pictures of the home and property. Mr. Lanning stated the home emphasizes clear horizontal lines, open space and its place in the landscape. Mr. Lanning stated in one of the Granacki architectural surveys, their home was listed as significant and was recommended to be landmarked. Mr. Lanning stated the home is not parallel to the street as it was designed to fit the wooded, hilly lot. Mr. Lanning stated the home was included in the 2014 Glen Ellyn Preservation Home Walk. Mr. Lanning stated the home has post and beam construction, and a red oak grows through the roof of the three-season porch.

Commissioner Loftus stated he did research on this home for the Preservation Walk, and he recommends this home for landmarking.

Mr. Lanning stated he cannot be at the July 19, 2018 meeting for the public hearing on the possible landmarking of the home. Village Planner Purvis stated this is fine as he is here now to give information on the home.

Commissioner Loftus stated the home is in one of the Granacki architectural surveys. Commissioner Loftus stated the home designer did a great job integrating this home into the hillside. Commissioner Loftus stated a Mid-Century Modern home of this significance needs to be landmarked.

Chairman Marks stated this is a great home, and the landscaping is great as well.

A motion was made by Commissioner Loftus and seconded by Commissioner Manak that under Section 2-13-3(A), the Historic Preservation Commission recommends preliminary determination of landmark status for the qualified home at 625 Midway Park. The motion carried unanimously by a voice vote.

Commissioner Loftus asked about the pieces of art that are in the parkway on Midway Park. Village Planner Purvis stated she is not sure these are in the Village, but she will check on this. Commissioner Loftus stated they should see if they can landmark these pieces of art.

3. Preliminary Landmark Determination – 869 Hillside Avenue

Village Planner Purvis presented background on the home at 869 Hillside Avenue and stated the homeowners were out of the country and could not attend this meeting. Village Planner Purvis showed a picture of the home and stated the home was recently renovated with an addition added to the back of the home, using the same scale and building materials as the existing home. Village Planner Purvis stated the home is a 1923 Bungalow, and the petitions provided that the home has notable architectural features including cedar shingles and an uninterrupted belt band around the entire façade of the home. Village Planner Purvis stated during the renovation of the home, the homeowners took special care to ensure that the addition kept the character of the home so there is no notching on the windows or belt band as well as they mimicked the decorative block bricks on the foundation of the addition to match the original foundation.

Village Planner Purvis stated on the nomination form, four of the possible criteria are marked for landmark determination, including:

1. Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration;
2. Its value of an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States;
3. Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials.

Commissioner Loftus stated this home was built in an area of homes that were built at the same time as vacation homes. Commissioner Loftus stated the HPC gave this home the Restoration of the Year award last year.

Commissioner Manak stated the attention to detail on the home is terrific.

A motion was made by Commissioner Dieter and seconded by Commissioner Manak that under Section 2-13-3(A), the Historic Preservation Commission recommends

preliminary determination of landmark status for the qualified home at 869 Hillside Avenue. The motion carried unanimously by a voice vote.

Village Planner Purvis stated the HPC will do public hearings on all homes at the July 19, 2018 meeting.

C. 2017 Historic Preservation Awards

Village Planner Purvis passed out a one-pager regarding the Historic Preservation Award descriptions. Village Planner Purvis stated each year, the HPC considers projects completed the prior calendar year that have helped preserve the Village's historic character for four awards: the Restoration of the Year, Remodeling Project of the Year, Streetscape Compatibility and Architectural Details. Village Planner Purvis stated nominations were accepted for projects completed in 2017 that were submitted to the Village between January 1, 2018 and April 30, 2018. Village Planner Purvis stated eight nominations were received, and the award winners will be recognized at the July 23, 2018 Village Board Meeting.

Chairman Marks stated they would review the homes first then discuss each home individually.

There was discussion regarding the six homes and one commercial building nominated for awards, including:

1. 497 Arbor Court
2. 356 Anthony Street
3. 210 Glenwood Avenue
4. 599 Hawthorne Boulevard
5. 580 Lakeview Terrace
6. 449 Longfellow Avenue
7. 439 Pennsylvania Avenue

Commissioner Dieter nominated 439 Pennsylvania Avenue for the Restoration of the Year Award for a Commercial Building. The nomination was seconded by Commissioner Veum-Welsh, and the commission voted unanimously to give the Restoration of the Year Award for a Commercial Building to 439 Pennsylvania Avenue.

Commissioner Loftus nominated 599 Hawthorne Boulevard for the Restoration of the Year Award for a Residential Building. The nomination was seconded by Commissioner Manak, and the commission voted unanimously to give the Restoration of the Year Award for a Residential Building to 599 Hawthorne Boulevard.

Commissioner Manak nominated 497 Arbor Court for the Architectural Details Award. The nomination was seconded by Commissioner Darga, and the commission voted unanimously to give the Architectural Details Award to 497 Arbor Court.

Commissioner Dieter nominated 356 Anthony Street for the Streetscape Compatibility Award. The nomination was seconded by Commissioner Darga. The motion carried with five (5) yes votes and one (1) abstained vote from Commissioner Manak to give the Streetscape Compatibility Award to 356 Anthony Street.

Commissioner Veum-Welsh nominated 210 Glenwood Avenue and 580 Lakeview Terrace for the Remodeling Project of the Year Award. The nomination was seconded by Commissioner Manak, and the commission voted unanimously to give the Remodeling Project of the Year Award to 210 Glenwood Avenue and 580 Lakeview Terrace.

It was decided to give 449 Longfellow Avenue a Certificate of Appreciation for Quality Work.

F. Historical Society Business

Glen Ellyn Historical Society (GEHS) Executive Director Hall passed around the newest GEHS newsletter and list of upcoming events and reviewed the coming programs:

1. Alice Paul: Winning Votes for Women as portrayed by Leslie Goddard – Thursday, July 12, 2018 at 7:00 p.m. GEHS Executive Director Hall stated this is being done in partnership with Lombard's Historical Society.
2. Vintage and Antique Market – Wednesday through Saturday, July 18-July 21, 2018 from 10:00 a.m. to 5:00 p.m. GEHS Executive Director Hall stated donated items will be listed on estatesales.net.

GEHS Executive Director Hall stated the dedication has been postponed until the fall.

GEHS Executive Director Hall stated anyone is welcome to dress in costume and march with the GEHS in the Village's Fourth of July parade.

G. Chairman's Report

Chairman Marks stated he and Commissioner Loftus were invited to a meeting regarding the development of the Giesche property. Chairman Marks stated he said there needs to be the proper architectural design for this property. Chairman Marks stated he said that no one wants to see a five- or six-story building on this site, and they should stagger the heights of this building.

Commissioner Loftus stated this property is basically the size of a football field. Commissioner Loftus stated the proposed development had balconies too close to the

sidewalk, and he suggested modifications to the balconies and setbacks due to possible safety issue.

Commissioner Dieter asked why a firm like CDM Smith was not solicited for possible drawings on this site. Village Planner Purvis stated they are in the preliminary stages for this project and are only seeing concepts at this point. Village Planner Purvis stated the staff met with the developer after this meeting and gave the developer all the feedback that had come out of this meeting. Village Planner Purvis stated the number one piece they communicated to the developer was about this property being historic streetscape.

H. Village Board Trustee Report

None

I. Staff Report

Village Planner Sterrett stated approximately 50 people attended the May 17, 2018 Historic Preservation event at the Lake Ellyn Boathouse. Village Planner Sterrett stated the Village staff has received a number of calls and emails from residents who were unable to attend the May event but are interested in the content. Village Planner Sterrett stated staff suggests the HPC do an informal session on this content at the July 19, 2018 meeting.

Village Planner Sterrett stated they received about a dozen entries for the HPC Coloring Contest, and five winners were selected. Village Planner Sterrett stated all winners received a one-year family membership to the Glen Ellyn Historical Society and four tickets to the Tavern Day event held in September. Commissioner Loftus thanked the Glen Ellyn Historical Society for their donations of prizes.

Commissioner Loftus provided an update from Landmarks Illinois regarding a Bill to improve and expand the Historic Tax Credit Program. Commissioner Loftus stated the Illinois General Assembly passed the Illinois Historic Preservation Tax Credit Bill.

Chairman Marks left the meeting at 9:17 p.m.

