



Agenda
Village of Glen Ellyn
Historic Preservation Commission
Regular Meeting
Thursday, November 21, 2019
7:00 PM
Glen Ellyn Civic Center, Room 306

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 the September 19, 2019 Meeting**
 - 1. September 19, 2019 Historic Preservation Commission Minutes
- C. Public Comment**
- D. Old Business**
- E. New Business**
 - 1. Public Hearing Concerning a Landmark Nomination for 475 Hawthorne Boulevard
 - 2. Discussion about a Proposed Text Amendment to change the Landmarking Process
- F. Historical Society Business**
- G. Chairman's Report**
- H. Village Board Trustee Report**
- I. Staff Report**
 - 1. Staff Report Information Memo
- J. Confirmation of Next Meeting Date and Adjournment**
- K. Agenda Items**

**Historic Preservation Commission**

535 Duane Street
Glen Ellyn, IL 60137

Meeting: 11/21/19 07:00 PM

Department: Historic Preservation Commission

Department Head: Cole Jackson

Category: Minutes

Prepared By: Cole Jackson

SCHEDULED

AGENDA ITEM (ID # 4240)

DOC ID: 4240

September 19, 2019 Historic Preservation Commission Minutes

ATTACHMENTS:

- Sept 19, 2019 Historical Preservation Commission Draft Minutes (PDF)

Village of Glen Ellyn



Minutes
 Village of Glen Ellyn
 Historic Preservation
 Regular Meeting
 September 19, 2019
 7:00PM

Glen Ellyn Civic Center Galligan Board Room

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

Date: September 19, 2019
Called to Order: 7:06 p.m.
Adjourned: 8:47 p.m.

MEMBER ATTENDANCE:

Tim F. Loftus	Chairman	Present
Nathan A. Darga	Commissioner	Present
Robert S. Dieter	Commissioner	Present
Penn French	Commissioner	Absent
Ian Hood	Commissioner	Present
James P. Manak	Commissioner	Present
Kimberly A. Veum-Welsh	Commissioner	Absent

Also Present:

Cole Jackson	Associate Planner – Staff Liaison	Present
Kelly Purvis	Village Planner – Staff Liaison	Present
Bill Enright	Trustee Liaison	Present
Karen Hall	Executive Director of the Historical Society	Present
Katie Ashbaugh	Planner	Present
Bill Holmer	Assistant City Manager	Present
Elisa Pollina	Recording Secretary	Present

Public Present:

Lee Marks	475 Hawthorne Blvd, Glen Ellyn	
Candace Small	Mortenson, 300 Park Blvd, Itasca	
Crystal Holowell	Shive Hattery, 57 Franklin Suite 201 Valparaiso, IN	

A. CALL TO ORDER

The September 19, 2019 regular meeting of the Historic Preservation Commission was called to order by Chairman Loftus at 7:06 PM at the Glen Ellyn Historical Society.

B. PUBLIC COMMENT – Lee Marks, Glen Ellyn resident, reports that he spoke with Dan Anderson from the Historic Society Board and he suggests considering putting Historic Plaques in the sidewalks in front of historical properties. He adds this would be a good time to do that with the upcoming CBD streetscape project. Commissioner Manak thinks this is a good idea and offers to look into the legal aspect of doing this. Chairman Loftus asks Lee Marks to bring in photos of the kinds of plaques they are looking for. Executive Director of HSS Hall adds that Geneva is already doing something like this if you would like to take a look there. Chairman Loftus asks Lee Marks to bring back to the next HPC meeting a flavor of what has already been done.

Lee Marks adds he has an idea for the village to consider for the Gas Station Site on Main and St. Charles. He would like to add a welcome to Glen Ellyn sign as well as consider either moving a historical building to that site or rebuild a replica of the Yalding House. He believes it would enhance that intersection while promoting Heritage Tourism. The HPC thinks it is a good idea.

C. ANNOUNCEMENTS – None

D. APPROVAL OF MINUTES FROM July 18, 2019 MEETING

MOVE TO APPROVE THE MINUTES OF REGULAR MEETING 7/18/2019

RESULT: Motion Unanimously Carried

MOVER: Commissioner Manak

SECONDER: Commissioner Hood

E. NEW BUSINESS

- Preliminary Determination for a Landmark Application of 475 Hawthorne Blvd.*
Associate Planner Jackson presents to the HPC the application for landmarking. (See attached application. The property meets the following criteria:
-Built in 1920
-The integrity of location, design, materials & workmanship.
-Its value as an example of architectural, cultural, economic, historic, social & other aspects of the heritage of the Village of Glen Ellyn, State of Illinois or 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.

- It is 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 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.

The HPC discusses the property application. The HPC would also like to include the Gazebo which is also part of the history of the property. It was built 1920-1930. Commissioner Darga thinks this is a great house. Commissioner Dieter agrees and would also like to include the Gazebo.

