



Agenda
Village of Glen Ellyn
Historic Preservation Commission
Regular Meeting
Thursday, December 20, 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 Draft November 15, 2018 Meeting Minutes of the Historic Preservation Commission**
 - 1. Approval of the Draft November 15, 2018 Meeting Minutes of the Historic Preservation Commission
- C. Public Comment**
- D. Old Business**
 - 1. Historic Preservation Commission 2019 Goals - REVISED (Planner Sterrett)
- E. New Business**
 - 1. Preservation Month Event Discussion on Planning for the May Event
- F. Historical Society Business**
- G. Chairman's Report**
 - 1. Millennial Research Report
- H. Village Board Trustee Report**
- I. Staff Report**
 - 1. Staff Report presented by Planner Sterrett
- J. Confirmation of Next Meeting Date and Adjournment**
- K. Agenda Items**



Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 12/20/18 07:00 PM
Department: Historic Preservation Commission
Department Head: John Sterrett
Category: Minutes
Prepared By: John Sterrett

SCHEDULED

AGENDA ITEM (ID # 3729)

DOC ID: 3729

Approval of the Draft November 15, 2018 Meeting Minutes of the Historic Preservation Commission

ATTACHMENTS:

- November 2018 Historical Preservation Commission Minutes (PDF)

EXHIBIT "A"

Village of Glen Ellyn



Minutes
 Village of Glen Ellyn
 Historic Preservation
 Regular Meeting
 November 15, 2018
 7:00PM
 Glen Ellyn Civic Center Rm 301

Board or Commission: Historic Preservation
Meeting: Regular
Quorum: Yes

Date: November 15, 2018
Called to Order: 7:03 p.m.
Adjourned: 9:01 p.m.

MEMBER ATTENDANCE:

Tim F. Loftus	Chairman	Present
Kelli E. Christiansen	Commissioner	Present
Nathan A. Darga	Commissioner	Present
Robert S. Dieter	Commissioner	Present
Ian Hood	Commissioner	Present
James P. Manak	Commissioner	Present
Kimberly A. Veum-Welsh	Commissioner	Present

Also Present:

John Sterrett	Village Planner – Staff Liaison	Present
Mark Senak	Trustee Liaison	Present
Karen Hall	Executive Director of the Historical Society	Absent
Amy White	Student Intern	Absent
Elisa Pollina	Recording Secretary	Present

Public Present:

Attachment: November 2018 Historical Preservation Commission Minutes (3729 : Approval of 11.15.18 HPC Minutes)

A. CALL TO ORDER

The November 15, 2018 regular meeting of the Historic Preservation Commission was called to order by Chairman Loftus at 7:03 PM at the Glen Ellyn Historical Society.

B. PUBLIC COMMENT – None.

C. ANNOUNCEMENTS – Commissioner Loftus introduces Commissioner Ian Hood to the HPC. The HPC welcomes Commissioner Hood.

D. APPROVAL OF MINUTES FROM OCTOBER 18, 2018 MEETING – Tabled to next month.

MOVE TO TABLE TO NEXT MONTH THE APPROVAL OF THE MINUTES OF REGULAR MEETING FROM 10/18/2018

RESULT: Motion Unanimously Carried

MOVER: Commissioner Christiansen

SECONDER: Commissioner Veum-Welsh

E. NEW BUSINESS

1. *Historical Preservation Commission 2019 Goals.* Chairman Loftus asks the HPC if they have reviewed the goals and if there are any changes that need to be made. Trustee Senak suggests you may want to include in your goals a social event promoting the HPC. Chairman Loftus asks the HPC to look at opportunities for this and review other commissions' minutes to see what they are doing in public social awareness. Trustee Senak adds when you decide on your public event, you will need to define the project event in detail so the board can approve the money for that event. Commissioner Christensen suggests doing a scavenger hunt. It would be fun to do this using the map with different historical sites. This would be a great way to promote HPC awareness to the community. This event could be offered before the taste of Glen Ellyn. We could offer prizes as well. Staff Liaison Sterrett will add this to next month's agenda.

Commissioner Manak adds for goal #2 he would like to add to the language: follow up with direct contact with those who've received a plaque. This would help because many residents aren't aware of land marking. We could give that info to those who have received plaques. Chairman Loftus adds land marking does have different criteria, but a lot of the legwork has already been done with respect to the worthiness of the plaque property. Commissioner Christensen requests a copy of the landmarked property map. Staff Liaison Sterrett will bring it to the next HPC meeting.

Commissioner Christensen will check with Landmark of Illinois to see if they have a list of historic restoration contractors for Goal #5. She adds we can also look at past restorations to see which contractors were used.

Goal #6 - Promote historic preservation in public spaces. Trustee Senak adds the new parking garage can be used to promote HPC with some history integration on a floor by floor basis. Perhaps dedicating certain walls in the garage. The HPC and Historical Society can both participate in this initiative. Chairman Loftus asks the HPC to start thinking of ways this can be done. Chairman Loftus adds we also may want to add more information to our website with respect to Historic Preservation guidelines. Staff Liaison Sterrett adds that the village is in the process of updating the village website to make it easier to navigate. If the HPC would like to make changes to its website, now is the time.

2. Commissioner Darga reports that the state did pass a state tax credit statewide for those properties and projects that have historical properties. He adds that this is much like the federal tax program. This is on a trial program and suggests everyone reach out to their state representatives to urge them to make this tax credit a permanent one. Commissioner Darga will bring in the handout from the presentation he attended to the next HPC meeting.

F. OLD BUSINESS – None.

G. HISTORICAL SOCIETY BUSINESS – No Report.

H. CHAIRMAN REPORT – Chairman Loftus encourages the HPC to reach out to other towns for their ideas on Historical Preservation. He adds there is an IAHP annual meeting in December that he encourages the HPC to attend. He adds you can sign up for the meeting on the IAHP website.

I. VILLAGE BOARD TRUSTEE REPORT – Trustee Senak reports that the 2019 budget passed with a 3-3 vote with McKinley casting the deciding vote. The budget passed a 2.8% increase, new growth of 7% and a CPI of 2.1%. The food and beverage tax is all set and will be used to finance various projects. Frida Kahlo exhibit is coming to Glen Ellyn. COD will be sponsoring this world class event. Everyone should go to see it when it comes.

J. STAFF REPORT – Staff Liaison Sterrett reports that the 2018 CLG Annual report is being finalized and will be shared with the HPC at the December meeting. The village's planning consultant, Houseal Lavigne Associates presented its issues and opportunities memorandum to the Plan Commission on October 25, 2018 (see attached). The Plan commission held a public hearing on November 8, 2018 to discuss proposed amendments to the Village Sign Code (see attached).

K. ADJOURNMENT & NEXT MEETING DATE - A motion to adjourn the meeting was made by Commissioner Christensen and Commissioner Manak seconded the motion. The meeting was adjourned at 9:01 p.m.

The next HPC meeting will be held on December 13, 2018 at 7:00 p.m.

Submitted by Elisa Pollina, Recording Secretary

Reviewed by John Sterrett, Staff Liaison



Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 12/20/18 07:00 PM
Department: Historic Preservation Commission
Department Head: John Sterrett
Category: Discussion Item
Prepared By: John Sterrett

SCHEDULED

AGENDA ITEM (ID # 3730)

DOC ID: 3730

Historic Preservation Commission 2019 Goals - REVISED (Planner Sterrett)

Background

At the last meeting of the Historic Preservation Commission, the Commission reviewed the 2018 Goals and provided input on the goals for 2019. Staff has revised the 2019 goals by adding language below - underlined and bolded - based on the input from the Commission an.

- Pursue economic incentives for owners of local landmarks.
- Continue to encourage land marking of Village residences and commercial buildings by generating ongoing print and media coverage to promote local landmark designations and follow up with direct mailings and neighborhood meetings for possible designees. **Contact those who have previously received a historical plaque for interest in Landmark status.**
- **Promote heritage tourist activities such as self-guided tours of local landmarked properties.**
- Explore the establishment of local Glen Ellyn Landmark Districts on Hillside in the block east of Main Street, and east of Main Street near the intersection of Forest and Anthony.
- Work more closely with the Chamber of Commerce and other downtown groups to actively promote Glen Ellyn History and Stacy's Tavern Museum to the benefit of all and **explore additional partnerships with other local agencies engaged with historic preservation.**
- Develop a list of contractors who specialize in historic restoration as a resource for Village residents.
- **Explore various social media to further promote public outreach for land marking homes.**
- **Encourage millennials to participate and engage in historic preservation.**
- Promote Historic Preservation in public spaces. Work with the Village to display educational information and Historic Preservation guidelines in public buildings and venues.