J. Confirmation of Next Meeting Date and Adjournment

The next meeting will take place on Thursday, July 19, 2018.

With no further business, a motion was made by Acting Chairman Manak and seconded by Commissioner Dieter to adjourn the meeting. The motion carried unanimously by a voice vote, and the meeting was adjourned at 9:18 p.m.

Submitted by: Debbie Solomon, Recording Secretary



Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 07/19/18 07:00 PM
Department: Historic Preservation Commission
Department Head: Kelly Purvis
Category: Public Hearing
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3455)

DOC ID: 3455

371 Elm Street - Landmark Application

Part 1: Historical Significance Report

Background. William Harty has submitted a Historical Landmark Nomination form and auxiliary materials on behalf of his mother, Mary Harty, the owner of the property located at 371 Elm Street, requesting that the Historic Preservation Commission recommend designation of her home as a Glen Ellyn Local Landmark.

Criteria. The home is a 1925 Farmhouse and is an example of vernacular homestead aesthetic that exemplifies the quaint feel of the Village. The petitioner provides that the house was owned by the Otis Spinner Family who owned a local movie theatre. The petitioner has indicated that he believes the home satisfies the following criteria for designation:

1. Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration;
2. Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States;
3. Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials;
4. It be one of the few remaining examples of a particular architectural style.

Permit History. Below is a summary of work done to the home based on records kept by the Planning and Development Department:

Year	Permit Number	Summary of Work
2012	20121451	New roof
2008	20080343	Install residential backup generator
1999	B18983	Deck
1999	B18929	Fence
1999	B19100	Install pre-fab fire place
1998	B17353	Replace/repair water service
1990	B11671	Electrical service upgrade - 60 amp to 100 amp
1948	B2117	Garage

Part 2: Planning Report

Historic Designation Planning Report. This report is provided in accordance with Section 2-13-5 of the Village Code which requires a report on planning considerations prior to the designation of any structure or object as a Glen Ellyn Landmark.

Location. The home at 371 Elm Street is located on the south side of Elm Street between Western Avenue and N. Kenilworth Avenue.

Relationship to Comprehensive Plan. The Glen Ellyn Comprehensive Plan designates this parcel for Single-Family Detached Residential use, up to 5 dwelling units per acre. *Preserv[ing] sites and buildings with local historic and cultural interest and value* is an objective of the Comprehensive Plan's section on Community Appearance and Character. Additionally, the Comprehensive Plan states that "...homes...that have historic and/or architectural interest ...add to the charm and character of the community. The Village should consider more formal procedures for recognizing and designating structures and districts with historic value and explore new techniques that could help maintain and preserve these structures for future generations. Property owners should be encouraged to retain and restore historic structures." The designation of the home at 371 Elm Street as an historic landmark would be within the scope of the recommendations of the Comprehensive Plan.

Zoning. The subject site is located in an R2 Residential District. The property is currently developed with a single-family home. The properties in the surrounding area are also zoned R2 Residential District. The surrounding lots are developed with single-family homes.

Effect on the Neighborhood. According to documents reviewed and the above report, staff does not believe that there would be any negative effects on the neighborhood resulting from designation of 371 Elm Street as a Glen Ellyn Landmark.

Planning Consideration. A review of the information available in the Village files, the Comprehensive Plan, and the Zoning Code indicate that the home located at 371 Elm Street may be appropriate for consideration as a Glen Ellyn Landmark for the following reasons:

1. The Comprehensive Plan indicates that properties such as 371 Elm Street contribute to the charm and character of Glen Ellyn because of its historic and/or architectural interest, and property owners should be encouraged to retain and restore such historic structures.
2. The structure is harmonious with the surrounding neighborhood.

Additionally, that the home meets the following criteria for designation set forth in section 2-13-3(A) of the Village Code:

1. Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration;

2. Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States;
3. Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials;
4. It be one of the few remaining examples of a particular architectural style.

Part 3: Administrative

Public Notice. Notice of the public hearing on the requested landmark designation was published in the July 2, 2018 edition of the Daily Herald, a placard was placed on the property, and property owners within 250 feet were notified as required by code.

Recommendation. The Historic Preservation Commission is requested to hold a public hearing and make a recommendation to the Village Board on the landmark application for 371 Elm Street. In reviewing the request, the Commission should consider the criteria for designation in Section 2-13-3(A) of the Village Code. In making its motion the Commission should state which designation criteria, if any, the Commission believes have been met. The item is tentatively scheduled for consideration at the August 27, 2018 Village Board meeting.

Attachments.

- Public Hearing Notice
- Public Hearing Notice Map
- Certification of Publication
- Labels for Properties Notified
- Section 2-13-3(A) of Village Code
- Petitioner's Application, received May 3, 2018
- Current Pictures of Property (4 pages)

CC: Staci Hulseberg, Planning and Development Director
 Mary Harty, Property Owner
 William Harty, Petitioner

X:\Plandev\PLANNING\HPC\Landmarked Properties\Elm 371\Staff Report_DRAFT.doc

ATTACHMENTS:

- Public Hearing Notice (PDF)
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- Certificate of Publication (PDF)
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- Petitioner's Application, received May 3, 2018 (PDF)
- Current Pictures of Property (4 pages) (PDF)

NOTICE OF PUBLIC HEARING BEFORE THE GLEN ELLYN
HISTORIC PRESERVATION COMMISSION

An application has been submitted to the Historic Preservation Commission to consider the property at 371 Elm Street for designation as a local historic landmark under the Village of Glen Ellyn Historical and Architectural Landmark Preservation Ordinance (Ordinance #3825-VC).

Before the Glen Ellyn Village Board can consider the application, the Historic Preservation Commission must conduct a public hearing. The Historic Preservation Commission will consider the application at a public hearing on **Thursday, July 19, 2018 at 7:00 p.m.** in a meeting room on the 3rd floor of the Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois, 60137.

The subject property is legally described as follows:

LOT 8 OF CLEMENT'S AMENDED SUBDIVISION, BEING A SUBDIVISION OF LOT 1 OF COUNTY CLERK'S SEVENTH ASSESSMENT DIVISION, IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT F SAID CLEMENT'S AMENDED SUBDIVISION RECORDED JULY 7, 1924 AS DOCUMENT 179789, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.(s): 05-10-207-031

All persons in the Village of Glen Ellyn who are interested are invited to attend the public hearing to listen and be heard. Information related to the request is available for public review in the Planning and Development Department at the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the request should be directed to Kelly Purvis, Village Planner, at (630) 547-5371.

Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village 24 hours in advance of the meeting.

Kelly Purvis,
Planner

X:\Plandev\PLANNING\HPC\Landmarked Properties\Elm 371\public hearing notice 371 elm street.docx

Attachment: Public Hearing Notice (3455 : 371 Elm Street - Landmark Application)



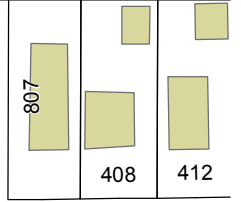
Village of Glen Ellyn

364

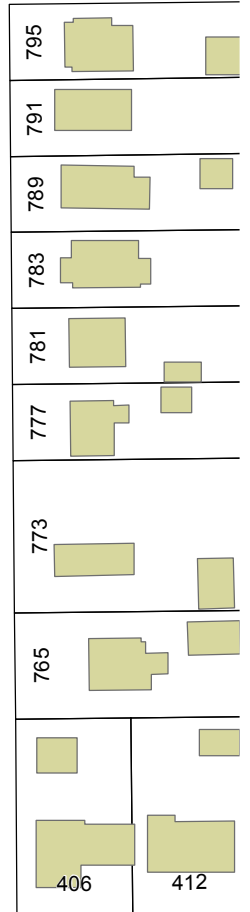
GENEVA RD

350 ft Foot
from
371 Elm Street

E.B.1.b



ELM ST



Attachment: Public Hearing Notice Map (3455 : 371 Elm Street - Landmark Application)

WESTERN AVE

ELM ST

OAK ST

- 371 Elm Street
- 350 ft Buffer from 371 Elm Street
- Parcels within 350 ft



0 30 60

Packet Pg. 26

NOTICE OF PUBLIC
HEARING BEFORE THE
GLEN ELLYN HISTORIC
PRESERVATION
COMMISSION

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The subject property is legally described as follows:
LOT 8 OF CLEMENT'S AMENDED SUBDIVISION, BEING A SUBDIVISION OF LOT 1 OF COUNTY CLERK'S SEVENTH ASSESSMENT DIVISION, IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT F SAID CLEMENT'S AMENDED SUBDIVISION RECORDED JULY 7, 1924 AS DOCUMENT 179789, IN DUPAGE COUNTY, ILLINOIS.