Commissioner Manak makes a motion by resolution for a preliminary determination that the property at 475 Hawthorne Blvd qualifies for land marking. Commissioner Darga seconds the motion.

MOVE TO A PRELIMINARY DETERMINATION THAT THE PROPERTY AT 475 Hawthorne Blvd QUALIFIES FOR LAND MARKING

RESULT: Motion Unanimously Carried

MOVER: Commissioner Manak

SECONDER: Commissioner Darga

Village Planner Purvis adds the next step is a public hearing. We will notify Lee Marks of that date.

2. *Preliminary Approval: Exterior Alteration to a Landmarked Property request to allow the construction of a four-story public parking garage on the property located at 535 Duane Street, commonly known as the Glen Ellyn Civic Center.* Staff Planner Ashbaugh outlines the process for tonight's meeting. She will make a presentation to the HPC board regarding the four-story public parking garage. Once the presentation is completed, the HPC shall review the Application for Exterior Alteration of a Landmarked Property and determine if the proposed work will adversely affect or destroy any significant historical or architectural feature of the Landmarked Property. The HPC is asked to make a preliminary approval or disapproval of the subject request. Once the final determination is given by the HPC it will be presented to the Village board on December 9, 2019. Staff Planner Ashbaugh presents the information to the HPC regarding the public parking garage (see attached presentation). The presentation details information on the following topics: parking garage application, proof of ownership, plat of survey (existing conditions), photos (existing conditions), aerial photo, proposed site plan, proposed elevations, proposed materials, renderings, light fixture specs, window and door details and ordinance 4214. Upon completion of the presentation,

Commissioner Manak asks how many parking spots will be in the garage and will there be a fee to park there. Assistant City Manager Holmer replies there will be about 277 spots and yes and no to a fee to park there. There will be some spots for commuter parking which will have fees as well as apartment residents' use.

Chairman Loftus asks about the light fixtures on the top of the building. Candace Small from Mortensen replies that we went with 4 light poles on the top level and a more modern approach to lighting to help with light spillage. Assistant Manager Holmer adds our major goal was to work with neighbors on its impact and fixture placement and illuminate enough light on the deck without adversely affecting the neighboring residents. Commissioner Manak adds it's a balancing act with aesthetics, security and safety. He favors the lighting. Candace Small adds we did work with Public Works to make sure the lights on the ground match.

Commissioner Darga asks for clarifications on elevations with respect to breaking ground near the Civic Center. Crystal Holowell from Shive Hattery replies that sheet piling will be used as an earth retention system near the Civic Center.

Chairman Loftus asks about the design for the garbage dumpster enclosure. Candace Small adds it will match the existing building. All dumpster enclosures must match the existing buildings.

Chairman Loftus asks the HPC for a motion to grant preliminary approval of an exterior alteration for a Landmarked Property, being 535 Duane Street.

Commissioner Manak motions, Having considered the application of the Village of Glen Ellyn, for an Exterior Alteration to a Landmarked Property to allow new construction of a four-story public parking garage on the Landmarked Property located at 535 Duane Street., the Historic Preservation Commission hereby:

A. Adopts the findings in the staff report prepared by the Village of Glen Ellyn Community development Department and presented at the September 19, 2019 Historic Preservation Commission Public meeting.

B. Adopts the findings included in the deliberations of the Historic Preservation Commission.

C. Grants PRELIMINARY APPROVAL of the requested Exterior Alteration to a Landmarked Property, as it meets the following criteria:

1. That the proposed work will not adversely affect any significant historical or architectural feature of the improvement or of the district
2. That the proposed work is in compliance with the Standards for Rehabilitation set forth by the United States Secretary of the Interior at 36 CFR 67, as amended;
3. That the proposed work is in compliance with the Commission's published procedures and regulations;

D. Directs the Village of Glen Ellyn Community Development Department staff to

proceed in its usual manner to review the application. Commissioner Darga seconds the motion.

MOVE TO A PRELIMINARY Approval of an Exterior Alteration for a Landmarked Property, being 535 Duane Street

RESULT: Motion Unanimously Carried

MOVER: Commissioner Manak

SECONDER: Commissioner Darga

AYES: Loftus, Darga, Hood, Manak

NAYS: 0

ABSTAINS: Dieter

3. *Discussion on Potential Landmarking Process Update:* Village Planner Purvis discusses with the HPC on changing the landmarking process from a 2-step process to a 1-step process when a property is nominated for landmarking by the property owner. This change will make the process more efficient. It will reduce the number of required meetings before the HPC from 2 to 1. The HPC can determine landmark eligibility, hold a public hearing and make a recommendation to the Village board all at one meeting. The process will remain a 2-step process should a property be nominated by someone other than the property owner. The HPC agrees to the process change. Village Planner Purvis will rewrite the code and process and bring it to the next HPC meeting for approval.

F. OLD BUSINESS - None

G. HISTORICAL SOCIETY BUSINESS – Historical Society Director Hall reports we have some events coming up. The Smithsonian is this Saturday. Tavern Day and Story Time for Children return.

