



Agenda
Village of Glen Ellyn
Historic Preservation Commission
Regular Meeting
Thursday, January 16, 2020
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 Draft Minutes from November 21, 2019

1. 4305 : Approval of the Draft Minutes from the November 21, 2019 Meeting

C. Public Comment

D. Old Buisness

E. New Business

1. Public Hearing Concerning a Landmark Nomination for the Home at 750 Western Avenue
2. Public Hearing Concerning Rescinding Landmark Status for the Property at 253 Anthony Street
3. Discussion of the 2020 Historic Preservation Commission Goals
4. Discussion of the 2020 Historic Preservation Month Event to be held in May

F. Historical Society Business

G. Chairman's Report

H. Village Board Trustee Report

I. Staff Report

1. Informational Memo

J. Confirmation of Next Meeting Date and Adjournment



Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 01/16/20 07:00 PM
Department: Historic Preservation Commission
Department Head: Cole Jackson
Category: Minutes
Prepared By: Cole Jackson

SCHEDULED

AGENDA ITEM (ID # 4305)

DOC ID: 4305

Draft Minutes from the November 21 Historic Preservation Commission Meeting

ATTACHMENTS:

- Draft Minutes from the November 21, 2019 Historic Preservation Commission Meeting (PDF)

Village of Glen Ellyn



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

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

Date: November 21, 2019
Called to Order: 7:00 p.m.
Adjourned: 9:03 p.m.

MEMBER ATTENDANCE:

Tim F. Loftus	Chairman	Present
Nathan A. Darga	Commissioner	Present
Robert S. Dieter	Commissioner	Absent
Penn French	Commissioner	Present
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	Absent
Karen Hall	Executive Director of the Historical Society	Present
Elisa Pollina	Recording Secretary	Present

Public Present:

Lee Marks	475 Hawthorne Blvd, Glen Ellyn	
Maggie Sumuta	677 Highland Ave, Glen Ellyn	

Attachment: Draft Minutes from the November 21, 2019 Historic Preservation Commission Meeting (4305 : Approval of the Minutes from the

A. CALL TO ORDER

The November 21, 2019 regular meeting of the Historic Preservation Commission was called to order by Chairman Loftus at 7:00 PM at the Glen Ellyn Civic Center.

B. PUBLIC COMMENT – Lee Marks, Glen Ellyn resident, would like to nominate the Dugan Residence at 600 Euclid for landmarking (see attached nomination form). He adds the house has been remodeled on the inside and it also has a Heritage Oak tree which is about 200 years old. The current owner is looking to sell the home but would like for it to be saved and not torn down.

Chairman Loftus asks the HPC for comments regarding 600 Euclid for landmarking. The HPC discusses the property application.

Commissioner Manak makes a motion to approve the preliminary determination that the property at 600 Euclid qualifies for land marking. Commissioner French seconds the motion.

MOVE TO A PRELIMINARY DETERMINATION THAT THE PROPERTY AT 600 Euclid QUALIFIES FOR LAND MARKING

RESULT: Motion Unanimously Carried

MOVER: Commissioner Manak

SECONDER: Commissioner French

Staff Planner Purvis will contact the owner of the property to verify that they want to move forward with landmarking.

Lee Marks would also like to see HPC start up the Heritage Tree list again. We have a lot of great Heritage trees in Glen Ellyn. Commissioner French is interested in helping with the tree list initiative. He has worked with the Morton Arboretum in the past and believes in tree conservation. He adds the more people are educated about trees the more they will appreciate them. Commissioner Manak adds that he will look in his files to see if he has any information on tree lists.

Lee Marks reports that Stacy’s Tavern has been repainted and the exterior rotted wood has been replaced as well. The roof and gutters need to be replaced. I spoke with Assistant City Manager Holmer about this. I am calling roofers to get quotes. I will continue to keep the HPC updated on Stacy’s Tavern’s progress.