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Published in Daily Herald
July 2, 2018 (4503921)

E.B.1.c

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DuPage County DAILY HERALD**. That said **DuPage County DAILY HERALD** is a secular newspaper, published in Naperville and has been circulated daily in the Village(s) of:

Addison, Aurora, Bartlett, Bensenville, Bloomingdale, Carol Stream,
Darien, Downers Grove, Elmhurst, Glen Ellyn, Glendale Heights,
Hanover Park, Hinsdale, Itasca, Keeneyville, Lisle, Lombard, Medinah,
Naperville, Oakbrook, Oakbrook Terrace, Roselle, Villa Park,
Warrenville, West Chicago, Westmont, Wheaton, Willowbrook,
Winfield, Wood Dale, Woodridge

County(ies) of DuPage

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published July 2, 2018 in said DuPage County DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Daulea Baltz
Designee of the Publisher and Officer of the Daily Herald

Control # 4503921

Attachment: Certificate of Publication (3455 : 371 Elm Street - Landmark Application)

SAND, AMY K
363 GENEVA RD
GLEN ELLYN IL 60137

SLONKA, ZDZISLAW & M
417 GENEVA RD
GLEN ELLYN IL 60137

ARTURI, JULIE
375 GENEVA RD
GLEN ELLYN IL 60137

BROW, PHILIP & KIMBERLY
381 GENEVA RD
GLEN ELLYN IL 60137

UHLIG, CALVIN
46-082 PAULINA ST
KANE OHE HI 96744

GRANT, DONALD & MERILOU
802 WESTERN AVE
GLEN ELLYN IL 60137

MORRISON, BRADLEY M & L P
349 GENEVA RD
GLEN ELLYN IL 60137

BERLAND, KEITH & CHRISTINE
353 GENEVA RD
GLEN ELLYN IL 60137

KIM, NAM CHUL
357 GENEVA RD
GLEN ELLYN IL 60137

HUOT, KIRK C & MARY C
322 S RIVER LN
GENEVA IL 60134

DUTTON, MICHAEL E
350 ELM ST
GLEN ELLYN IL 60137

BOULTON, RICHARD & J
354 ELM ST
GLEN ELLYN IL 60137

TRAVERS, DOROTHY J
360 ELM ST
GLEN ELLYN IL 60137

MORAN, CARLOS & CALLIE
2100 W MONTROSE AVE
CHICAGO IL 60618

DAVIS III, LOUIS & M
366 ELM ST
GLEN ELLYN IL 60137

DEBS, GLENN & BRIGITTE
370 ELM ST
GLEN ELLYN IL 60137

ASH, JEFFREY & ALLISON
374 ELM ST
GLEN ELLYN IL 60137

DINEEN, T & K LINDBERG
378 ELM ST
GLEN ELLYN IL 60137

PDQ INVESTMENTS LLC
32392 COAST HWY 150
LAGUNA BEACH CA 92651

DAILEY, GEORGE W
798 WESTERN AVE
GLEN ELLYN IL 60137

SHEELEY, THEODORE & TARA
390 ELM ST
GLEN ELLYN IL 60137

ROSSI, MICHAEL & THERESA
340 ELM ST
GLEN ELLYN IL 60137

ZEBOSKI, MARK A & SANDRA
343 ELM ST
GLEN ELLYN IL 60137

JONES, MATTHEW T
347 ELM ST
GLEN ELLYN IL 60137

RICE, DANA & KATHRYN
351 ELM ST
GLEN ELLYN IL 60137

MANZKE, MICHAEL
355 ELM ST
GLEN ELLYN IL 60137

PAJEAU 44041, RAYMOND
359 ELM ST
GLEN ELLYN IL 60137

JOHNSON, RYAN & KRISTIN
363 ELM ST
GLEN ELLYN IL 60137

YAMALA, P & M KULKARNI
367 ELM ST
GLEN ELLYN IL 60137

PRATT, BRUCE & MARTINA
375 ELM ST
GLEN ELLYN IL 60137

HALTER, JOSEPH & KERRY
379 ELM ST
GLEN ELLYN IL 60137

PECOVER, CONSTANCE A
537 PARK ROW
GLEN ELLYN IL 60137

SMITH, J & L TROYKE-SMITH
340 OAK ST
GLEN ELLYN IL 60137

WATERLOO, TIMOTHY
344 OAK ST
GLEN ELLYN IL 60137

LITWIN, JAMES M
350 OAK ST
GLEN ELLYN IL 60137

HART, AMY K
370 OAK ST
GLEN ELLYN IL 60137

CONIARIS, ANTHONY P
374 OAK ST
GLEN ELLYN IL 60137

PRATT, MARK & EMILY
391 ELM ST
GLEN ELLYN IL 60137

HUBER, ROBERT W & SHERIE
780 WESTERN AVE
GLEN ELLYN IL 60137

SCHOENEICH, WLODZIMIERZ
774 WESTERN AVE
GLEN ELLYN IL 60137

HOPWOOD, DEBORAH C
772 WESTERN AVE
GLEN ELLYN IL 60137

GIFFORD, PETER & PAMELA
380 OAK ST
GLEN ELLYN IL 60137

HERBOLD, C ROBERT
760 WESTERN AVE
GLEN ELLYN IL 60137

ATG TRUST L011-216
1 S WACKER DR 24FL
CHICAGO IL 60606

STEIN, JACK R
768 WESTERN AVE
GLEN ELLYN IL 60137

RUFFALO, S & L JONES
358 OAK ST
GLEN ELLYN IL 60137

2-13-3. - Designation of landmark or landmark district; recommendation and preliminary determination.

(A) *Criteria* for designation: The Commission shall familiarize itself with areas, districts, places, buildings, structures, works of art and other objects within the Village which may be considered for designation by ordinances as "Glen Ellyn landmarks", and maintain a register thereof. Areas, districts, places, buildings, structures, works of art and other objects within the Village being considered for landmarking will have authenticity of historic identity, evidenced by the survival of physical characteristic that existed during the period of its significance. In making its recommendation to the Village Board for designation, the Commission shall limit its consideration solely to the following criteria concerning such area, district, place, building, structure, work of art and other objects:

1. It be of an age of at least 50 years, in whole or in part; and that two or more of the following conditions exist:
 - (a) It be listed on the National or State Register of Historic Places; or
 - (b) Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration; or
 - (c) Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States; or
 - (d) Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials; or
 - (e) Its location as a site of an important archaeological, significant historic, or natural event; or
 - (f) Its identification with a person or persons who significantly contributed to architectural, cultural, economic, historic, social or other aspect of the development of the Village of Glen Ellyn, the State of Illinois, or the United States; or
 - (g) It be one of the few remaining examples of a particular architectural style; or
 - (h)

Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship; or

- (i) Its identification as the work of an architect, designer, engineer or builder whose individual work is significant in the history or development of the Village of Glen Ellyn, the State of Illinois, or the United States; or
- (j) Its representation of an architectural, cultural, economic, historic, social or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art or other objects that may or may not be contiguous; or
- (k) Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community or the Village.

2. In the case of residences, the Commission shall limit its consideration of landmark status to the exterior of the structure.

- (B) *Recommendations of landmarks and landmark districts; preliminary determination:* The Commission or any person may recommend districts, places, buildings, structures, works of art and other objects for landmark designation. If other than the Commission, such person shall complete and submit a form provided by the Planning and Development Department. Following a recommendation, the Commission may, by resolution, make a preliminary determination of landmark designation; provided, that the proposed area, district, place, building, structure, work of art or other object meets the age requirement and two or more of the criteria for landmark designation.

(Ord. 6449, 11-14-2016)

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GLEN ELLYN HISTORIC PRESERVATION COMMISSION
HISTORICAL LANDMARK NOMINATION FORM
FOR INDIVIDUAL BUILDINGS OR ART OBJECTS

Date Received _____

1. Name of Property/Site: _____
2. Address of Property: 371 Elm St.
3. Please indicated the year of construction: 1928

4. Attach photographs of the property site itself as well as important features (If available).
5. Is this property, or any part of it, listed on or nominated to the Illinois or the National Register of Historic Places? Has the Glen Ellyn Historical Society placed an historical plaque on the building?