Action Requested

The Commission is being asked to review the revised goals for 2019 and provide staff with any changes before the final list of goals will be distributed for the HPC.



Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 12/20/18 07:00 PM
Department: Historic Preservation Commission
Department Head: John Sterrett
Category: Discussion Item
Prepared By: John Sterrett

SCHEDULED

AGENDA ITEM (ID # 3731)

DOC ID: 3731

Preservation Month Event Discussion on Planning for the May Event

**Historic Preservation Commission**

535 Duane Street
Glen Ellyn, IL 60137

Meeting: 12/20/18 07:00 PM

Department: Historic Preservation Commission

Department Head: John Sterrett

Category: Discussion Item

Prepared By: John Sterrett

SCHEDULED

AGENDA ITEM (ID # 3733)

DOC ID: 3733

Millennial Research Report

ATTACHMENTS:

- Millennial Research Report (PDF)



National Trust *for*
Historic Preservation

G.1.a

Millennials and Historic Preservation: A Deep Dive Into Attitudes and Values

Results from an Online Survey of Millennials

June 18, 2017

CONDUCTED BY EDGE RESEARCH

MADE POSSIBLE BY AMERICAN EXPRESS



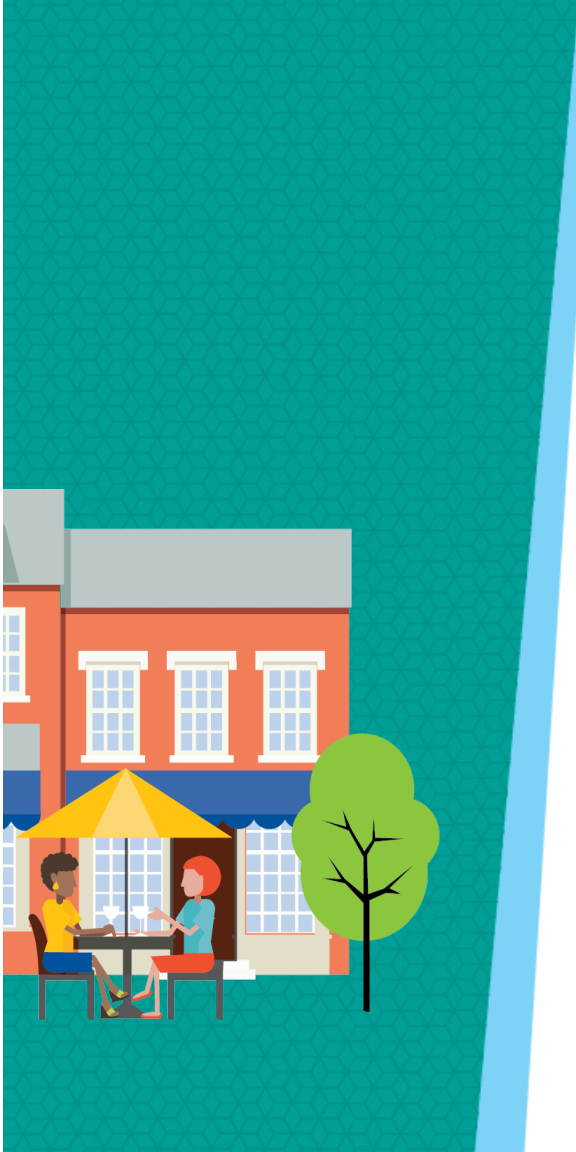
Attachment: Millennial Research Report (3733 : Millennial Research

Save the past. Enrich the future.

Packet Pg. 10

Research Objectives

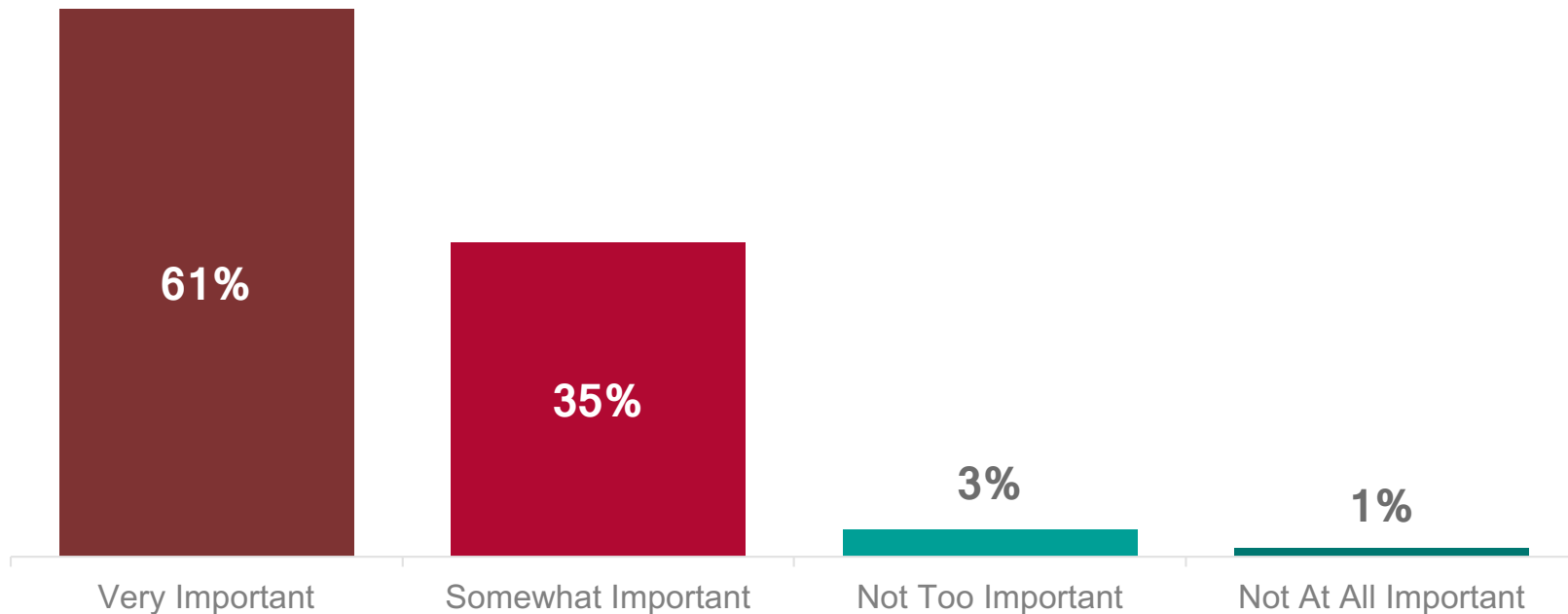
- Explore Millennial affinity to, and relationship with, the cause of historic preservation.
- Understand how Millennials experience and interact with historic places today.
- Understand the importance of authentic experiences to Millennials – from shopping to dining to travel.
- Determine ways to position historic preservation in a way that speaks to Millennials and motivates them to engage.



Millennials Connect with the Cause

- Millennials connect with the cause, but most are not yet active in historic preservation. There is real opportunity to increase engagement with this generation
 - Nearly all Millennials (97%) feel it's important to preserve and conserve buildings, architecture, neighborhoods, and communities
 - Nearly two-thirds (62%) who believe this is important have not been involved in this cause.
 - More than half of Millennials (53%) are very interested in getting involved with a group like the National Trust.

Question: Personally, how important is the preservation, conservation, and protection of buildings, architecture, neighborhoods, and communities?



Millennials Connect with the Cause

97% feel it's important to preserve and conserve buildings, architecture, neighborhoods, and communities

...however

61% find the cause to be important, but have not been involved

...and

53% are strongly interested in getting involved with a group like the Trust in the future

Authentic Experiences Matter

- Music, locally-sourced food, and hand-crafted items are personal interests, as well as ways Millennials are interested in engaging with our history and culture.
 - More than half of Millennials prefer to shop or dine in unique or historic downtowns vs. chain restaurants or shopping malls. They will do business with those that support historic preservation (80% prefer) over those that do not.