C. APPROVAL OF MINUTES FROM September 19, 2019 MEETING

MOVE TO APPROVE THE MINUTES OF REGULAR MEETING 9/19/2019

RESULT: Motion Unanimously Carried

MOVER: Commissioner Darga

SECONDER: Commissioner Manak

D. NEW BUSINESS

1. *4237: Public Hearing Concerning a Landmark Nomination for 475 Hawthorne Blvd.*
Commissioner Manak motions to open a public hearing for 475 Hawthorne Blvd and Commissioner Darga seconds the motion.

MOVE TO OPEN A PUBLIC HEARING FOR 475 HAWTHORNE BLVD

RESULT: Motion Unanimously Carried

MOVER: Commissioner Manak

SECONDER: Commissioner Darga

Associate Planner Jackson present to the HPC 475 Hawthorne Blvd. He reports that the property was built in 1920 - The same year women gained the right to vote. It is Dutch Colonial style home. Which was popular from 1920-1925. There were not many significant changes made to the property.

Chairman Loftus asks if there are any questions or comments from the public. Owner Lee Marks adds it would be an honor to be landmarked.

Commissioner Manak motions to close the public hearing and Commissioner French seconds the motion.

MOVE TO CLOSE THE PUBLIC HEARING FOR 475 HAWTHORNE BLVD

RESULT: Motion Unanimously Carried

MOVER: Commissioner Manak

SECONDER: Commissioner French

Chairman Loftus asks the HPC for any final thoughts. The HPC agrees everything looks good with the application.

Commissioner Manak motions, and Commissioner Hood seconds the motion to approve a recommendation to the Village Board that the property at 475 Hawthorne Blvd meets the following criteria for landmarking.

- 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.
- 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.

MOVE TO APPROVE A RECOMMENDATION TO THE VILLAGE BOARD ON THE LANDMARKING OF 475 HAWTHORNE BLVD

RESULT: Motion Unanimously Carried

MOVER: Commissioner Manak

SECONDER: Commissioner Hood

The recommendation to landmark the property at 475 Hawthorne Blvd will tentatively be brought before the Village Board on December 9, 2019.

2. *Discussion about a Proposed Text Amendment to change the Landmarking Process:*
The HPC discusses the proposed changes and agrees to take the text changes to the Village Board for approval.

E. OLD BUSINESS - None

- F. HISTORICAL SOCIETY BUSINESS** – Historical Society Director Hall reports the Holiday Event will be on December 7th from 4:00-7:00. The cost is \$5 for adults and kids are

free. January 18th is the Sears Homes of Chicagoland and Glen Ellyn Presentation at 2:00p.m. January 25th is Muscle Car Mania.

G. CHAIRMAN REPORT – Chairman Loftus reports that he attended the Chicago Suburban Alliance quarterly meeting in Lake Forest on November 2nd. He adds the Alliance is looking for another location for their next meeting. Chairman Loftus distributed information on the Historic Tax Credit Growth and Opportunity Act – he asks the HPC to contact their representatives and voice their opinion on why you are for this act passing. The McKee house has a GoFundMe site to raise funds for its preservation.

H. VILLAGE BOARD TRUSTEE REPORT – No report

I. STAFF REPORT – Staff Liaison Jackson reports that letters went out to 87 plaqued properties for potential landmarking. Two people have contacted me and I have received one nomination form. The new landmarking nomination form is complete. He asks the HPC to review and give feedback on it. We have added the HPC brochure, map of landmarked properties and other HPC information to the website. The Metro station project has received 14 million in funding. The total project will cost about 20 million so the village will be looking for additional funding options for this project. The Civic Center Parking Garage is going to the Plan Commission in December (see attached staff report).

J. ADJOURNMENT & NEXT MEETING DATE - A motion to adjourn the meeting was made by Commissioner Darga and Commissioner Manak seconded the motion. The meeting was adjourned at 9:03 p.m.

The next HPC meeting will be held on January 16, 2020 at 7:00 p.m. at the Civic Center.