☐ Illinois Register ☐ National Register ☐ Glen Ellyn Historical Society Plaque

6. Please indicate which of the following criteria apply to the property. (Check all that apply).

- ☒ Its integrity of location, design, materials and workmanship make It worthy of preservation or restoration;
- ☒ Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States;
- ☒ Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials;
- ☐ Its location as a site of an important archaeological, significant historic, or natural event;
- ☐ Its identification with a person or persons who significantly contributed to architectural, cultural, economic, historic, social or other aspect of the development of the Village of Glen Ellyn, the State of Illinois, or the United States;
- ☒ It be one of the few remaining examples of a particular architectural style;
- ☐ Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship;
- ☐ Its identification as the work of an architect, designer, engineer or builder whose individual work is significant in the history or development of the Village of Glen Ellyn, the State of Illinois, or the United States;

CLEAR PAGE

☐ Its representation of an architectural, cultural, economic, historic, social or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art or other objects that may or may not be contiguous;

☐ Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community or the Village.

☐ Other reasons. Please specify. _____

7. Additional details and history. Summarize why this property/site should be designated a "Landmark."

The Otis Spinner family were the 1st owners. They owned a local movie theatre. They also owned the lot east of 371 (375) they sold it with the stipulation that the house to be built had to be set back so as not to interrupt the open view.

8. Name, address, telephone number and email of the property owner(s).

Name: Mary Harty

Address: 371 Elm St.

Phone Number: 708-702-9431 (son William mobile)

Email: baxter1982@aol.com

9. Name, address, telephone number and signature of person(s) submitting this nomination.
(If other than the property owner).

Name: William Harty

Address: 633 Davis Terrace, BE

Phone Number: 708-702-9431

William Harty
Signature

5/2/18
Date

If you have questions, please call the Village of Glen Ellyn Staff Liaison for the Historic Preservation Commission at 630-547-5250

Please return this form to:

Historic Preservation Commission
C/O: Staff Liaison
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois 60137

MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR - REMIT TO DU PAGE COUNTY WITH YOUR PAYMENT

MAIL PAYMENT TO: P.O. BOX 4208, CAROL STREAM, IL 60197-4208

PAY ONLINE AT: www.dupagecounty.org

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MIDC018 0000781 1 AV 0378 Q1

05-10-207-031

HARTY, MARY R
371 ELM ST
GLEN ELLYN IL 60137

GLEN ELLYN IL 60137

ON OR BEFORE:

PAY:

JUNE 1, 2018

\$2,892.83

PAYING LATE:

PAYMENT AMOUNT:

JUN 1 THRU 30

\$1,000.00

JUL 1 THRU 31

\$1,000.00

AUG 1 THRU 31

\$1,000.00

SEP 1 THRU 30

\$1,000.00

OCT 1 THRU 31

\$1,000.00

NOV 1 THRU 10

\$1,000.00

U.S. POSTMARK IS USED TO
DETERMINE LATE PENALPAYMENT OF THIS 2017
BILL AFTER OCTOBER 31
REQUIRES A CASHIER'S
CHECK OR MONEY ORDERCHECK BOX AND
COMPLETE CHAN
OF ADDRESS ON

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 14, 2018

1051020703145036000028929331

ON OR BEFORE:

PAY:

AUG 31, 2018

\$2,892.83

2051020703145036000028929332

Rate 2016	Tax 2016	Taxing District	Rate 2017	Tax 2017
		** COUNTY **		
1110	80.70	COUNTY OF DU PAGE	1052	80.23
.0241	17.63	PENSION FUND	.0227	17.31
.0364	26.40	COUNTY HEALTH DEPT	.0340	25.93
.0133	8.67	PENSION FUND	.0130	9.91
.1417	103.12	FOREST PRESERVE DIST	.1207	92.05
.0007	7.06	PENSION FUND	.0009	7.56
.0176	12.80	DU PAGE AIRPORT AUTH	.0166	12.66
		** LOCAL **		
NO LEVY		DU PAGE WATER COMM	NO LEVY	
.0457	33.26	MILTON TOWNSHIP	.0440	34.24
.0723	52.01	MILTON TWP ROAD	.0710	54.16
.0025	1.81	PENSION FUND	.0024	1.83
.5164	377.29	VLG OF GLEN ELLYN	.5083	388.16
.3120	227.72	VLG GLEN ELLYN LIBR	.3082	235.08
.0242	17.61	PENSION FUND	.0202	15.40
.3853	280.42	GLEN ELLYN PARK DIST	.2068	226.36
.0128	9.31	PENSION FUND	.0122	9.30
.0107	7.78	GLEN ELLYN MOSQ DIST	.0100	8.08
		** EDUCATION **		
3.5300	2,580.19	GRADE SCHOOL DIST 41	3.3259	2,636.43
.0871	63.38	PENSION FUND	.0824	62.84
2.3446	1,706.38	HIGH SCHOOL DIST 87	2.2859	1,751.08
.0684	42.60	PENSION FUND	.0443	33.78
.2826	181.28	COLLEGE DU PAGE 502	.2431	186.62
0.0213	6,837.92	TOTALS	7.5880	6,786.88

Mailed to:
HARTY, MARY R
371 ELM ST
GLEN ELLYN IL 60137

Property Location:

371 ELM ST
GLEN ELLYN, 60137

Township Assessor:

MILTON
630-653-6220

Tax Code:

6036

Property Index Number:

05-10-207-031

CHANGE OF NAME/ADDRESS:
COUNTY CLERK 630-407-5540

TIF Frozen Value	
Fair Cash Value	261
Land Value	29
+ Building Value	80
= Assessed Value	87
x State Multiplier	1.1
= Equalized Value	87
- Residential Exemption	
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- Housing Abatement	
= Not Taxable Value	71
x Tax Rate	7
= Total Tax Due	6,71
- Less Advance Payment	
= Not Tax Due	6,71

* S OF A FACTOR 1.0416

2017 DuPage County Real Estate Tax
Gwen Henry, CPA, County Collector
421 N. County Farm Road
Wheaton, IL 60187Office Hours - 8:00 am-4:30 pm, Mon-Fri
Telephone - (630) 407-6900

Packet Pg. 34

2016 \$83,780 Assessed Value 2017 \$87,270

Attachment: Petitioner's Application, received May 3, 2018 (3455 : 371 Elm Street - Landmark Application)

AFFIDAVIT OF AUTHORIZATION

CLEAR PAGE

I, MARY R. MARTY owner of the property described as:

371 ELM ST.

verify that William Marty
is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Zoning Board of Appeals, and/or Village Board of Trustees. Owner acknowledges that any notice given applicant is actual notice to owner.