Authentic Experiences Matter

Food

72% enjoy dining at restaurants or shopping at markets that sell local and sustainable foods

59% say food is a key interest of American history & culture

27% say farmer's markets a personal interest

Arts and Crafts

71% value authentically crafted products, e.g. local, handcrafted, unique items

45% say art is a key interest of American history and culture

40% say arts and crafts a personal interest

Music

64% say they are interested in music as a key aspect of American history and culture (#1 aspect most interested in)

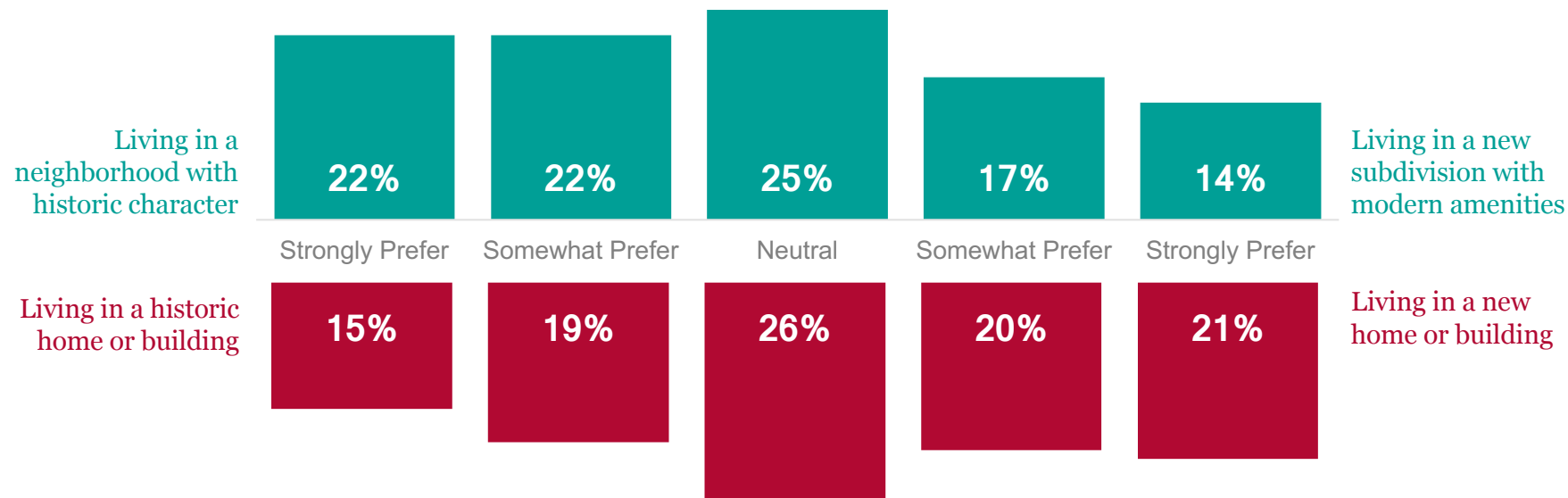
54% cite music as a personal interest of theirs (#1 interest)

Millennials Mix the Old and the New

- Millennials want to mix the old with the new: they may prefer living in a modern home, but in a neighborhood with historic character
 - There is slightly stronger preference for living in a new home with modern amenities than in an older home (41% to 34%); but more want to live in an old neighborhood with historic character vs. a new one with modern amenities (44% to 31%)



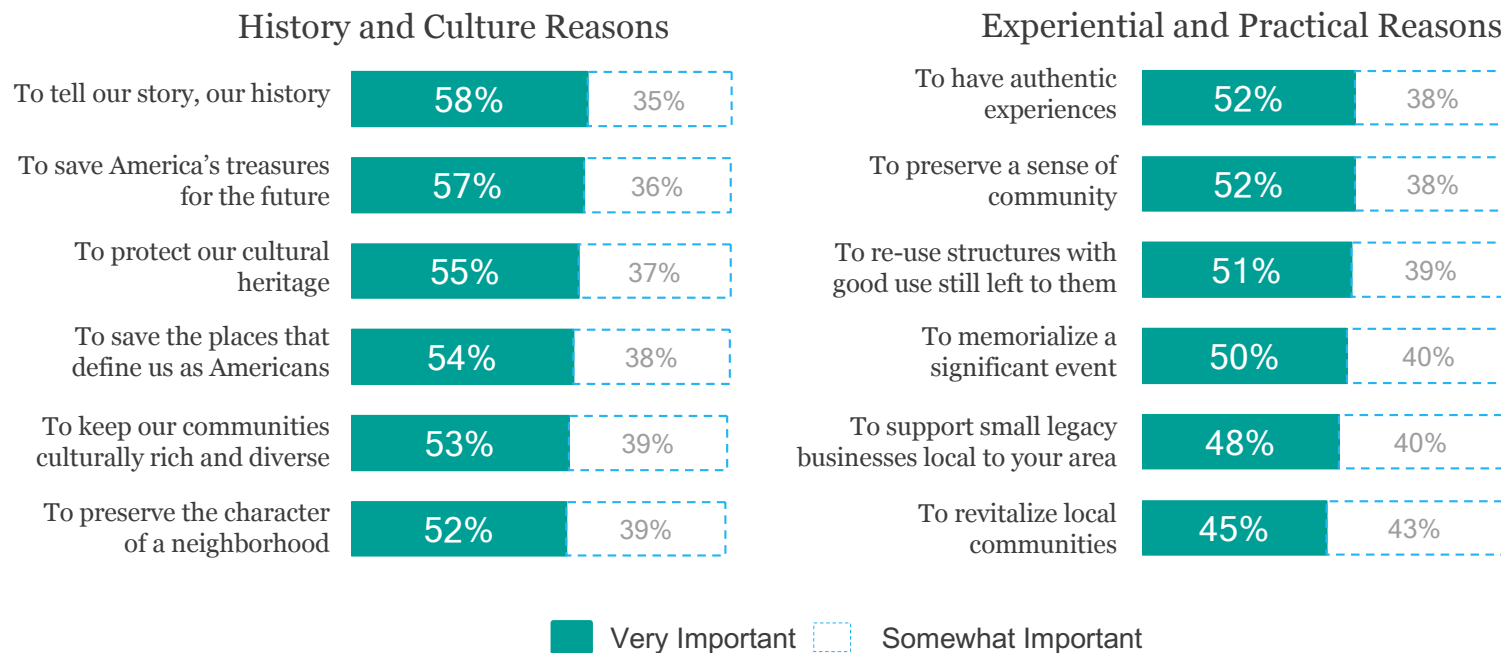
Question: Which of the following would you prefer if cost was not a factor? For each pair of statements, select your degree of preference



History and Culture Matter

- There are many reasons Millennials find important to preserve our historic buildings and neighborhoods, led by historical and cultural reasons.
- The even spread suggests that while Millennials primarily interact with historic buildings and neighborhoods by shopping, dining, or visiting them; the underlying history and culture are what make these structures and communities special and worth preserving.

Question: How important are each of the following to you personally as reasons to preserve, conserve, and protect buildings, architecture, neighborhoods, and communities?



Telling Stories Matters

- Takeaway: Experiences on their own, aren't reasons to preserve historic places. Telling “our story, our history” and “saving America’s treasures” make places worth protecting and saving.
- The underlying history and culture are what make these historic structures and communities special and worth preserving, visiting, and experiencing.

Engagement can be Experiential or Virtual

- Takeaway: Ways to engage Millennials are multi-faceted: experiential, as well as virtual.
 - Two-thirds (67%) are interested in staying at a historic hotel and over half (58%) would attend a happy hour in a historic building.
 - Showing online support through tactics like online voting and sharing on social media are of interest to more than half of Millennials.