H. CHAIRMAN REPORT – No report

I. VILLAGE BOARD TRUSTEE REPORT – Trustee Enright reports the budget process is starting and including in that is the CBD streetscape project and parking garage. There are also mockups of the new streetscape downtown and we are looking for feedback on these samples.

J. STAFF REPORT – Staff Liaison Jackson reports that the HPC website has been updated. The changes to the Letter on Landmarking have been made. The HPC approves the final amended letter. The 2019 CLG will be sent to the state once the HPC approves it.

K. ADJOURNMENT & NEXT MEETING DATE - A motion to adjourn the meeting was made by Commissioner Darga and Commissioner Dieter seconded the motion. The meeting was adjourned at 8:47 p.m.

The next HPC meeting will be held on November 21, 2019 at 7:00 p.m. at the Civic Center.

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Cole Jackson, Staff Liaison



Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 11/21/19 07:00 PM
Department: Historic Preservation Commission
Department Head: Cole Jackson
Category: Public Hearing
Prepared By: Cole Jackson

SCHEDULED

AGENDA ITEM (ID # 4237)

DOC ID: 4237 A

Public Hearing Concerning a Landmark Nomination for 475 Hawthorne Boulevard

Part 1: Historical Significance Report

Background: Lee Marks, owner of the home located at 475 Hawthorne, has submitted a Historical Landmark Nomination form and auxiliary materials, requesting that the Historic Preservation Commission recommend designation of his home as a Glen Ellyn Local Landmark. At the September 19, 2019 meeting of the Historic Preservation Commission the Commission discussed the landmark application and made the preliminary determination that the home met the criteria for landmarking.

Criteria: The home was built in 1920 in the popular Dutch colonial style. The petitioner provides that the home has a number of historic elements including original windows and an original porch. Updates to the home have maintained the charm of the original building with a one-story family room addition in the 1980s, a rear lot two-car garage, and lush landscaping on the half acre lot. Photos of the property are attached. The petitioner has indicated that he believes that the home meets 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 is one the few remaining examples of a particular architectural style;
5. Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship;
6. 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;
7. Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community, or the Village.

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

Year	Permit Number	Summary of Work
1992	13225	Deck
1986	B9305	Construction of a Detached Garage
1979	B5841	Room Addition

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 475 Hawthorne Boulevard sits on the south side of the street on the block located between Pleasant Avenue and North Main Street.

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 Comprehensive Plan lists goals including creating an attractive and distinctive community image and identity that builds upon and enhances Glen Ellyn's traditional qualities and characteristics, and distinguishes it from surrounding communities. An objective under this goal is to maintain the attractive tree-lined streets, pedestrian scale and other distinguishing qualities of Glen Ellyn's existing residential neighborhoods. Landmarking ensures that unique and historic homes are preserved, distinguishing Glen Ellyn from other communities. Landmarking also shows support for maintaining similarly historic homes in the community. The designation of the home at 475 Hawthorne Boulevard 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 and 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 the home at 475 Hawthorne Blvd 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 475 Hawthorne Boulevard may be appropriate for consideration as a Glen Ellyn Landmark for the following reasons:

1. The Comprehensive Plan indicates that properties such as 475 Hawthorne 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, after review of Village Codes and ordinances staff determined that in addition to the home being at least 50 years old, 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

Public Notice: Notice of the public hearing on the requested landmark designation was published in the October 28, 2019 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 475 Hawthorne Boulevard. 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 December 9, 2019 Village Board meeting.

Attachment: Historical Landmark Nomination Form
 Photos of the property
 Public Hearing Notice
 Public Hearing Notice Map
 Certificate of Publication
 Section 2-13-6 of Village Code

CC: Staci Springer, Community Development Director
 Lee Marks, property owner

ATTACHMENTS:

- Landmark Nomination Form (PDF)
- Photos of Property (PDF)
- Public Hearing Notice (PDF)
- Public Hearing Notice Map (PDF)
- Certificate of Publication (PDF)
- Section 2-13-6 of Village Code (PDF)

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

RECEIVED

AUG 13 2019

VILLAGE OF GLEN ELLYN

Date Received _____

1. Name of Property/Site: MARK'S RESIDENCE
2. Address of Property: 475 HAWTHORNE
3. Please indicated the year of construction: 1920
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? NO
☐ 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."

THIS HOME IS AN EXCELLENT EXAMPLE OF THE POPULAR
DUTCH COLONIAL STYLE OF ARCHITECTURE, THAT WAS
EVIDENTLY A FAVORITE STYLE THROUGHOUT THE
COLONIAL REVIVAL PERIOD.