Mary R. Marty
OWNER SIGNATURE

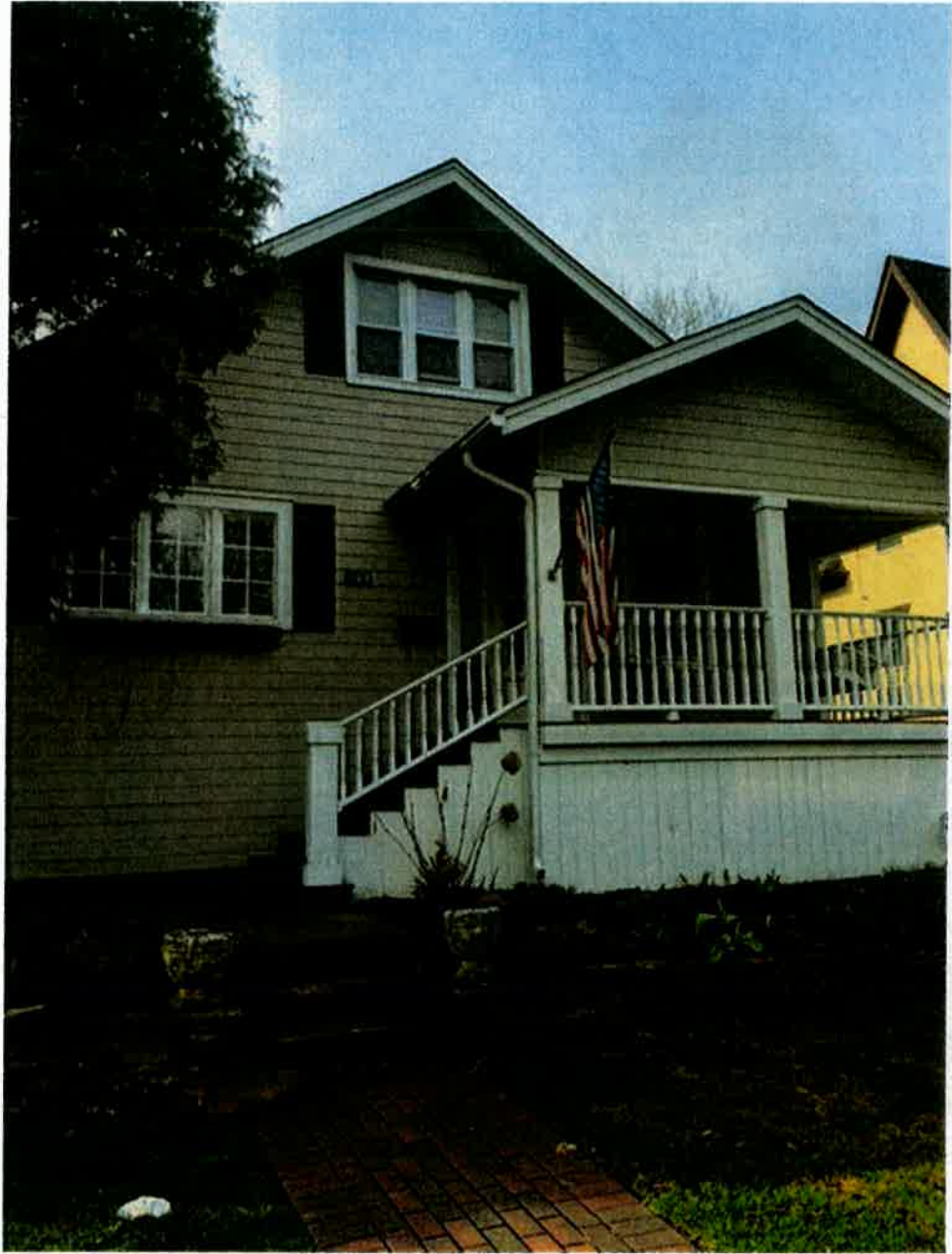
Subscribed and sworn to before me this

12TH day of JULY, 20 18

Barbara L. Utterback

Notary Public





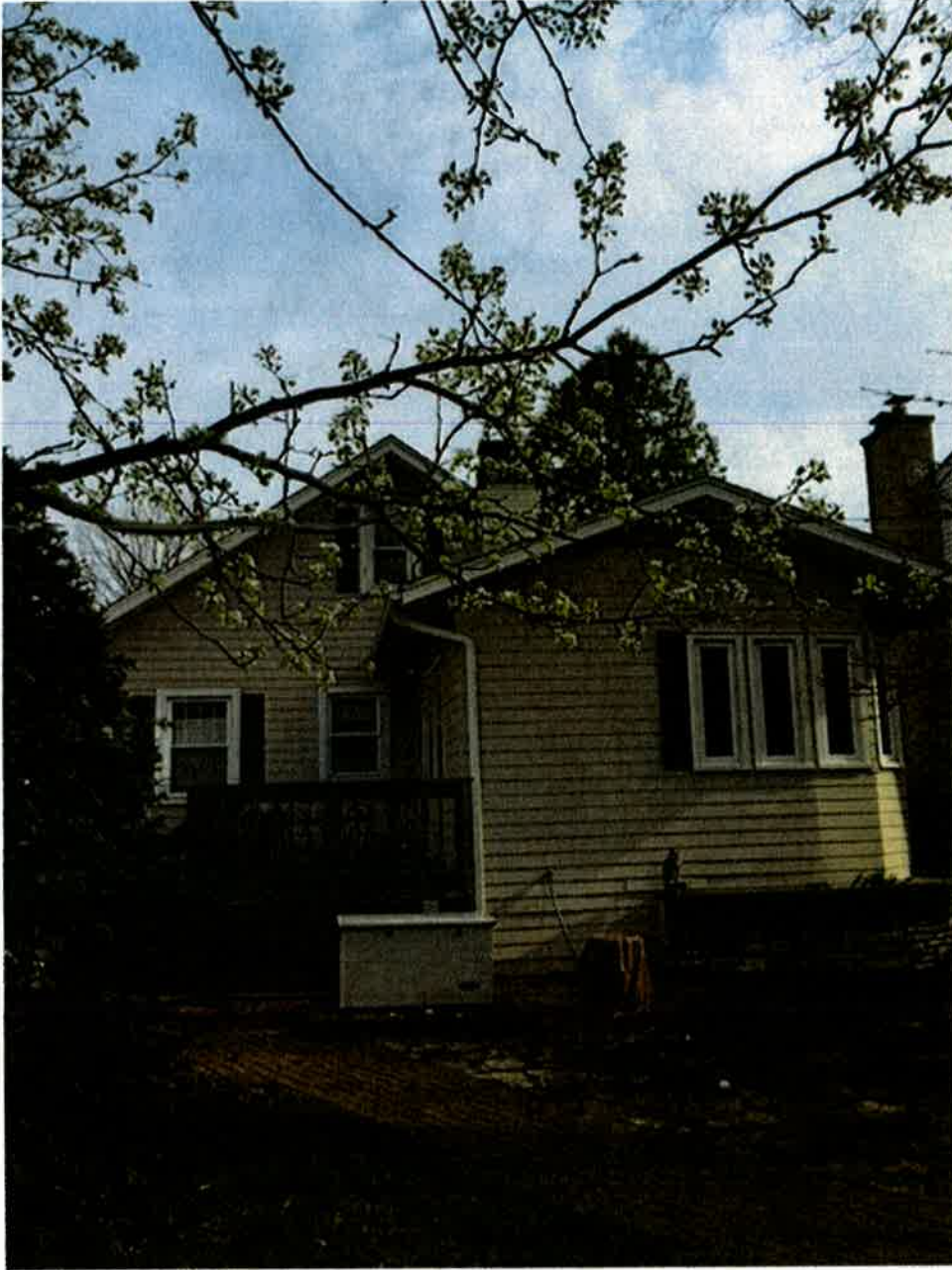
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Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 07/19/18 07:00 PM
Department: Historic Preservation Commission
Department Head: Kelly Purvis
Category: Public Hearing
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3454)

DOC ID: 3454

869 Hillside Avenue - Landmark Application

Part 1: Historical Significance Report

Background. Ian and Liz Dawson, owners of the property located at 869 Hillside Avenue have submitted a Historical Landmark Nomination form and auxiliary materials, requesting that the Historic Preservation Commission recommend designation of their home as a Glen Ellyn Local Landmark.

Criteria. The home is a 1923 Bungalow. The Petitioners provide that the house has notable architectural features including cedar shingles and an uninterrupted belt band around the entire façade of the house, (see attached photos). The home was recently renovated and an addition was added in the rear of the building to expand the kitchen. The homeowners took special care to ensure that the addition kept the character of the home by using building materials and a building scale that would match the original construction. This includes no notching on the widows or belt band as well as mimicking the decorative block bricks on the foundation of the addition to match the original foundation. The petitioners have indicated that they believe the home satisfies the following criteria for designation:

1. Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration;
2. Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States;
3. Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials.

Permit History. Below is a summary of work done to the home based on records kept by the Planning and Development Department:

Year	Permit Number	Summary of Work
2014	20140681	Replace fence
1991	B12488	New fence
1984	B8006	Electric upgrade to 100 amps

Part 2: Planning Report

Historic Designation Planning Report. This report is provided in accordance with Section 2-13-5 of the Village Code which requires a report on planning considerations prior to the designation of

any structure or object as a Glen Ellyn Landmark.

Location. The home at 869 Hillside Avenue is located on the south side of Hillside Avenue, between Longfellow Avenue and Whittier Avenue.