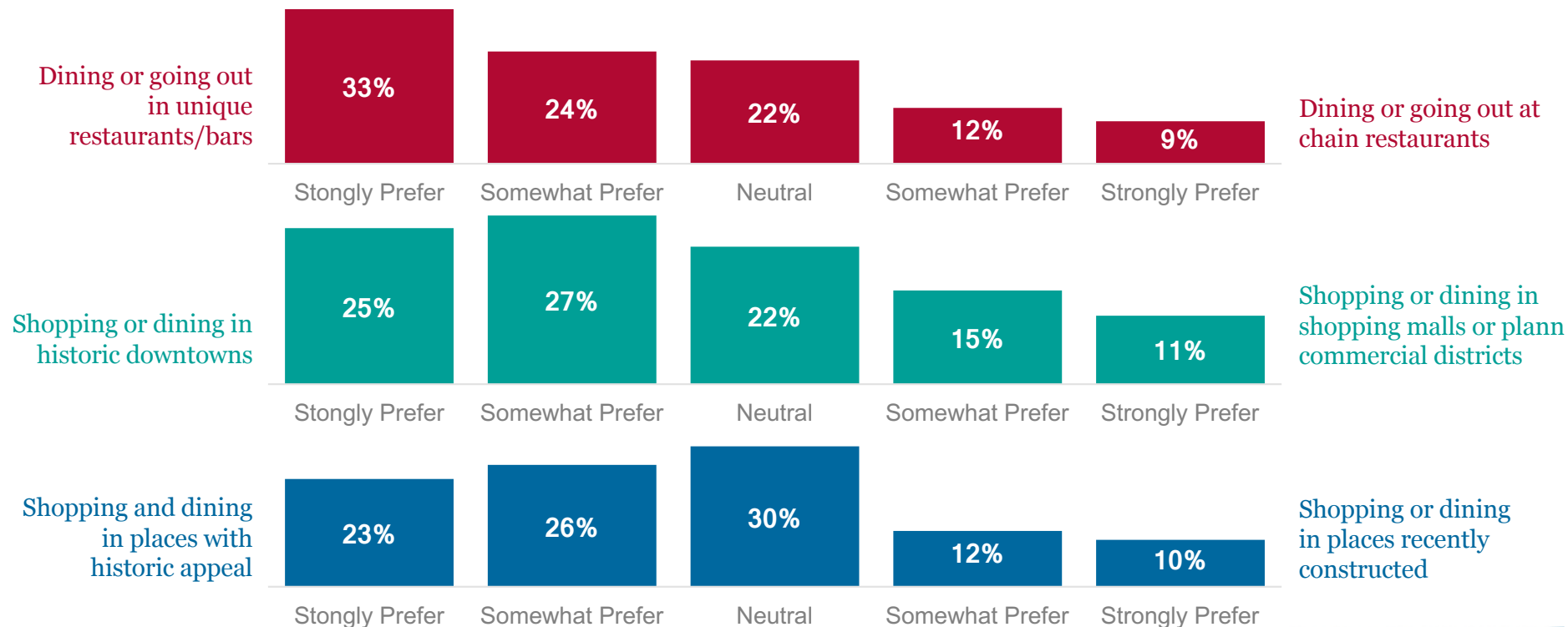
Question: How interested are you in the following activities related to the preservation, conservation, and protection of buildings, architecture, neighborhoods, and communities?

Stay in a historic hotel or bed and breakfast while on vacation	67%
Vote online for which historic sites should receive funding	59%
Attend a happy hour at a historic site or establishment	58%
Sign a petition to save a historic site or building (local, state, or national)	56%
Promote historic places on social media, e.g. Instagram, Twitter, Facebook, etc.	53%

Top 5 Ways To Be Involved
(Extremely, Very Interested)

Make a small donation at check out at a local retailer, in support of historic preservation	49%
Purchase a ticket to a fundraising event to support the restoration of a historic site or building	49%
Attend a talk/presentation about important historic sites in your local community	48%
Volunteer to make repairs to help restore a historic site or building	47%
Make a donation to save a specific historic site or building	47%
Raise funds to help save an important historic building in your community	46%
Sign up to receive e-newsletters to your e-mail account on historic preservation	46%
Make a donation to a historic preservation organization or historical society	45%
Contribute to a crowdfunding campaign to save a historic site or building	45%
Write to a politician (local, state, or national) in support of saving a historic site or building	40%

Given the choice, Millennials prefer unique dining and shopping experiences in historic buildings and downtown areas



Historic travel has strong appeal

- Historic travel is appealing to nearly three-in-four (71%) Millennials. One-in-four (26%) make it a point to visit historic places when traveling.

78% enjoy travel experiences which explore the natural beauty or wonders of the area, such as to national or local parks

71% enjoy travel experiences which explore the history of an area, such as visiting museums, historic churches or historic neighborhoods

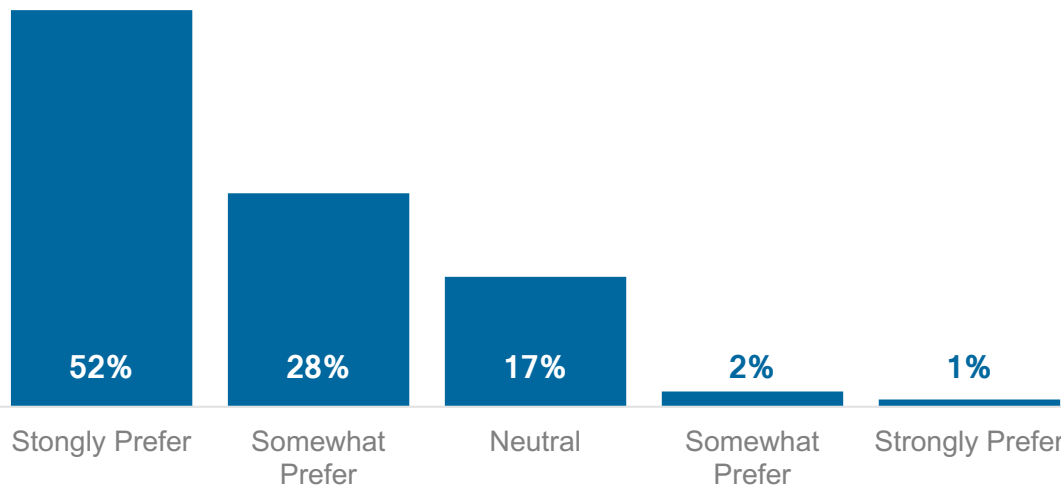


KEY TAKEAWAY

Millennials will shop at businesses that support historic preservation

Consider two businesses ... which of the following best describes how this might impact your decision on which to do business with?

Business A: Supports efforts to preserve, conserve, and protect buildings, architecture, neighborhoods and communities



Business B: Does not support efforts to preserve, conserve, and protect buildings, architecture, neighborhoods and communities

There are True Believers

- Takeaway: About a third of Millennials are “True Believers” who are most interested and already active on this issue – this is an attractive audience to target for future engagement with historic preservation.
 - This group is more male, slightly older, and of a higher socioeconomic status than the average.
 - They are more likely to live in an urban area, own their own home, and have kids.
 - They describe themselves as “modern, trendy, urban and hip.” They love music and dining at unique, local establishments

Research Methodology

An online survey was conducted among 636 Millennials from February 7-15th, 2017.

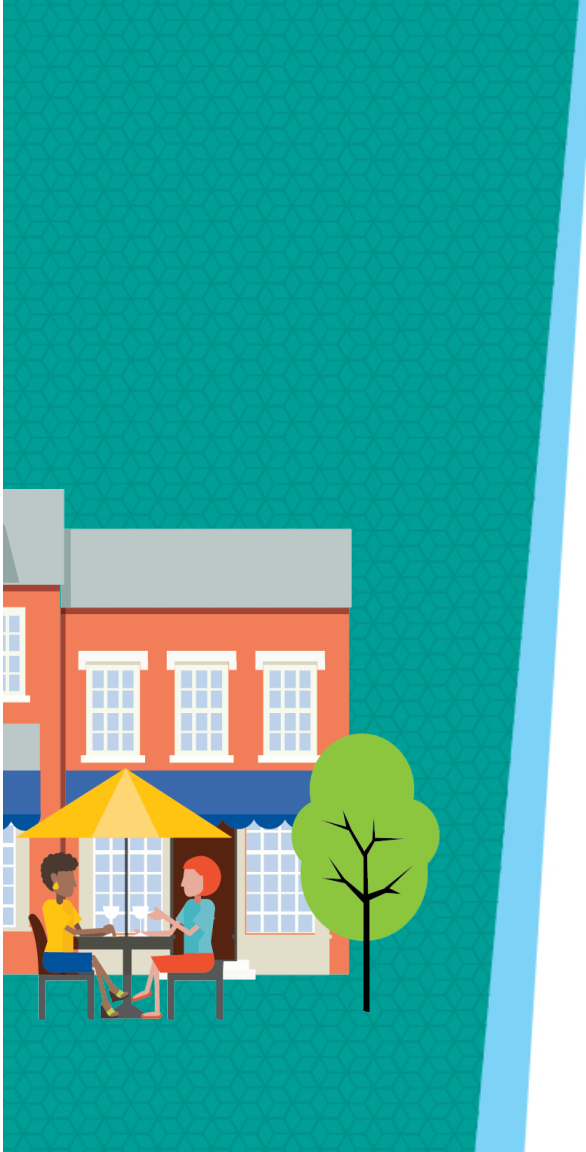
The sample was balanced to be representative of the Millennial generation by gender, age, and race.