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

Name: LEE MARKS

Address: 475 HAWTHORNE (SOUTH SIDE OF STREET) 1/2 BLK W. OF MAIN

Phone Number: 630/ 858-1568

Email: JUDYMARKS475@ATT.NET

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

Name: _____

Address: _____

Phone Number: _____

Lee Marks

Signature

8/1/19

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

August 1, 2019

Marks's Residence-475 Hawthorne-Submitted for Landmark Consideration

- The Mark's residence is a typical example of the very popular Dutch Colonial Revival style of architecture. The home is in excellent original condition with the exception of aluminum siding added in 1980's.
- The original clapboard siding still exists underneath the aluminum.
- All windows are original.
- The main entrance side porch is original.
- A one-story family room addition was added in the 1980's, designed by Jerry Perkins and built by Dieter Rowe.
- There is a 2-car detached garage that sits well back from the street.
- The home sits on a ½ acre, well landscaped site.
- The home is an excellent fit in the very historic, north Glen Ellyn area, with numerous homes exhibiting many other popular styles from the late 1800's through the 1930's and 1940's.

Lee Marks



PHOTO AT TIME OF PURCHASE
1965

*UPDATED HOUSE PHOTO SHOWING
CURRENT ELEVATION TO COME...
→ THIS ADDED PHOTO WILL SHOW
FAMILY ROOM ADDITION, ALL SHUTTERED
WINDOWS, & 2-CAR DETACHED GARAGE.

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;



Milton Township Assessor's Office Photo



Photo of property – 2019

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 475 Hawthorne Boulevard 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, November 21, 2019 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 WEST 75.50 FEET OF LOT 3 IN BLOCK 4 IN GLEN ELLYN ADDITION TO PROSPECT PARK, IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 1890 AS DOCUMENT NO. 42867

P.I.N.(s): 05-11-302-003

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 Community Development Department at the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the request should be directed to Cole Jackson, Associate Planner, at (630) 547-5246.

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.