Relationship to Comprehensive Plan. The Glen Ellyn Comprehensive Plan designates this parcel for Single-Family Detached Residential use, up to 5 dwelling units per acre. *Preserv[ing] sites and buildings with local historic and cultural interest and value* is an objective of the Comprehensive Plan's section on Community Appearance and Character. Additionally, the Comprehensive Plan states that "...homes...that have historic and/or architectural interest ...add to the charm and character of the community. The Village should consider more formal procedures for recognizing and designating structures and districts with historic value and explore new techniques that could help maintain and preserve these structures for future generations. Property owners should be encouraged to retain and restore historic structures." The designation of the home at 869 Hillside Avenue as an historic landmark would be within the scope of the recommendations of the Comprehensive Plan.

Zoning. The subject site is located in an R2 Residential District. The property is currently developed with a single-family home. The properties in the surrounding area are also zoned R2 Residential District. The surrounding lots are developed with single-family homes.

Effect on the Neighborhood. According to documents reviewed and the above report, staff does not believe that there would be any negative effects on the neighborhood resulting from designation of 869 Hillside as a Glen Ellyn Landmark.

Planning Consideration. A review of the information available in the Village files, the Comprehensive Plan, and the Zoning Code indicate that the home located at 869 Hillside Avenue may be appropriate for consideration as a Glen Ellyn Landmark for the following reasons:

1. The Comprehensive Plan indicates that properties such as 869 Hillside contribute to the charm and character of Glen Ellyn because of its historic and/or architectural interest, and property owners should be encouraged to retain and restore such historic structures.
2. The structure is harmonious with the surrounding neighborhood.

Additionally, that the home meets the following criteria for designation set forth in section 2-13-3(A) of the Village Code:

1. Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration;
2. Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States;
3. Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials.

Part 3: Administrative

Public Notice: Notice of the public hearing on the requested landmark designation was published in the July 2, 2018 edition of the Daily Herald, a placard was placed on the property, and property owners within 250 feet were notified as required by code.

Recommendation. The Historic Preservation Commission is requested to hold a public hearing and make a recommendation to the Village Board on the landmark application for 869 Hillside Avenue. In reviewing the request, the Commission should consider the criteria for designation in Section 2-13-3(A) of the Village Code. In making its motion the Commission should state which designation criteria, if any, the Commission believes have been met. The item is tentatively scheduled for consideration at the August 27, 2018 Village Board meeting.

Attachments.

- Public Hearing Notice
- Public Hearing Notice Map
- Certificate of Publication
- Labels for Properties Notified
- Section 2-13-3(A) of Village Code
- Petitioner's Application, received May 3, 2018
- Pictures of Property (8 pages)

CC: Staci Hulseberg, Planning and Development Director
Ian and Liz Dawson, Property Owner

X:\Plandev\PLANNING\HPC\Landmarked Properties\Hillside 869\Staff Report_DRAFT.doc

ATTACHMENTS:

- Public Hearing Notice (PDF)
- Public Hearing Notice Map (PDF)
- Certificate of Publication (PDF)
- Labels of Properties Notified (PDF)
- Section 2-13-3(A) of Village Code (PDF)
- Petitioner's Application, received May 3, 2018 (PDF)
- Pictures of Property (8 pages) (PDF)

NOTICE OF PUBLIC HEARING BEFORE THE GLEN ELLYN
HISTORIC PRESERVATION COMMISSION

An application has been submitted to the Historic Preservation Commission to consider the property at 869 Hillside Avenue for designation as a local historic landmark under the Village of Glen Ellyn Historical and Architectural Landmark Preservation Ordinance (Ordinance #3825-VC).

Before the Glen Ellyn Village Board can consider the application, the Historic Preservation Commission must conduct a public hearing. The Historic Preservation Commission will consider the application at a public hearing on **Thursday, July 19, 2018 at 7:00 p.m.** in a meeting room on the 3rd floor of the Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois, 60137.

The subject property is legally described as follows:

THE NORTH 100 FEET OF THE EAST 50 FEET AS MEASURED ON THE NORTH LINE, OF LOT 2 IN BLOCK 11 IN THAINS'S ADDITION TO GLEN ELLYN, IN SECTIONS 11, 12 AND 13, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 22, 1890 AS DOCUMENT 44105, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.(s): 05-12-317-015

All persons in the Village of Glen Ellyn who are interested are invited to attend the public hearing to listen and be heard. Information related to the request is available for public review in the Planning and Development Department at the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the request should be directed to Kelly Purvis, Village Planner, at (630) 547-5371.

Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village 24 hours in advance of the meeting.

Kelly Purvis,
Planner

X:\Plandev\PLANNING\HPC\Landmarked Properties\Hillside 869\public hearing notice 869 hillside avenue.docx

Attachment: Public Hearing Notice (3454 : 869 Hillside Avenue - Landmark Application)



Village of Glen Ellyn

350 ft Foot
from
869 Hillside Av

E.C.1.b

LOWELL AVE

LONGFELLOW AVE

WHITTIER AVE

HILLSIDE AVE

HILL AVE

GLEN OAK AVE

GRANDVIEW AVE

SPRING AVE

Glen Oak Country

- 869 Hillside Ave
- 350 ft Buffer from 869 Hillside Ave
- Parcels within 350 ft



0 30 60

Packet Pg. 44

Attachment: Public Hearing Notice Map (3454 : 869 Hillside Avenue - Landmark Application)

NOTICE OF PUBLIC
HEARING BEFORE THE
GLEN ELLYN HISTORIC
PRESERVATION
COMMISSION

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Published in Daily Herald
July 2, 2018 (4503920)

E.C.1.c

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DuPage County DAILY HERALD**. That said **DuPage County DAILY HERALD** is a secular newspaper, published in Naperville and has been circulated daily in the Village(s) of:

Addison, Aurora, Bartlett, Bensenville, Bloomingdale, Carol Stream,
Darien, Downers Grove, Elmhurst, Glen Ellyn, Glendale Heights,
Hanover Park, Hinsdale, Itasca, Keeneyville, Lisle, Lombard, Medinah,
Naperville, Oakbrook, Oakbrook Terrace, Roselle, Villa Park,
Warrenville, West Chicago, Westmont, Wheaton, Willowbrook,
Winfield, Wood Dale, Woodridge

County(ies) of DuPage

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published July 2, 2018 in said DuPage County DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Designee of the Publisher and Officer of the Daily Herald

Control # 4503920

Attachment: Certificate of Publication (3454 : 869 Hillside Avenue - Landmark Application)