K. AGENDA ITEMS – Chairman Loftus requests that the following items be put on the agenda for the next HPC meeting: *Goals and Objectives for next year and the Preservation Month Event.*

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Cole Jackson, Staff Liaison



Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 01/16/20 07:00 PM
Department: Historic Preservation Commission
Department Head: Cole Jackson
Category: Public Hearing
Prepared By: Cole Jackson

SCHEDULED

AGENDA ITEM (ID # 4298)

DOC ID: 4298

Public Hearing Concerning a Landmark Nomination for the Home at 750 Western Avenue

Part 1: Historical Significance Report

Background: John and Jen Atkinson, owners of the home located at 750 Western Avenue, have submitted a historical landmark nomination form and auxiliary materials, requesting that the Historic Preservation Commission recommend designation of their home as a Glen Ellyn Local Landmark.

Criteria: The home was built in 1929 in the Tudor revival style. The petitioners provide that the home is exceptional in terms of architectural style and craftsmanship and that there have been no major irreversible changes to the home that are historically inappropriate. They state the home is a wonderful example of an historic and well-preserved Tudor revival cottage. Photos of the property are attached. The petitioners indicated that they believe 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.

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
1955	B5210	Screened Porch

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 is located at 750 Western Avenue on the corner of Oak Street and Western Avenue.

Relationship to Comprehensive Plan. The Glen Ellyn Comprehensive Plan designates this parcel for Single-Family Detached Residential use, up to 5 dwelling units per acre. *Preserv[ing] sites and*

buildings with local historic and cultural interest and value is an objective of the Comprehensive Plan's section on Community Appearance and Character. Additionally, the Comprehensive Plan states that "...homes...that have historic and/or architectural interest ...add to the charm and character of the community. The Village should consider more formal procedures for recognizing and designating structures and districts with historic value and explore new techniques that could help maintain and preserve these structures for future generations. Property owners should be encouraged to retain and restore historic structures." The 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 750 Western Avenue as an historic landmark would be within the scope of the recommendations of the Comprehensive Plan.

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

Effect on the Neighborhood. After reviewing documents related to this nomination staff does not believe that the landmarking of 750 Western Avenue will have a negative effect on the neighborhood.

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 750 Western Avenue may be appropriate for consideration as a Glen Ellyn Landmark for the following reasons:

1. The Comprehensive Plan indicates that properties such as 750 Western Avenue 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.
3. The home was found to be potentially significant in the Village's 2007 Architectural Resource survey. The survey indicated that, if not for the replacement windows, the home would have been rated significant. The survey then states that the home is a Tudor revival cottage built in 1931 and designed by the architect Smart, W. H.

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;

Note, while photos of the interior of the home are shown, any future alterations to the interior of the home would not be restricted by the landmarking of the home.

Public Notice: Notice of the public hearing on the requested landmark designation was published in the January 1, 2020 edition of the Daily Herald and a placard was placed on the property. One member of the public contacted staff and voiced their support for the landmarking of the home.

Recommendation. The Historic Preservation Commission is requested to hold a public hearing and make a recommendation to the Village Board on the landmark nomination for 750 Western Avenue. In reviewing the request, the Commission should consider the criteria for designation in Section 2-13-3(A) of the Village Code. In making its motion the Commission should state which designation criteria, if any, the Commission believes have been met. The item is tentatively scheduled for consideration at the January 27, 2020 Village Board meeting.

Attachment: Historical Landmark Nomination Form
 Photos of the property
 Public Hearing Notice
 Certificate of Publication
 Section 2-13-3 of Village Code

CC: Staci Springer, Community Development Director
 Kelly Purvis, Planner
 John and Jen Atkinson, property owners

ATTACHMENTS:

- Historical Landmark Nomination Form (PDF)
- Photos of the Property (PDF)
- Public Hearing Notice (PDF)
- Certificate of Publication (PDF)
- Section 2-13-3 of Village Code (PDF)