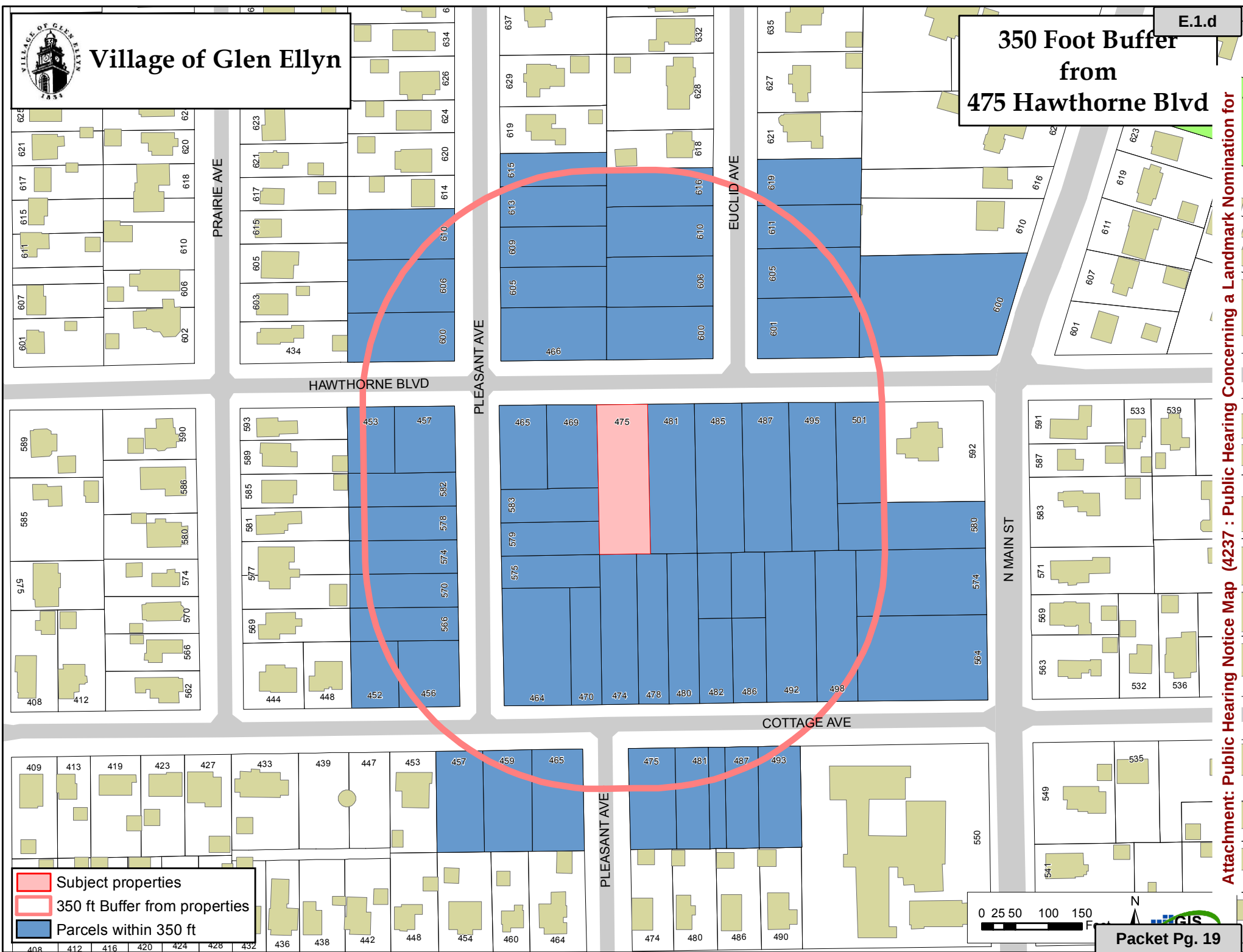
Cole Jackson,
Associate Planner



Village of Glen Ellyn

**350 Foot Buffer
from
475 Hawthorne Blvd**

E.1.d



Attachment: Public Hearing Notice Map (4237 : Public Hearing Concerning a Landmark Nomination for

NOTICE OF PUBLIC
HEARING BEFORE THE
GLEN ELLYN HISTORIC
PRESERVATION
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Cole Jackson,
Associate Planner
Published in Daily Herald
October 28, 2019 (4534621)

RECEIVED

NOV 05 2019

VILLAGE OF GLEN ELLYN

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, Plainfield, 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 in 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 10/28/2019 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

Danula Baltz
Designee of the Publisher and Officer of the Daily Herald

Control # 4534621

2-13-6. - Public hearing; recommendation of Commission.

- (A) *Notice requirements:* Prior to conducting a public hearing as provided hereunder, the Commission shall give at least 15 days' written notice of the date, time and place of the hearing to any owner of the subject property. The Commission shall also cause to be posted, for a period of not less than 15 days immediately preceding the hearing, a placard stating the time, date, place and matter to be considered at the hearing and such other information as directed by the Community Development Director. The placard shall be prominently displayed on the place, building, object or structure, or on the public ways abutting the property, and, in the case of designation of areas or districts, the placards shall be placed on the principal boundaries thereof. In addition, not more than 30 nor less than 15 days prior to the hearing, the Commission shall cause a legal notice to be published in a newspaper of general circulation in the Village setting forth the nature of the hearing, the property, area or district involved, and the date, time and place of the scheduled public hearing.
- (B) *Presentation of evidence; designation of parties:* The Commission shall provide a reasonable opportunity for all interested persons to present testimony or evidence under such rules as the Commission may adopt governing the proceedings of a hearing. The hearing may be continued to a date certain, and a transcript and record shall be kept of all proceedings. A person, organization or other legal entity whose use or whose members' use or enjoyment of the area, district, place, building, structure, work of art or other object proposed for designation may be injured by the designation or the failure of the Commission to recommend designation, may become a party to the proceeding. The foregoing shall include, without limitation, persons, organizations or other legal entities residing in, leasing or having an ownership interest in real property located within 250 feet of the property line of the proposed or designated landmark or landmark district.
- (C) *Commission recommendation following hearing; objections; vote of commission:* No later than its next regular meeting after the conclusion of the public hearing, the Commission shall vote upon whether to recommend the proposed landmark designation to the Board of Trustees. The affirmative vote of five members of the Commission shall be required to recommend a designation to the Board of Trustees. If the Commission recommends a designation, it shall set forth its recommendation in writing, including findings of fact relating to the criteria for designation in subsection 2-13-3(A) of this chapter that constitutes the basis for its decision. The Commission shall include with its written report the official record of its proceedings. If the proposed designation is of an area, place, building, structure, work of art or other object, the Commission shall transmit its report to the Board of Trustees within 60 days from the conclusion of the public hearing. If the proposed designation is of a district, the Commission shall transmit its report to the Board of Trustees within 90 days from the conclusion of the public hearing. Copies of the Commission report shall be sent to the owner of the property and placed on file with the Village Clerk.

(Ord. 3825, 4-22-1991; Ord. 6674, 2-25-2019)



Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 11/21/19 07:00 PM
Department: Historic Preservation Commission
Department Head: Cole Jackson
Category: Discussion Item
Prepared By: Cole Jackson

SCHEDULED

AGENDA ITEM (ID # 4238)

DOC ID: 4238

Discussion about a Proposed Text Amendment to change the Landmarking Process

Background:

The Historic Preservation Commission listed several goals for 2019 including continuing to encourage landmarking of Village residences and commercial buildings. Currently, all landmarking applications require two meetings before the Historic Preservation Commission, a preliminary determination meeting to decide if a property meets landmarking eligibility criteria and a public hearing to determine if the property should be recommended to the Village Board for landmarking. At the September 19, 2019 Historic Preservation meeting, staff and the Commission discussed changes to the landmarking process. To streamline the landmarking application process and promote landmarking within the Village, staff is proposing language that would reduce the number of required meetings to one, if the property is nominated for landmarking by the property owner. In these cases, the Historic Preservation Commission could determine landmark eligibility, hold a public hearing, and make a recommendation all at one meeting. If a property is nominated by someone other than the property owner, staff recommends keeping the two-step process to insure the owner of the property would be notified of the nomination. The Commission expressed interest in seeing draft text amendments to the Village Code to support these changes.