CASE, ROBERT & DIANE
836 HILLSIDE AVE
GLEN ELLYN IL 60137

CLASSIC HOME RENOVATION
448 RAINTREE CT 5J
GLEN ELLYN IL 60137

VOYTENKO, VITALIY & M
846 HILLSIDE AVE
GLEN ELLYN IL 60137

AMABILE, MICHAEL & P
450 LONGFELLOW AVE
GLEN ELLYN IL 60137

BERNDT, TERRY L
444 LONGFELLOW AVE
GLEN ELLYN IL 60137

NITZSCHE, GRANT & ALISSA
436 LONGFELLOW AVE
GLEN ELLYN IL 60137

BURKE, SEAN & JENNIFER
850 HILLSIDE AVE
GLEN ELLYN IL 60137

REESE LLC
22000 SHALLOWATER LN
BONITA SPRINGS FL 34135

FISCHER, SCOTT & KRISTIN
449 LONGFELLOW AVE
GLEN ELLYN IL 60137

VAN HEULE, B LEIGH
445 LONGFELLOW AVE
GLEN ELLYN IL 60137

GEBKA, THOMAS E
441 LONGFELLOW AVE
GLEN ELLYN IL 60137

REGENNITTER, C B & E E
450 WHITTIER AVE
GLEN ELLYN IL 60137

BASILE, JAMES F & CHERYL
444 WHITTIER AVE
GLEN ELLYN IL 60137

HALL, JEFF & VERONICA
440 WHITTIER AVE
GLEN ELLYN IL 60137

MILLER, JACK B & V L
864 HILLSIDE AVE
GLEN ELLYN IL 60137

KNOPP, DAWN
868 HILLSIDE AVE
GLEN ELLYN IL 60137

MARTIN, MANDY M
876 HILLSIDE AVE
GLEN ELLYN IL 60137

BRADLEY, MICHAEL D
878 HILLSIDE AVE
GLEN ELLYN IL 60137

GALITZ, R CLIFF & LINDA
880 HILLSIDE AVE
GLEN ELLYN IL 60137

SCHEFFLER GREEN, JULIE A
882 HILLSIDE AVE
GLEN ELLYN IL 60137

STONE, CHRISTOPHER & M
432 WHITTIER AVE
GLEN ELLYN IL 60137

PONES, STEPHEN & JULIE
898 HILL AVE
GLEN ELLYN IL 60137

TOBIN, JACK J & CAROLE A
839 HILLSIDE AVE
GLEN ELLYN IL 60137

FATTES, A & K CASE
849 HILLSIDE AVE
GLEN ELLYN IL 60137

SCHWETSCHENAU, MARK & J
853 HILLSIDE AVE
GLEN ELLYN IL 60137

BATEK, DAVID A
W1767 NORTH ST
GREEN LAKE WI 54941

MANNING, TIMOTHY & KARIN
857 HILLSIDE AVE
GLEN ELLYN IL 60137

SCHAUB, JANET
861 HILLSIDE AVE
GLEN ELLYN IL 60137

UREVIG, KATHERINE
873 HILLSIDE AVE
GLEN ELLYN IL 60137

ROTHWELL, K & G SMITH
838 HILL AVE
GLEN ELLYN IL 60137

BRINKA, ALEXANDER N
846 HILL AVE
GLEN ELLYN IL 60137

BHUYEN, CATHY T
852 HILL AVE
GLEN ELLYN IL 60137

BOARD, RICHARD & BARBARA
854 HILL AVE
GLEN ELLYN IL 60137

WINANS, JOHN R
860 HILL AVE
GLEN ELLYN IL 60137

PIQUETTE JR, PAUL & DIANE
864 HILL AVE
GLEN ELLYN IL 60137

MARTE, JANINE
868 HILL AVE
GLEN ELLYN IL 60137

WAGNER, COURTNEY
872 HILL AVE
GLEN ELLYN IL 60137

SACCOMANNO, G & C TIPTON
879 HILLSIDE AVE
GLEN ELLYN IL 60137

MARTIN, MANDY
865 HILLSIDE AVE
GLEN ELLYN IL 60137

KUMMER, BRUCE
883 HILL AVE
GLEN ELLYN IL 60137

PETERSON, MARK P & SUSAN
887 HILL AVE
GLEN ELLYN IL 60137

BISET, PIERRE & HOLLY
410 SPRING AVE
GLEN ELLYN IL 60137

CARTER, NANCY T
400 SPRING AVE
GLEN ELLYN IL 60137

POST, M & M LECOCQ
416 SPRING AVE
GLEN ELLYN IL 60137

BOUCHARD, PAT & ALLISON
851 HILL AVE
GLEN ELLYN IL 60137

STRAIT JR, LARRY & STACY
855 HILL AVE
GLEN ELLYN IL 60137

KOCUREK, RICHARD A
390 GRANDVIEW AVE
GLEN ELLYN IL 60137

SCHLUETER, J & S STEVENS
861 HILL AVE
GLEN ELLYN IL 60137

FOSSSEN, J & B LASZEWSKI
871 GLEN OAK AVE
GLEN ELLYN IL 60137

ELISCHER, ELSIE
881 GLEN OAK AVE
GLEN ELLYN IL 60137

O'DEA, R MICHAEL
885 GLEN OAK AVE
GLEN ELLYN IL 60137

PALATINUS, STEPHEN
891 GLEN OAK AVE
GLEN ELLYN IL 60137

FESSENBECKER, PAUL G
393 GRANDVIEW AVE
GLEN ELLYN IL 60137

2-13-3. - Designation of landmark or landmark district; recommendation and preliminary determination.

(A) *Criteria* for designation: The Commission shall familiarize itself with areas, districts, places, buildings, structures, works of art and other objects within the Village which may be considered for designation by ordinances as "Glen Ellyn landmarks", and maintain a register thereof. Areas, districts, places, buildings, structures, works of art and other objects within the Village being considered for landmarking will have authenticity of historic identity, evidenced by the survival of physical characteristic that existed during the period of its significance. In making its recommendation to the Village Board for designation, the Commission shall limit its consideration solely to the following criteria concerning such area, district, place, building, structure, work of art and other objects:

1. It be of an age of at least 50 years, in whole or in part; and that two or more of the following conditions exist:
 - (a) It be listed on the National or State Register of Historic Places; or
 - (b) Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration; or
 - (c) Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States; or
 - (d) Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials; or
 - (e) Its location as a site of an important archaeological, significant historic, or natural event; or
 - (f) Its identification with a person or persons who significantly contributed to architectural, cultural, economic, historic, social or other aspect of the development of the Village of Glen Ellyn, the State of Illinois, or the United States; or
 - (g) It be one of the few remaining examples of a particular architectural style; or
 - (h)

Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship; or

- (i) Its identification as the work of an architect, designer, engineer or builder whose individual work is significant in the history or development of the Village of Glen Ellyn, the State of Illinois, or the United States; or
- (j) Its representation of an architectural, cultural, economic, historic, social or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art or other objects that may or may not be contiguous; or
- (k) Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community or the Village.

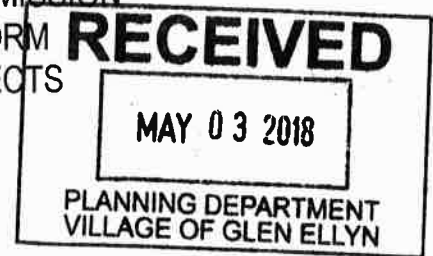
2. In the case of residences, the Commission shall limit its consideration of landmark status to the exterior of the structure.

- (B) *Recommendations of landmarks and landmark districts; preliminary determination:* The Commission or any person may recommend districts, places, buildings, structures, works of art and other objects for landmark designation. If other than the Commission, such person shall complete and submit a form provided by the Planning and Development Department. Following a recommendation, the Commission may, by resolution, make a preliminary determination of landmark designation; provided, that the proposed area, district, place, building, structure, work of art or other object meets the age requirement and two or more of the criteria for landmark designation.

(Ord. 6449, 11-14-2016)

CLEAR PAGE

GLEN ELLYN HISTORIC PRESERVATION COMMISSION
 HISTORICAL LANDMARK NOMINATION FORM
 FOR INDIVIDUAL BUILDINGS OR ART OBJECTS



Date Received _____

1. Name of Property/Site: 869 Hillside Avenue2. Address of Property: 869 Hillside Avenue, Glen Ellyn, 601373. Please indicate the year of construction: 1923

4. Attach photographs of the property site itself as well as important features (if available).

5. Is this property, or any part of it, listed on or nominated to the Illinois or the National Register of Historic Places? Has the Glen Ellyn Historical Society placed an historical plaque on the building?

☐ Illinois Register ☐ National Register ☐ Glen Ellyn Historical Society Plaque

6. Please indicate which of the following criteria apply to the property. (Check all that apply).

☒ Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration;

☒ Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States;

☒ Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials;

☐ Its location as a site of an important archaeological, significant historic, or natural event;

☐ Its identification with a person or persons who significantly contributed to architectural, cultural, economic, historic, social or other aspect of the development of the Village of Glen Ellyn, the State of Illinois, or the United States;

☐ It be one of the few remaining examples of a particular architectural style;

☐ Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship;

☐ Its identification as the work of an architect, designer, engineer or builder whose individual work is significant in the history or development of the Village of Glen Ellyn, the State of Illinois, or the United States;

Attachment: Petitioner's Application, received May 3, 2018 (3454 : 869 Hillside Avenue - Landmark Application)

CLEAR PAGE

☐ Its representation of an architectural, cultural, economic, historic, social or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art or other objects that may or may not be contiguous;

☐ Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community or the Village.

☐ Other reasons. Please specify. _____

7. Additional details and history. Summarize why this property/site should be designated a "Landmark."

This is a bungalow built in 1923. The materials used/scale of building materials have been accurately followed in keeping with the original in the 2017/2018 kitchen extension construction project that followed after the 2017 Zoning Board hearing and subsequent Glen Ellyn board approval. It is a modest sized home and following the construction project we feel it has a pathway to its 100 year anniversary and onwards into the next 100 years.