CLEAR PAGE

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

RECEIVED

NOV 19 2019

VILLAGE OF GLEN ELLYN

Date Received _____

1. Name of Property/Site: Atkinson Household
2. Address of Property: 750 Western Ave. Glen Ellyn, IL 60137
3. Please indicated the year of construction: 1929 ~~1928~~ ~~1927~~ ~~1926~~ ~~1925~~ ~~1924~~ ~~1923~~ ~~1922~~ ~~1921~~ ~~1920~~ ~~1919~~ ~~1918~~ ~~1917~~ ~~1916~~ ~~1915~~ ~~1914~~ ~~1913~~ ~~1912~~ ~~1911~~ ~~1910~~ ~~1909~~ ~~1908~~ ~~1907~~ ~~1906~~ ~~1905~~ ~~1904~~ ~~1903~~ ~~1902~~ ~~1901~~ ~~1900~~ ~~1899~~ ~~1898~~ ~~1897~~ ~~1896~~ ~~1895~~ ~~1894~~ ~~1893~~ ~~1892~~ ~~1891~~ ~~1890~~ ~~1889~~ ~~1888~~ ~~1887~~ ~~1886~~ ~~1885~~ ~~1884~~ ~~1883~~ ~~1882~~ ~~1881~~ ~~1880~~ ~~1879~~ ~~1878~~ ~~1877~~ ~~1876~~ ~~1875~~ ~~1874~~ ~~1873~~ ~~1872~~ ~~1871~~ ~~1870~~ ~~1869~~ ~~1868~~ ~~1867~~ ~~1866~~ ~~1865~~ ~~1864~~ ~~1863~~ ~~1862~~ ~~1861~~ ~~1860~~ ~~1859~~ ~~1858~~ ~~1857~~ ~~1856~~ ~~1855~~ ~~1854~~ ~~1853~~ ~~1852~~ ~~1851~~ ~~1850~~ ~~1849~~ ~~1848~~ ~~1847~~ ~~1846~~ ~~1845~~ ~~1844~~ ~~1843~~ ~~1842~~ ~~1841~~ ~~1840~~ ~~1839~~ ~~1838~~ ~~1837~~ ~~1836~~ ~~1835~~ ~~1834~~ ~~1833~~ ~~1832~~ ~~1831~~ ~~1830~~ ~~1829~~ ~~1828~~ ~~1827~~ ~~1826~~ ~~1825~~ ~~1824~~ 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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."

Our home is distinguished when compared to other buildings in terms of architectural style, exceptional craftsmanship, and there have been no serious irreversible unhistorical changes to the home. It is a wonderful example of an historic and very well preserved example of a Tudor revival cottage.

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

Name: John + Jennifer Atkinson

Address: 750 Western Ave. Glen Ellyn IL 60137

Phone Number: 630-877-3577

Email: jjatkinson10@sbcglobal.net

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

Name: _____

Address: _____

Phone Number: _____

John Atkinson
Signature

Date 11/14/19

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



750 Western Avenue



750 Western Avenue



750 Western Avenue



750 Western Avenue



750 Western Avenue



750 Western Avenue



750 Western Avenue



750 Western Avenue

NOTICE OF PUBLIC HEARING BEFORE THE GLEN ELLYN
HISTORIC PRESERVATION COMMISSION

A nomination has been submitted to the Historic Preservation Commission to consider the property at 750 Western Avenue for designation as a local historic landmark under the Village of Glen Ellyn Historical and Architectural Landmark Preservation Ordinance (Ordinance #3825-VC).

Before the Glen Ellyn Village Board can consider the nomination, the Historic Preservation Commission must conduct a public hearing. The Historic Preservation Commission will consider the nomination at a public hearing on **Thursday, January 16, 2020 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 located at 750 Western Avenue is legally described as follows:

THE NORTH HALF OF LOT 1, (EXCEPT THE WEST 57 FEET THEREOF) IN BLOCK 2 OF MEADOW RIDGE SUBDIVISION, GLEN ELLYN, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.(s): 05-10-208-023

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

NOTICE OF PUBLIC HEARING BEFORE THE GLEN ELLYN HISTORIC PRESERVATION COMMISSION

A nomination has been submitted to the Historic Preservation Commission to consider the property of 750 Western Avenue for designation as a local historic landmark under the Village of Glen Ellyn Historical and Architectural Landmark Preservation Ordinance (Ordinance #3825-VC). Before the Glen Ellyn Village Board can consider the nomination, the Historic Preservation Commission must conduct a public hearing. The Historic Preservation Commission will consider the nomination of a public hearing on **Thursday, January 16, 2020 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 located at 750 Western Avenue is legally described as follows:

THE NORTH HALF OF LOT 1, (EXCEPT THE WEST 57 FEET THEREOF) IN BLOCK 2 OF MEADOW RIDGE SUBDIVISION, GLEN ELLYN, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.
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Cole Jackson, Associate Planner, Village of Glen Ellyn
Published in Daily Herald January 1, 2020 (4538267)

RECEIVED

JAN 07 2020

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, Medina, 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 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 01/01/2020 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

Laurel Baitz

Designee of the Publisher and Officer of the Daily Herald

Control # 4538267

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

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

1. It be of an age of at least 50 years, in whole or in part; and that two or more of the following conditions exist:
 - (a) It be listed on the National or State Register of Historic Places; or
 - (b) Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration; or
 - (c) Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States; or
 - (d) Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials; or
 - (e) Its location as a site of an important archaeological, significant historic, or natural event; or
 - (f) Its identification with a person or persons who significantly contributed to architectural, cultural, economic, historic, social or other aspect of the development of the Village of Glen Ellyn, the State of Illinois, or the United States; or
 - (g) It be one of the few remaining examples of a particular architectural style; or
 - (h) Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship; or
 - (i) Its identification as the work of an architect, designer, engineer or builder whose individual work is significant in the history or development of the Village of Glen Ellyn, the State of Illinois, or the United States; or
 - (j) Its representation of an architectural, cultural, economic, historic, social or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art or other objects that may or may not be contiguous; or
 - (k) Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community or the Village.
2. In the case of residences, the Commission shall limit its consideration of landmark status to the exterior of the structure.

(B) *Recommendations of landmarks and landmark districts; preliminary determination:* The Commission or any person may recommend districts, places, buildings, structures, works of art and other objects for landmark designation. If other than the Commission, such person shall complete and submit a form provided by the 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.

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



Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 01/16/20 07:00 PM
Department: Historic Preservation Commission
Department Head: Cole Jackson
Category: Public Hearing
Prepared By: Cole Jackson

SCHEDULED

AGENDA ITEM (ID # 4299)

DOC ID: 4299

Public Hearing Concerning Rescinding Landmark Status for the Property at 253 Anthony Street

Part 1: Historical Significance Report

Background: Alex and Stephanie Paluka, owners of the property located at 253 Anthony Street (PIN 05-10-408-018), have submitted a request to rescind the local landmark status of their property. The Palukas have submitted a letter (attached) stating why they are making this request. In accordance with section 2-13-19 of the Village Code a landmark may be rescinded in the same manner it was granted. Therefore, a public hearing before the Historic Preservation Commission must be held and recommendation must be made to the Village Board.

The Palukas were not the property owners at the time the property received landmark status in 2013 (see attached Ordinance No. 6183). To date, there has been only one other request to rescind a landmark designation. That request was granted by the Village Board to the property owners at 364 Prospect Avenue in 2003.

The home at 253 Anthony Street is listed as potentially significant in the 2010 Linden Hill Historic Resource Survey. The rating of potentially significant indicates a moderate degree of integrity. The survey states that, if not for alterations, the home would be rated as significant.

Criteria: The property is an example of gable front cottage architecture built between 1890 and 1910. Photos of the property are attached. The Village Board designated the property as a local landmark and decided it met the criteria for landmarking based on the following:

1. The property is an example of Gable Front Cottage Architecture built between 1890 and 1910
2. The property is an outstanding and unique example of the style of architecture in which it was built

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

Year	Permit Number	Summary of Work
2013	20130243	Fencing
2009	20090555	Open an enclosed porch, new front stairs, sidewalk
1997	B17154	Deck

Part 2 Planning Report:

Historic Designation Planning Report. As mentioned above, section 2-13-9 of the Village Code states that rescission of landmark status should follow the same manner and procedure as the original designation. As planning reports are typically provided for landmarking nominations one has been provided for the rescission request for this property.

Location. The property is located on an interior lot at 253 Anthony Street on the south side of the street, west of North Kenilworth Avenue.

Relationship to Comprehensive Plan. The Comprehensive Plan indicates that this property should be redeveloped to low-density attached residential. This could include townhomes, cluster homes, and similar housing types reflecting densities of 5 to 10 units per acre. This type of development should be located on small sites occupying locations between commercial areas and single-family neighborhoods. The Comprehensive Plan outlines that new development at this site should be compatible with the existing neighborhood and enhance neighborhood quality.