The survey averaged 10 minutes in length.



Contact Information

- **National Trust for Historic Preservation**
Savingplaces.org
(202) 588 6000
- **Edge Research**
Edgeresearch.com
(703) 842 0200





Historic Preservation Commission

535 Duane Street
Glen Ellyn, IL 60137

Meeting: 12/20/18 07:00 PM

Department: Historic Preservation Commission

Department Head: John Sterrett

Category: Report

Prepared By: John Sterrett

SCHEDULED

AGENDA ITEM (ID # 3732)

DOC ID: 3732

Staff Report presented by Planner Sterrett

1. Staff has included the finalized 2019 Boards and Commission schedule. The HPC meetings will remain on the third Thursday of each month at 7:00 p.m. and will continue to meet in Room 301.
2. The draft 2018 CLG Annual Report is attached for the Commission's review. Following the finalization of the document, staff will publish to the Village's website.
3. Attached is the FAQ related to the new State Historic Tax Credit, as discussed at the November HPC meeting.
4. As requested by the Commission at the November meeting, staff has included a map indicating the location of all of the landmarked properties in the Village. This map was requested to facilitate the discussion related to the annual Preservation Month Event and the potential for a self-guided tour or "scavenger hunt" type activity.

Attachment: 2019 Village Board and Commission Meeting Schedule
Draft CLG Annual Report
State Historic Tax Credit FAQ
Landmarked Properties Map

Cc: Staci Springer, Planning and Development Director

ATTACHMENTS:

- 2019 Village Board and Commission Meeting Schedule (PDF)
- Draft FY18 CLG Report (PDF)
- State Historic Tax Credit FAQ (PDF)
- Landmarked Properties Map (PDF)

Village of Glen Ellyn Official Boards and Commissions Meeting Schedule
Calendar Year January 1, 2019 through December 31, 2019

	Village Board of Trustees Regular Meetings		Village Board Workshop	Capital Improvements Commission	Environmental Commission	Finance Commission	Historic Preservation Commission	Plan Commission	Police and Fire Commission (Police Dept.)	Recreation Commission (Village Links)	Zoning Board Appeals
	2 nd & 4 th Mondays - 7:00p.m.		3 rd Monday 7:00p.m.	2 nd Tuesday 7:00p.m.	3 rd Tuesday 7:00p.m.	2 nd Friday 7:00a.m.	3 rd Thursday 7:00p.m.	2 nd & 4 th Thursdays 7:00p.m.	2 nd Monday 4:30p.m.	Last Friday 7:00a.m.	2 nd & Tuesday 7:00p.m.
January	14	28	22 (Tue)	8	15	11	17	10, 24	14	25	8, 22
February	11	25	19 (Tue)	12	19	8	21	14, 28	11	22	12, 26
March	11	25	18	12	19	8	21	14, 28	11	29	12, 26
April	8	22	15	9	16	12	18	11, 25	8	26	9, 23
May	13	28 (Tue)	20	14	21	10	16	9, 23	13	31	14, 28
June	24		17	11	18	14	20	13, 27	24 (4 th Mon)	28	11, 25
July	22		15	9	16	12	18	11, 25	22 (4 th Mon)	26	9, 23
August	26		-	13	20	9	15	8, 22	26 (4 th Mon)	30	13, 27
September	9	23	16	10	17	13	19	12, 26	9	27	10, 24
October	14	28	21	8	15	11	17	10, 24	14	25	8, 22
November	12 (Tues)		-	12	19	8	21	14	12 (Tues)	22 (4 th Fri)	12
December	9		-	10	17	13	19	12	9	27	10

- Meetings of the Police Pension Board are held on a quarterly basis. (January 16, April 17, July 17, October 16)
- Meetings of the Building Board of Appeals are held on an “as called” basis.

Official Village Holiday Schedule
(Civic Center Closed)

New Year's Day	Tuesday	January 1, 2019
Memorial Day	Monday	May 27, 2019
Independence Day	Thursday	July 4, 2019
Labor Day	Monday	September 2, 2019
Veteran's Day	Monday	November 11, 2019
Thanksgiving Day	Thursday	November 28, 2019
Village Holiday	Friday	November 29, 2019
Christmas Eve Holiday	Tuesday	December 24, 2019
Christmas Holiday	Wednesday	December 25, 2019

Meeting dates noted in parentheses have been changed to accommodate Village holiday schedules. All meetings of the Village Board and of the advisory Boards and Commissions are held in the Civic Center unless otherwise posted.

The first item of business at each Village Board regular Workshop session is designed for citizen input and discussion with the Board of Trustees.

Any changes to this schedule must be shared with the Village Clerk and posted in the Civic Center and on the Village website at www.glenellyn.il.gov at least 48 hours prior to the time listed on this schedule.



Glen Ellyn Historic Preservation Commission

Certified Local Government Annual Report

FY 2018

TABLE OF CONTENTS

4	Overview & History
4	Landmark Designations
8	Certificate of Appropriateness
	National Register Monitoring
9	Architectural Resource Survey
11	Preservation Commission Activities
13	Educational Meetings
14	Membership & Attendance
15	Media Articles

Overview & History

The Glen Ellyn Historic Preservation Commission ("Commission") has many responsibilities in the Village. The Commission, under the original name Historical Sites Commission, was established in 1975 via Ordinance No. 1944 for the general welfare of the citizens of the Village to protect and encourage the continued utilization of areas, districts, places, buildings, structures, works of art, and other similar objects within the Village, including "Stacy's Tavern", eligible for designation by ordinance as Glen Ellyn Landmarks.

The Commission's intent and purpose has further evolved to include additional responsibilities. The Commission hosts an annual awards program that aims to recognize homeowners, builders, and architects for outstanding construction or enhancements in the Village. Awards are given for renovations, remodels, streetscape compatibility (new construction) and architectural details.

A third responsibility that the Commission has undertaken is assisting with architectural resource surveys within the Village. Since 2002, the Village has undergone five independent surveys that have collectively inventoried over 4,550 residential and commercial properties.

In addition to these responsibilities, the Commission has also hosted several community events designed to educate property owners on landmarking, tax incentive programs, and the national register. In the future, the Commission hopes to educate homeowners about local landmark districts.

This annual report has been prepared in fulfillment of the Village of Glen Ellyn's annual reporting requirement under the National Park Service's Certified Local Government Program established under the National Preservation Act. The Village of Glen Ellyn has been a "Certified Local Government" since 2004.

THE PURPOSE

The Purpose of the Glen Ellyn Historic Preservation Commission is to encourage the rehabilitation and utilization of structures, places and works of art having a special *historic, architectural* or *aesthetic value* or interest to the community, and to identify those buildings and such worthy of designation as official Glen Ellyn landmarks.

Landmark Designations

Landmark Designation Activities

Since FY 17

The landmark designation process is initiated when a Glen Ellyn Local Landmark Nomination Form is submitted to the Village administrative offices. The structure being proposed for landmarking must be at least 50 years old and each nomination must provide substantial evidence that it meets at least two of the following criteria:

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

Landmark Designation Activities (Cont.)

Since FY 17

- Its location as a site of an important archaeological, significant historic, or natural event; or
- 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
- It be one of the few remaining examples of a particular architectural style; or
- Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship; or
- 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
- 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
- Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community or the Village.