8. Name, address, telephone number and email of the property owner(s).

Name: Ian and Liz Dawson

Address: 869 Hillside Avenue, Glen Ellyn, IL 60137

Phone Number: 630 913 1355 & 630 913 1354

Email: ianpdawson@mac.com

ianpdawson@mac.com

9. Name, address, telephone number and signature of person(s) submitting this nomination.
(If other than the property owner).

Name: _____

Address: _____

Phone Number: _____

Ian Dawson May 3rd 2018

Signature

Date

If you have questions, please call the Village of Glen Ellyn Staff Liaison for the Historic Preservation Commission at 630-547-5250

Please return this form to:

Historic Preservation Commission
C/O: Staff Liaison
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois 60137

THIS DOCUMENT PREPARED BY:

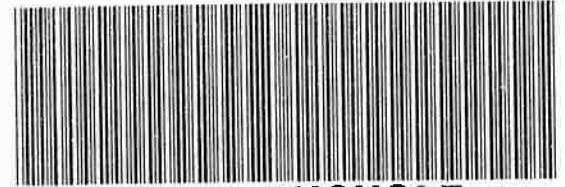
Kurt A. Carlson
 Stock, Carlson, Flynn & McGrath, LLC
 124C South County Farm Road
 Wheaton, IL 60189

MAIL TAX BILL TO:

Ian P. Dawson and M. Elizabeth Dawson
 869 Hillside Ave.
 Glen Ellyn, IL 60137

MAIL RECORDED DEED TO:

Ian P. Dawson and M. Elizabeth Dawson
 869 Hillside Ave.
 Glen Ellyn, IL 60137

**FRED BUCHOLZ**

DUPAGE COUNTY RECORDER

AUG.26,2014

RHSP 3:28 PM

QCD

05-12-317-015

002 PAGES

R2014-077349

QUIT CLAIM DEED**Statutory (Illinois) – Tenancy by the Entireties**

THE GRANTOR(S), **Ian P. Dawson**, and **M. Elizabeth Dawson** (a/k/a Margaret E. Dawson), husband and wife, of 869 Hillside Ave., Glen Ellyn, IL 60137, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND QUITCLAIM(S) to **Ian P. Dawson** and **M. Elizabeth Dawson**, husband and wife, of Glen Ellyn, State of Illinois, **not as Tenants in Common, or as Joint Tenants, but as Tenants by the Entireties**, all interest in the following described real estate situated in the County of DuPage, State of Illinois, to wit:

THE NORTH 100 FEET OF THE EAST 50 FEET (AS MEASURED ON THE NORTH LINE) OF LOT 2 IN BLOCK 11 IN THAIN'S ADDITION TO GLEN ELLYN, IN SECTIONS 11, 12 AND 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 22, 1890 AS DOCUMENT 44105, IN DUPAGE COUNTY, ILLINOIS

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Permanent Index Number(s): 05-12-317-015

Property Address: 869 Hillside Ave., Glen Ellyn, IL 60137

Dated this 25th day of August, 2014.

Ian P. Dawson

M. Elizabeth Dawson

STATE OF ILLINOIS)
) SS.
 COUNTY OF DuPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Ian P. Dawson** and **M. Elizabeth Dawson**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 25th day of August, 2014.



Kurt A. Carlson
 Notary Public

Exempted under real estate Transfer Tax Act Section 4 Paragraph E.

Kurt A. Carlson, Attorney
 Dated: August 25, 2014

 Village of Glen Ellyn Real Estate Transfer Tax	
017383	
Sale \$	<u>Ø</u>
Tax \$	<u>Ø</u>
Date <u>8-25-14</u>	Initials <u>Ro</u>

Attachment: Petitioner's Application, received May 3, 2018 (3454 : 869 Hillside Avenue - Landmark Application)

From: **Ian Dawson** ianpdawson@me.com
Subject:
Date: May 3, 2018 at 12:25 PM
To: Ian P. Dawson ianpdawson@mac.com

ID



Sent from my iPhone

THE HOUSE FEATURES AN UNINTERRUPTED BELT BAND AROUND THE ENTIRE HOUSE, INCLUDING WITHIN THE FRONT PORCH SPACE (SEE NEXT PHOTO). THERE IS NO NOTCHING AROUND ANY WINDOW ON THE HOUSE AND THIS BAND, THIS IS MAINTAINED WITH THE NEW ADDITION

Attachment: Pictures of Property (8 pages) (3454 : 869 Hillside Avenue - Landmark Application)

From: **Ian Dawson** ianpdawson@me.com
Subject:
Date: May 3, 2018 at 12:25 PM
To: Ian P. Dawson ianpdawson@mac.com

ID



Sent from my iPhone

↑
NO NOTCHING OF BELT BAND
AROUND THIS OR ANY
WINDOW ON HOUSE

← BEL
BA
IN A
INTER

Attachment: Pictures of Property (8 pages) (3454 : 869 Hillside Avenue - Landmark Application)

From: **Ian Dawson** ianpdawson@me.com
Subject:
Date: May 3, 2018 at 12:25 PM
To: Ian P. Dawson ianpdawson@mac.com



Sent from my iPhone

Attachment: Pictures of Property (8 pages) (3454 : 869 Hillside Avenue - Landmark Application)

From: **Ian Dawson** ianpdawson@me.com
 Subject:
 Date: May 3, 2018 at 12:26 PM
 To: Ian P. Dawson ianpdawson@mac.com



Sent from my iPhone

CEDAR SHINGLES ABOVE LOWER BAND
 NEW CEDAR CLAPBOARD BELOW LOWER
 BAND STITCHED/RAKED INTO THE
 ORIGINAL (WHITE PAINTED)

Attachment: Pictures of Property (8 pages) (3454 : 869 Hillside Avenue - Landmark Application)

PHO

From: **Ian Dawson** ianpdawson@me.com
Subject:
Date: May 3, 2018 at 12:26 PM
To: Ian P. Dawson ianpdawson@mac.com



←
BELT
BAN

Attachment: Pictures of Property (8 pages) (3454 : 869 Hillside Avenue - Landmark Application)

Sent from my iPhone

From: **Ian Dawson** ianpdawson@roe.com
Subject:
Date: May 3, 2018 at 12:27 PM
To: Ian P. Dawson ianpdawson@mac.com

ID

Belt
Band →



Sent from my iPhone

Attachment: Pictures of Property (8 pages) (3454 : 869 Hillside Avenue - Landmark Application)

From: Ian Dawson ianpdawson@me.com
 Subject:
 Date: May 3, 2018 at 12:26 PM
 To: Ian P. Dawson ianpdawson@mac.com

ID



Sent from my iPhone

IN THE 1920'S THE BLOCK BUILT FOUNDATION HAD DECORATIVE BLOCKS/ROCK FACE BLOCK ON THE ABOVE GRADE COURSES. THESE WERE OFTEN HAND PRESSED ON SITE DURING THE BUILD.

THOUGH WE HAVE BUILT THE EXTENSION WITH A CONTIGUOUS POURED CONCRETE METHOD, WE HAVE MATCHED THE DECORATIVE BRICKS EXACTLY (PATTERN) BY HAVING A 2" BRICK LEDGE AT CONCRETE POUR, THEN ADDING 2" CONCRETE FACE BLOCKS WITH THE SAME EXACT PATTERN

Photo

From: Ian Dawson ianpdawson@me.com
Subject:
Date: May 3, 2018 at 12:26 PM
To: Ian P. Dawson ianpdawson@mac.com



Sent from my iPhone



Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 07/19/18 07:00 PM
Department: Historic Preservation Commission
Department Head: Kelly Purvis
Category: Discussion Item
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3450)

DOC ID: 3450

July 2018 Informational Memo

MEMORANDUM

TO: Glen Ellyn Historic Preservation Commission
FROM: Kelly Purvis, Planner
DATE: July 19, 2018
RE: Informational Memo

1. 2017-2018 ARS Update - Survey forms have been sent to the Commission and the SHPO for review and the report is in the process of being prepared. Ramsey Historical Consultants expects to have a draft for the Commission's review shortly.
2. HPC Annual Awards - At the June HPC meeting 6 projects were selected for an award and 1 project was selected for a certificate of appreciation. Awards will be distributed at the July 23, 2018 Village Board meeting. Anyone is welcome to attend. The award winners will be recognized in the Fall Quarterly Newsletter and in the July E-News.

Cc: Staci Hulseberg, Planning and Development Director
John Sterrett, Planner

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