Proposed Text Amendment:

The proposed text amendments simplify the landmarking process by eliminating the requirement for a separate meeting for preliminary determination of landmark eligibility if the nomination is made by the property owner.

Commission Action:

The Historic Preservation Commission should review and discuss the attached proposed text amendment. If the Commission is supportive of these text amendments staff will bring them to the Village Board in January for consideration. There is no formal actions required by the Commission for this agenda item.

Attachments: Proposed Text Amendment to Chapter 13 of the Village Code

CC: Staci Springer, Community Development Director
Kelly Purvis, Planner

ATTACHMENTS:

- Proposed Text Amendment to Chapter 13 of the Village Code (PDF)

ZONING CODE TEXT AMENDMENTS
November 4, 2019

Bold = New Text; ~~Strikethrough~~ = Deleted Text

Chapter 13 Historic Preservation Commission

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

- (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 Community 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. **A preliminary determination by the Commission shall not be required when a landmark recommendation comes from the property owner.**

(Ord. 6449, 11-14-2016; Ord. 6674, 2-25-2019)

2-13-4. - Notice of preliminary determination; request for owner consent.

If the proposed landmarked has been nominated by someone other than the property owner, within 15 days of its preliminary determination, the Commission shall, by certified mail, return receipt requested, notify the owner(s) of the property of the reasons for and effects of the proposed designation and request that the owner(s) consent in writing to the proposed designation, and shall forward a copy of such notice to the Village Board. The owner(s) shall have 45 days from the date of mailing of the request to respond to the request.

- (A) *Proposed designation of building, etc.:* In the case of the proposed designation of an area, place, building, structure, work of art or other object, an owner may, within the 45-day period, request an extension of time, not to exceed 90 days, to submit a response.
- (B) *Proposed designation of district:* In the case of the proposed designation of a district, an owner or any Trustee may, within the 45-day period, request an extension of time, not to exceed 90 days, for owners of property within the district to submit responses. Of all owners in a proposed landmark district, 66 $\frac{2}{3}$ percent of the property owners within the proposed landmark district must consent before the Commission may proceed under sections 2-13-5 through 2-13-7 of this chapter.

For purposes of this chapter, a "district" shall mean an area which contains, within definable geographic boundaries, one or more landmarks along with such other buildings, places, or areas which, while not of such historic significance to be designated as landmarks, nevertheless contribute to the overall visual characteristics of the landmark(s) located within the district; and/or an area which contains within definable geographic boundaries such buildings, places, or areas which, while not of such individual significance to be designated as landmarks, nevertheless, as an aggregate, possess historic significance for the Village in:

1. Establishing a sense of time and place unique to the Village; and/or
2. Exemplifying or reflecting the cultural, social, economic, political, or architectural history of the Nation, the State, or the Village; and/or

3. Representing distinguishing characteristics of an architectural type which is inherently valuable for studying a period, style, method of construction, indigenous materials, or unique craftsmanship.

(C) *Owner consent:* If the owner of a proposed individual landmark or if 66⅔ percent of owners in a proposed landmark district fail(s) or refuse(s) to consent to the proposed designation within the applicable time periods, the designation process shall terminate as to that property without further action, and the subject of the proposed designation shall not be reconsidered for a period of two years. If the owner (s) consent(s) within the applicable time period, the Commission shall schedule a public hearing on the proposed designation pursuant to section 2-13-6 of this chapter to be held within 60 days of receipt of consent by the Commission.

(Ord. 3825, 4-22-1991; amd. Ord. 4458, 1-13-1997; Ord. 5266, 6-14-2004)

2-13-5. - Request for planning report.

Upon ~~adoption of a resolution making a preliminary determination, and~~ receipt of **a nomination form from the property owner or receipt of the** owner's consent in writing, the Commission shall advise the Board of Trustees of such resolution and consent and shall request a report from the Community Development Director which evaluates the relationship of the proposed designation to the Comprehensive Plan of the Village and the effect of the proposed designation on the surrounding neighborhood. The report shall also include the Director's opinion and recommendation regarding any other planning consideration relevant to the proposed designation and the Director's recommendation of approval, rejection or modification of the proposed designation. The report shall be submitted to the Commission within 45 days of the request, if the proposed designation is of an area, place, building, structure, work of art or other object, or within 60 days, if the proposed designation is a district, and shall become part of the official record concerning the proposed designation. The Commission may make such modifications concerning the proposed designation and recommendation as it deems necessary. If the Director fails to submit a report within the time provided herein, the Commission may proceed with the designation process.

(Ord. 3825, 4-22-1991; Ord. 6674, 2-25-2019)

2-13-6. - Public hearing; recommendation of Commission.