Each nomination is required to be submitted along with historic photographs or property information relevant to each case. Once a nomination form is submitted, the Commission will vote to make a preliminary determination of landmark designation. After a preliminary determination is made, the Commission will host a public hearing to consider recommending such designation to the Village Board of Trustees. If the landmark is granted the Village issues the property owner a plaque to display on the structure. All costs associated with landmarking are absorbed by the Village and come at no cost to the property owner.

Landmark Spotlight

869 Hillside Avenue

On August 27, 2018, Mr. and Mrs. Dawson's 1923 Bungalow received local landmark status from the Glen Ellyn Village Board. The house has notable architectural features including cedar shingles and an uninterrupted belt band around the entire facade of the house. The homeowners took special care to ensure that the recent 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.



Since 1992, the Commission has recommended approval of 40 landmark designations and three National Register Historic Districts (one residential and two in the Central Business District) to the Village Board of Trustees. Two of these landmarks have been approved by the Village Board of Trustees since the last submitted CLG Report in FY17. The table to the right lists the Village's two most recent landmarks and their architectural styles.

Address	Architectural Style
869 Hillside	Bungalow
371 Elm	Vernacular Homestead

Some of the Village's most notable landmarks include: the Orrin D. Dodge house at 542 Hillside Avenue which was lived in by Orrin Dodge, a prominent figurehead in the Village during the early 1920s; Charles Kerr founder of Kerr Publishing in Chicago, built and lived in the home at 566 Hillside Avenue; the home at 525 Forest Avenue was built by Amos Churchill, a prominent builder in the community during the early 1900s and lastly, the Glen Ellyn Horse Trough is a cast iron trough that was donated to the Village in 1907 by prominent figurehead William Newton.

Please see the list below for the complete Glen Ellyn Landmark Register. Note, there have not been any landmark nominations that were rejected by the Commission, nor are there any landmark applications pending at this time.

B—Building A—Piece of Art P—Property D—District

DATE OF PASSAGE	ORD. #	TYPE	ADDRESS/LOCATION	ARCH STYLE/NOTES
1/13/1992	3890	B/D	574 N. Main	Queen Anne
1/13/1992	3891	B/D	583 N. Main	Queen Anne
1/13/1992	3889	B/D	577 N. Park	Queen Anne
10/11/1993	4055	B/D	563 N. Main	Gothic Revival
10/11/1993	4054	B	364 Prospect	Victorian
10/11/1993	4053	B	272 Hill	Bungalow
7/11/1994	4156	B	627 Euclid	Lexington
11/28/1994	4214	B	535 Duane	Colonial Revival
11/28/1994	4213	A		U.S. Post Office Mural "Settlers"
9/23/1996	4419	B	545 N. Park	Queen Anne
2/14/2000	4810	B	404 Prospect	Queen Anne
7/22/2002	5076	B	633 Davis	Victorian

DATE OF PASSAGE	ORD. #	TYPE	ADDRESS/LOCATION	ARCH STYLE/NOTES
7/14/2003	5179	B	557 Geneva	"L" Form
11/24/2003	5206	B	367 Duane	Wood Frame
10/25/2004	5300	B	602 Prairie	Queen Anne
5/23/2005	5361	B	342 Montclair	Craftsman
8/8/2005	5381	B	677 Highland	Queen Anne
10/10/2005	5400	B/D	620 N. Main	Victorian
4/10/2006	5456	B	490 Phillips	Queen Anne
5/17/2007	5575	B	421 Ridgewood	Gabled "L"
3/14/2011	5923	B	671 Prairie	Ranch
11/14/2011	5971	B	542 Hillside	Victorian
11/14/2011	5972	B	418 Ridgewood	Craftsman
2/13/2012	6001	B	525 Forest	Victorian
5/14/2012	6027	B	566 Hillside	Victorian
7/23/2012	6055	P		Glen Ellyn Horse Trough
7/23/2012	6056	B	369 N. Main	Queen Anne Bungalow
9/24/2012	6077	B	716 Crescent	Prairie
8/12/2013	6159	B	754 Lenox	Queen Anne
9/9/2013	6162	B	644 N. Main	Queen Anne
10/28/2013	6180	B	684 Highland	Tudor Revival
11/12/2013	6183	B	253 Anthony	Gable Front Cottage
2/10/2014	6213	A		Forest Hill of Glen Ellyn Cemetery
6/9/2014	6238	B	725 Highland	Tudor Revival
5/23/2016	6404	B	425 Arlington	Queen Anne w/ Craftsman influence
8/15/2016	6429	B	709 Crescent	Craftsman
1/9/2017	6476	B	250 Regent	Mid Century Modern Ranch
2/27/2017	6475	P	645 Lenox	Lake Ellyn Park & Boathouse
8/27/2018	6623	B	869 Hillside	Bungalow
8/27/2018	6624	B	371 Elm	Vernacular Homestead

Attachment: Draft FY18 CLG Report (3732 : Staff Report)

Local Landmarks Removed from Designation

10/11/1993	4053	B	364 Prospect	Designation Rescinded on 2/24/2003
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Certificates of Appropriateness

The Village of Glen Ellyn Historic Preservation Commission did not grant any Certificates of Appropriateness (COA) over the last five years. However, the Commission has provided guidance for several projects which were outlined in the previous report. Since the 2017 report, the Commission provided guidance for the below project.

Address	Comment
684 Highland	The Commission was asked to provide guidance and recommendations to the new homeowners to replace the front windows and front door. The windows were painted shut and no longer functional. The homeowners wanted to replace the windows and doors "in-kind" to preserve the historic character of the home.

National Register Property Nominations

The Village of Glen Ellyn Historic Preservation Commission filed the following applications for the National Register of Historic Places:

- ◆ Central Business District (North & South) - granted in 2014
- ◆ Residential Historic District

Monitoring

The Village of Glen Ellyn Historic Preservation Commission provided comments on applications affecting historic properties as required by Section 106 on the following projects:

- ◆ Stacy's Corner Cell Tower (2017)

The Historic Preservation Commission wrote a letter of support for the following National Register Nominations:

- ◆ Lake Ellyn Park—granted in 2016; Comments were forwarded to the SHPO on 10/26/16

Architectural Resource Surveys

Survey Activities

Since FY 17

The Village of Glen Ellyn has conducted five Architectural Resource Surveys within the northern portions of the community since 2002. The Village has conducted these surveys for several purposes including:

- Expansion of the Village's body of data on existing historic homes;
- Creation of residential interest in preservation;
- Encouragement of homeowners to consider local landmarking;
- Encouragement of homeowners to apply for placement on the National Register;
- Encouragement of homeowners to apply for property tax freeze, available for restoration projects on historic properties;
- Maintenance of the Certified Local Government Status achieved by the Village in 2004, and the access to federal funding for historic preservation efforts that comes with the designation;

To date, the Village has conducted five surveys that have examined approximately 60% of the Village's residential properties. Approximately 54.8% of the homes surveyed are either contributing or significant architectural or historic structures. These surveyed areas include some of the earliest subdivisions within Glen Ellyn, and contain several significant and potentially significant buildings.

The chart below illustrates the significance findings for each of the surveys conducted to date.

C—Contributing NC—Not-Contributing PS—Potentially Significant S—Significant

Survey Areas	Total Structures	C	NC	PS	S
Glen Ellyn Combined	898	394	427	30	47
North—Central	826	388	256	91	91
Linden—Hill	826	488	253	31	54
Turner—Duane	852	433	328	28	63
Turner—Roosevelt	1156	479	586	29	62

Architectural Resource Surveys

Survey Activities

Since FY 17

- ◆ The Turner-Roosevelt Survey was completed by Ramsey Historical Consultants in August, 2018. A total of 1,067 principal structures were surveyed; 62 were identified as significant and 29 were identified as potentially significant and surveyed more intensively. The survey revealed that 41% of the structures within the surveyed area would contribute to the character of a potential historic district, 5% were determined to have architectural distinction and approximately 3% were shown to be potentially significant (distinctive, but with alterations). The lower percentage of significant and potentially significant properties in this survey is largely attributable to the later development of this part of the Village. Many of the structures in this area are less than 50 years old.
- ◆ Full survey reports are available on Glen Ellyn's website at www.glenellyn.org under *My Government/Boards & Commissions/Historic Preservation Commission*
- ◆ The Village was awarded grant funds in the amount of \$20,090 from the Illinois Historic Preservation Agency to cover 70% of the cost of the survey. The Village covered the remaining 30% of the cost to examine this section of the Village for significant and potentially significant structures that may be worthy of landmarking.