- (A) *Notice requirements:* Prior to conducting a public hearing as provided hereunder, the Commission shall give at least 15 days' written notice of the date, time and place of the hearing to any owner of the subject property. The Commission shall also cause to be posted, for a period of not less than 15 days immediately preceding the hearing, a placard stating the time, date, place and matter to be considered at the hearing and such other information as directed by the Community Development Director. The placard shall be prominently displayed on the place, building, object or structure, or on the public ways abutting the property, and, in the case of designation of areas or districts, the placards shall be placed on the principal boundaries thereof. In addition, not more than 30 nor less than 15 days prior to the hearing, the Commission shall cause a legal notice to be published in a newspaper of general circulation in the Village setting forth the nature of the hearing, the property, area or district involved, and the date, time and place of the scheduled public hearing.
- (B) *Presentation of evidence; designation of parties:* The Commission shall provide a reasonable opportunity for all interested persons to present testimony or evidence under such rules as the Commission may adopt governing the proceedings of a hearing. The hearing may be continued to a date certain, and a transcript and record shall be kept of all proceedings. A person, organization or other legal entity whose use or whose members' use or enjoyment of the area, district, place, building, structure, work of art or other object proposed for designation may be injured by the designation or the failure of the Commission to recommend designation, may become a party to the proceeding. The foregoing shall include, without limitation, persons, organizations or other legal entities residing in,

leasing or having an ownership interest in real property located within 250 feet of the property line of the proposed or designated landmark or landmark district.

- (C) *Commission recommendation following hearing; objections; vote of commission:* No later than its next regular meeting after the conclusion of the public hearing, the Commission shall vote upon whether to recommend the proposed landmark designation to the Board of Trustees. The affirmative vote of five members of the Commission shall be required to recommend a designation to the Board of Trustees. If the Commission recommends a designation, it shall set forth its recommendation in writing, including findings of fact relating to the criteria for designation in subsection 2-13-3(A) of this chapter that constitutes the basis for its decision. The Commission shall include with its written report the official record of its proceedings. If the proposed designation is of an area, place, building, structure, work of art or other object, the Commission shall transmit its report to the Board of Trustees within 60 days from the conclusion of the public hearing. If the proposed designation is of a district, the Commission shall transmit its report to the Board of Trustees within 90 days from the conclusion of the public hearing. Copies of the Commission report shall be sent to the owner of the property and placed on file with the Village Clerk.

(Ord. 3825, 4-22-1991; Ord. 6674, 2-25-2019)

2-13-7. - Consideration of recommended designation by Village Board of Trustees; plaques.

Within 45 days of receipt of the Commission recommendation, the Board of Trustees shall review and give due consideration to the findings, recommendations and record of the Commission in making its determination with respect to the proposed designation of any area, district, place, building, structure, work of art or other object having a special historical, community, architectural or aesthetic interest or value and shall vote upon such recommendation. The Board of Trustees may, by passage of an ordinance within 45 days of the Commission recommendation, designate an area, district, place, building, structure, work of art or other object meeting one or more of the criteria stated in subsection 2-13-3(A) of this chapter as a "Glen Ellyn landmark". The Village Board shall direct that a suitable plaque or plaques be created by the Commission appropriately identifying said landmark and the owner(s) of the designated landmark shall affix said plaque to the property.

(Ord. 3825, 4-22-1991)

2-13-8. - Landmarks; notice of official designation.

The Commission shall, within ten days of official landmark designation, send a certified copy of the ordinance designating the property and a summary of the effects of designation to the owner(s) of the property by certified mail, return receipt requested. The Commission shall also file with the recorder of deeds of DuPage County, the assessor of DuPage County, the Village Clerk, the Department of Public Works of the Village, and all other relevant Village departments, a certified copy of the designating ordinance.



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Staff Report Information Memo

1. Letter to Properties Potentially Eligible for Landmarking

On October 16, staff sent letters on landmarking to eighty-seven properties plagued by the Historical Society. As of November 4, this has resulted in landmarking interest from two property owners. Both of the interested property owners are new Village residents. Staff followed up with these properties owners with more information and is working to encourage the landmarking of the two homes.

2. Landmarking Nomination Form

Staff has updated the landmark nomination form to provide more guidance on the application process and encourage higher quality submissions. Any feedback on the updated form or suggestions for further improvements would be appreciated.

3. Website Updates

Staff worked with the Village's Communications Coordinator on improvements to the historic preservation webpage. Improvements include a more in-depth description of the Historic Preservation Commission's role, the addition of a link to the *Historic Preservation in Glen Ellyn* brochure, the addition of a link to the updated Certified Local Government Annual Report, and a link to the Village's maps which include a map of landmarked properties and a map of historically significant homes.

4. McKee House Updates

Efforts continue for the preservation of the McKee House. At the last Historic Preservation Commission meeting staff discussed the staff visit to the site and potential developments including use as a "maker's space". Since that meeting, staff has been told that interested parties are not suggesting a VFW hall as another potential use.

5. Development Updates

Staff will provide updates on major development projects in the Village including the proposed Metra Station reconstruction, the Civic Center parking garage, and the Apex 400 development.

Attachment: Draft Landmarking Nomination Form

CC: Kelly Purvis, Planner

ATTACHMENTS:

- Draft Landmarking Nomination Form (PDF)



VILLAGE OF GLEN ELLYN

Historic Preservation Commission Landmark Nomination Form

*Community Development Department
535 Duane Street – Glen Ellyn, IL 60137 – Telephone 630.547.5250 – Fax 630.547.5370*

Attachment: Draft Landmarking Nomination Form (4239 : Staff Report Information Memo)

Historic Preservation Landmarking Process

Thank you for your interest in the Village's landmarking process. Areas, districts, places, buildings, structures, works of art, and other objects within the Village may be eligible for landmark status. Landmarking preserves and enhances the character and vitality of Village neighborhoods, historic streetscapes, and the downtown, which has several buildings listed on the National Register of Historic Places. Landmarking also honors the Village's historic and cultural heritage while encouraging civic pride.

Landmarking is a simple and completely free process that starts with the submittal of a nomination application. Anyone may nominate a property in the Village for consideration, but the actual landmarking requires the consent of the property owner. To be eligible for landmarking, a property must be at least 50 years old and meet two of the eleven eligibility criteria outlined in the application.

After a complete nomination application is submitted, staff will schedule a public hearing with the Glen Ellyn Historic Preservation Commission who will determine if the landmark criteria are met and make a recommendation to the Village Board on whether or not the property should be landmarked. At the next regularly scheduled meeting, the Village Board will review the application and make the final determination. If the Village Board approves the nomination an ordinance will be adopted, designating the property as a local Glen Ellyn landmark. The property owner will receive a plaque to affix to the property to showcase its landmark status. The Ordinance will be recorded against the property and will be binding upon future owners of the property. Note, that nominations from someone other than the property owner will require a preliminary determination meeting with the Historic Preservation Commission and permission from the property owner before the public hearing can be scheduled.

Following the landmarking of the property, exterior alterations that are visible from the street may require approval by the Historic Preservation Commission. This approval must be obtained prior to the issuance of a building permit. Any proposed work must not adversely affect any significant historical or architectural feature of the property. Approval from the Historic Preservation Commission is not required for normal maintenance, interior work, replacements of anything in-kind, site improvements (like driveways or patios), new paint, new colors, or for changes to accessory structures (like sheds or garages) unless those structures are also landmarked. Approval from the Historic Preservation Commission would be required for significant work, visible from the street that is not an in-kind replacement including windows, doors, siding, or additions which may affect the historic integrity of the structure. To summarize, any part of the home or building that is visible from the street, which may contribute to the character of the home or building should be maintained, repaired or replaced with materials of a similar quality and aesthetic. These protections will continue to apply to the property even if ownership of the property changes, ensuring the historic integrity of the property is maintained for posterity.

For more information on the landmarking process please contact Community Development staff or refer to Title II Chapter 13 of the Village Code. The Village of Glen Ellyn staff liaison for the Historic Preservation Commission is happy to assist you and can be reached at 630-547-5250. You are also welcome to visit the Community Development Department at 535 Duane Street Glen Ellyn, Illinois 60137 with any questions you may have. Thank you again for considering the landmarking of your property.

GLEN ELLYN HISTORIC PRESERVATION COMMISSION

HISTORICAL LANDMARK NOMINATION FORM FOR INDIVIDUAL BUILDINGS OR ART OBJECTS

Part 1: Application

1. Name of Property/Site: _____
2. Address of Property: _____
3. 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
4. Please indicate which of the following criteria apply to the property. The property must meet two of these criteria to be eligible for landmark status and be at least 50 years old. (Check all that apply).

 _____ It is listed on the National or State Register of Historic Places

 _____ 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

_____ 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.

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

Name: _____

Address: _____

Phone Number: _____

6. Name, address, telephone number and signature of person(s) submitting this nomination.
(Please attach additional sheets if necessary)

Name: _____

Address: _____

Phone Number: _____

Signature Date

Signature from property owner (if not applicant) Date

Part 2: Additional Details

Please attach a narrative describing why the property or site should be designated a landmark and attach, at minimum, the date of construction and photos of the property. You may also include any research on the architectural style or period, site history, area history, plans, drawings, or any other relevant information that may be helpful for determining eligibility for landmark status. The Glen Ellyn Historical Society may be a good resource of information to start your research on the property.

Part 3: Submittal

If you have questions, please phone the Village of Glen Ellyn staff liaison for the Historic Preservation Commission at 630-547-5250. Please return this form and any other relevant materials to the Community Development Department at 535 Duane Street, Glen Ellyn, Illinois 60137.