Attachment: Draft FY18 CLG Report (3732 : Staff Report)

Survey Spotlight

Claribel Spahr House

One of the most significant residences in the survey area is this 1938 Craftsman Style designed by the prominent architect John S. Van Bergen. The home features a textured stucco exterior, side-gable roof with hanging eaves, exposed rafter tails, and a prominent stone chimney. In addition to being rated architecturally significant, this home may be a candidate for individual listing on the National Register for Historic Places.



534 High Road

Historic Preservation Commission Activities

Commission Activities

Since FY 17

Below are some highlights of activities undertaken by the Historic Preservation Commission and staff since FY 17

FY 2017

August

- ◆ 8/17/17
 - ◇ Discussion about possible intervention to prevent demolition of a 1840's home located at 426 Hill Avenue

September

- ◆ 9/21/17
 - ◇ 2017-2018 Architecture Resource Survey begins

October

- ◆ 10/19/17
 - ◇ Preservation Month Event discussion

November

- ◆ 11/9/17
 - ◇ Exterior Alteration of a Landmark—684 Highland Avenue

December

- ◆ 12/21/17
 - ◇ Discussion regard the commemoration of the 200th Anniversary of Illinois Statehood

January

- ◆ 1/18/18
 - ◇ Historic Preservation Goals, 2018—Discussion
 - ◇ 2017 Historic Preservation Awards—Discussion

February

- ◆ 2/15/18
 - ◇ Preservation Month Event ideas—Continued Discussion

March

- ◆ 3/15/18
 - ◇ Historic Preservation Month Events—Update

April

- ◆ 4/19/18
 - ◇ Historic Preservation Month Events—Update

Commission Activities

Since FY 17

FY 2017 (Cont.)

May

- ◆ 5/17/18
 - ◇ Historic Landmarking Informational Event located at the Lake Ellyn Boathouse
 - ◇ First Annual Glen Ellyn Historical Coloring Contest

June

- ◆ 6/21/18
 - ◇ HPC Review—Phase 1 Metra Station Project Presentation and Review
 - ◇ Landmark Preliminary Determination: 371 Elm Street
 - ◇ Landmark Preliminary Determination: 625 Midway Park
 - ◇ Landmark Preliminary Determination: 869 Hillside Avenue
 - ◇ HPC Annual Awards Selection—2017 Historic Preservation Awards
 - ◇ Five winners chosen for the Coloring Contest

July

- ◆ 7/19/18
 - ◇ Information Presentation on Landmarking
 - ◇ Landmark Application—371 Elm Street (Public Hearing)
 - ◇ Landmark Application—869 Hillside Avenue (Public Hearing)

Educational Meetings and Activities

Commission Activities

Since FY 17

Below are some educational meetings conducted by the Historic Preservation Commission and staff since FY17.

FY 2017

May

- ◆ 5/17/18
 - ◇ Historic Landmarking Informational Event located at the Lake Ellyn Boathouse

July

- ◆ 7/19/18
 - ◇ Informational presentation on Landmarking

Membership and Attendance

P = Present A = Absent - = Not on Commission

2017

Name	8/17	9/21	10/19	11/9	12/21
Marks	P	P	P	P	A
Christiansen	P	P	P	P	P
Dieter	P	A	P	A	P
Loftus	P	P	P	A	P
Manak	P	A	P	P	P
Darga	A	P	P	P	A
Vavra	P	P	P	A	P
Veum-Welsh	P	P	A	P	P

2018

Name	1/18	2/15	3/15	4/19	5/17	6/21	7/19	Att Rate
Marks	P	P	P	P	P	P	P	83%
Christiansen	A	P	A	P	P	A	P	66%
Dieter	A	P	P	P	P	P	A	56%
Loftus	P	P	P	P	P	P	P	91%
Manak	P	P	A	P	P	P	A	75%
Darga	P	A	P	P	P	P	P	75%
Vavra	P	A	P	A	-	-	-	60%
Veum-Welsh	P	P	A	P	P	P	P	83%

Attachment: Draft FY18 CLG Report (3732 : Staff Report)

Media Articles & Publicity

Commission Activities

Since FY 13/14

Below are some media and promotional articles featuring the Historic Preservation Commission since the 2013-2017 annual report submission (articles attached)

FY2013/14

- No media articles on record.

FY2014/15

- No media articles on record.

FY2015/16

- 7/27/16: *Village of Glen Ellyn Announces Annual Historic Preservation Commission Award Winners* (Patch.com)

FY2016/17

- 4/3/17: *Glen Ellyn's Lake Ellyn Park named as local, national landmark* (Chicago Tribune)
- 6/27/17: *Lake Ellyn Boathouse gets Restoration of the Year Award* (Chicago Tribune)

FY2017/18

- 7/21/17: *Historic Glen Ellyn house headed for demolition* (Daily Herald)
- 7/27/17: *Historic Glen Ellyn house set for demolition* (My Suburban Life)
- 8/7/18: *Glen Ellyn recognizes historic preservation efforts* (My Suburban Life)



Frequently Asked Questions (FAQ) on Public Act 100-0629, regarding State Historic Tax Credits

On May 31, 2018, the Illinois General Assembly passed Senate Bill 3527 by a sweeping majority in both the House of Representatives (101-11-1) and the Senate (51-0). On July 26, 2018, Gov. Bruce Rauner signed the bill at an event in Peoria.

Landmarks Illinois and AIA Illinois were closely involved with the drafting of the legislation, and we are providing the following answers to frequently asked questions about the new Historic Preservation Tax Credit Act, commonly referred to as the State Historic Tax Credit (SHTC). As such, Landmarks Illinois is providing this FAQ document to assist in answering basic questions.

More information will be released by the Illinois State Historic Preservation Office (SHPO) after the program rules have been developed.

What is this new program called?

In the legislation it is entitled the "Historic Preservation Tax Credit Act."

What is the Historic Preservation Tax Credit Act?

The Historic Preservation Tax Credit Act will provide a state income-tax credit equal to 25% of a project's qualified expenditures to owners of certified historic structures who undertake certified rehabilitations. Previously, a similar program, the River Edge Redevelopment Zone (RERZ) Historic Tax Credit, was only available in designated zones within five Illinois communities. The new legislation does not replace the RERZ Historic Tax Credit, but creates a new statewide rehabilitation incentive while it improves the RERZ Historic Tax Credit.

When did the bill become law?

The bill passed out of the Illinois General Assembly (ILGA) on May 31, 2018, the final day of the legislative Session. The ILGA sent the legislation to Gov. Bruce Rauner on June 21, 2018, and he had 60 days to consider the bill and either sign or veto the legislation. Gov. Rauner signed the bill on July 26, 2018, and the law takes effect on Jan. 1, 2019.

When will the Historic Preservation Tax Credit be available?

Projects with qualified expenditures incurred on or after January 1, 2019, through December 31, 2023, will be eligible to apply for the state tax credit. The credit will end on or before December 31, 2023. The SHPO expects applications to be ready about June 2019.

Is this a program for homeowners?

Owner-occupied housing is not eligible for this credit. This program is for income-producing buildings, such as rental-residential, commercial, agricultural and/or industrial uses.

Does the new Historic Preservation Tax Credit take the place of the existing RERZ Historic Tax Credit?



No, in addition to creating a new statewide credit, the law revises the RERZ Historic Tax Credit, which remains in effect through December 31, 2021.

Can I use both the SHTC and the RERZ SHTC together?

The intent of the legislation was to disallow using both the SHTC and the RERZ SHTC simultaneously. It is likely that this language will be clarified as part of the rulemaking process that will define how the program is to be administered.

Which Illinois agency is responsible for administering the new credit?

The State Historic Preservation Office (SHPO) of the Illinois Department of Natural Resources will manage the new program, as well as the revised RERZ Historic Tax Credit. To be eligible for the new program, projects must concurrently apply for the federal historic tax credit program through the SHPO, which recommends projects to the National Park Service (NPS) for ultimate approval. The Illinois Department of Commerce and Economic Opportunity will no longer participate in the RERZ Historic Tax Credit Program.

How much money could my project get?

The Historic Preservation Tax Credit issues tax credits, not direct funding, and has a \$15 million annual allocation for the program. Each project that qualifies can apply for 25% of its qualifying rehabilitation expenditures (QREs) up to a total of \$3 million in state income-tax credits. No project can receive more than \$3 million in Illinois Historic Preservation Tax Credits. Because projects must concurrently apply for the federal 20% income tax credit, projects may earn an additional 20% of their qualified expenses as a federal income tax credit.

Is the new credit “certificated?”

At the end of an approved project, the taxpayer will be given a certificate to claim their state income tax credit. However, what is often meant by “certificated” is that the credit can be transferred outside of the development partnership to outside investors. The Historic Preservation Tax Credit is not transferrable, nor is the RERZ Historic Tax Credit. Each credit can only be used by the partners, per the legislation’s definitions of “Qualified Taxpayer.”

What is “recapture?”

Following the Federal Historic Preservation Tax Credit, if a recapture event occurs within five years after the building was placed in service, all or a pro-rated portion of the credit previously claimed is recaptured. The recapture amount decreases by 20% for each year up to five years. Examples of recapture events include but are not limited to if the building is sold, the building ceases to be income-producing, or demolition.

Does my project need to be in an RERZ to access this new credit?

No, the new Historic Preservation Tax Credit is available in every community across the state, but your project must meet the criteria to be eligible and your building must be listed in or in the process of being listed in the National Register of Historic Places.



How do I know if my project is eligible?

First, projects are required to follow the same provisions as for the Federal Historic Preservation Tax Credit:

1. the building must be listed individually on the National Register of Historic Places or contribute to a historic district that is either listed on the National Register or certified by the NPS for the purposes of the Tax Credit program;
2. the building must be used for income-producing purposes, such as rental-residential, commercial, agricultural, industrial or any combination thereof;
3. the rehabilitation (both interior and exterior) must meet the Secretary of the Interior's Standards for Rehabilitation (Standards); and
4. the project budget must exceed the greater of the building's adjusted basis (roughly the current depreciated value of the building, not including land) or \$5,000, either within a 24-month period or within a 60-month period, as long as phased plans are approved in advance.

In addition, projects that meet one of the following criteria will be prioritized:

1. the qualified historic structure is located in a county that borders a state with a historic property rehabilitation credit;
2. the qualified historic structure was previously owned by a federal, state or local governmental entity;
3. the qualified historic structure is located in a census tract that has a median family income at or below the state median family income;
4. the qualified rehabilitation plan includes in the development partnership a Community Development Entity or a low-profit (B Corporation) or not-for-profit organization;
5. the qualified historic structure is located in an area declared under an Emergency Declaration of Major Disaster Declaration under the federal Robert T. Stafford Disaster Relief and Emergency Assistance Act.

Is there a cost to apply?

No, there is no cost to apply for either the State Historic Tax Credit or RERZ State Historic Tax Credit. However, both state tax credits have a fee of up to 2% of the value of the state credits that will be collected before the state credit certificate can be issued. For the 20% Federal Historic Tax Credit, the National Park Service will collect a review fee of up to \$6,500, depending on the project budget.

When can I begin to apply?

Now that the bill has become law, the Department of Natural Resources will write specific rules concerning how the application process will work until the law goes into effect. We expect that applications will not be accepted before June, 2019.



Will every project that applies receive a credit?

It is unlikely that every project that applies will receive the State Historic Tax Credit, unless the applications for that year add up to less than \$15 million in credits. The aggregate cap on the program means that the State Historic Preservation Office cannot commit more than \$15 million in total credits per year. A single project can receive no more than \$3 million in State Historic Tax Credits with the amount being determined as 25% of the qualifying rehabilitation expenditures; thus, the amount of credits could be less than \$3 million. The method by which the State Historic Preservation Office will determine how projects will be put in a queue for the credits is still being discussed.

Where can I find the text for the legislation?

You can navigate to the Illinois General Assembly homepage and type in SB3527. Click the "Full Text" hotlink and read Amendment 3. Amendment 3 is the version of the bill language that was set to become law. Or, go here: [Senate Bill 3527 as passed](#)

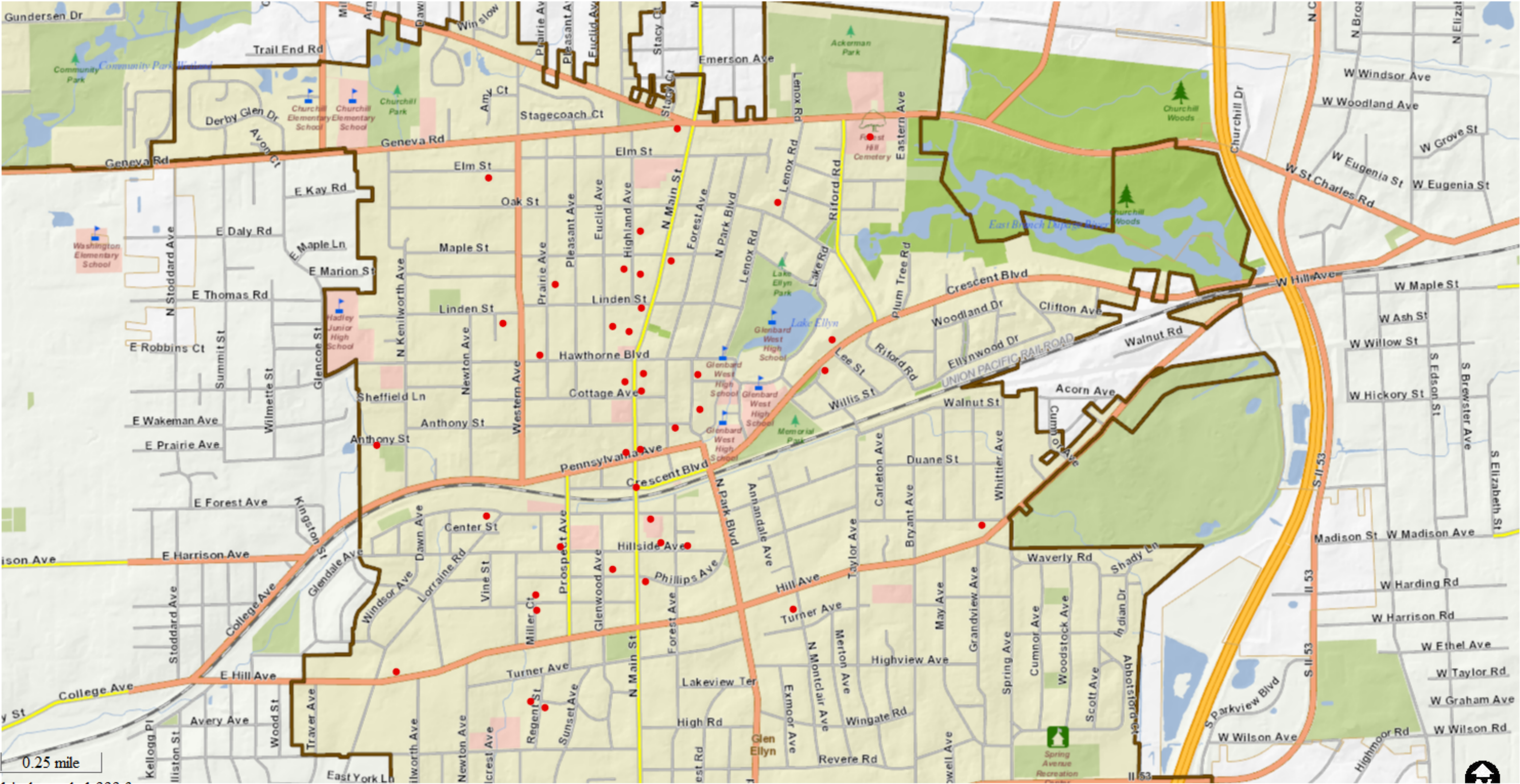
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About Landmarks Illinois

Landmarks Illinois is a membership-based nonprofit organization serving the people of Illinois. As the state's leading voice for historic preservation, we inspire and empower people to save places for people by providing free guidance, practical and financial resources and access to strategic partnerships. Visit www.Landmarks.org to learn more.

(Updated 9/26/2018)

Glen Ellyn Landmarked Properties



1 inch equals 1,333 feet

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Attachment: Landmarked Properties Map (3732 : Staff Report)