Zoning. The subject site is located in an R2 Residential District. The property is currently developed with a single-family home and a detached garage. The land uses and zoning of the properties surrounding 253 Anthony Street are as follows;

	<u>Land Use</u>	<u>Zoning</u>
North	Single Family Home	R2 Single Family Residential
East	Park District Maintenance/Play Area/Greenspace	R2/Single Family Residential
South	Greenspace/Wheaton College East Campus Parking	C4 Office District
West	Greenspace/Wheaton College East Campus Parking	C4 Office District

A zoning map of the area is attached.

Effect on the Neighborhood. After review of the request, staff does not believe that there would be negative effects on the neighborhood resulting from rescinding landmark status for 253 Anthony Street. The area includes a number of different land uses and a variety of architectural styles built across a wide span of time. The property does not have residential neighbors to the south, east, or west. The neighboring residential properties to the north (252 Anthony St. and 256 Anthony St.) were constructed in 2005-2006. The property is not within an historic district and no other home or property on the block is an historic landmark.

Planning Consideration. A review of the information available in the Village files, the Comprehensive Plan, and the Zoning Code indicate that the property located at 253 Anthony Street still meets the criteria for landmarking. Staff notes that while these documents indicate the property still meets criteria for landmarking they also indicate that the property could be better served by a different development pattern. Generally, while Village plans and codes encourage landmarking, the preservation ordinance also requires the support of the property owners in the landmarking process.

The Village generally likes to work with the property owners cooperatively to preserve historic homes and places.

Public Notice: Notice of the public hearing on the requested rescission of landmark designation was published in the January 1, 2020 edition of the Daily Herald and a placard was placed on the property.

Recommendation. The Historic Preservation Commission is requested to hold a public hearing and make a recommendation to the Village Board on the request for landmark rescission for 253 Anthony Street. The item is tentatively scheduled for consideration at the February 10, 2020 Village Board meeting.

Attachment: Letter from the property owners of 253 Anthony Street
 Photos of property
 Zoning Map
 Public Hearing Notice
 Certificate of Publication
 Section 2-13-9 of the Village Code

CC: Staci Springer, Community Development Director
 Kelly Purvis, Planner
 Alex and Stephanie Paluka, property owners

ATTACHMENTS:

- Letter from the Property Owners of 253 Anthony St. (PDF)
- Photos of Property (PDF)
- Zoning Map (PDF)
- Public Hearing Notice (PDF)
- Certificate of Publication (PDF)
- Section 2-13-9 of the Village Code (PDF)

Alex and Stephanie Paluka
253 Anthony Street
Glen Ellyn, IL 60137

January 3, 2020

Planning and Development
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Re: Request for rescission of Glen Ellyn Landmark Status on 253 Anthony Street

To Whom this May Concern,

Upon purchasing 253 Anthony Street in October of 2017, my wife and I have worked to maintain the original character and charm of the home. Shortly after completing a basement flooring project we began to notice a musty like smell that permeated throughout the basement, and when it rained the smell would intensify. We also noticed wetness and seepage through the flooring. Then finally noticed pieces of furniture beginning to grow mold and having visible signs of water damage.

After discovering the mold, we contacted a professional mold remediator, who found extensive water damage and mold growth. After removing drywall, which was installed by the previous owners, we discovered that the foundation on the west side of the house was deteriorating to the point of leaving piles of material from the deterioration. We had a structural engineer complete a certified report on the foundation and concluded that the deterioration was being caused from the water seepage, and that the foundation had deteriorated up to 4 inches in some areas.

We have explored many different options in order to create a healthy and safe home for our young family, but the safest and most reassuring options could cost upwards of \$75,000 to create a permeant solution. This figure puts an incredible amount of financial and emotional stress on our family.

We are seeking to have the landmark status rescinded to allow us the freedom to make improvements to our home that do not limit the scope, material or configuration of our home. We look forward to discussing this matter at the January 16th meeting.

Many Thanks,

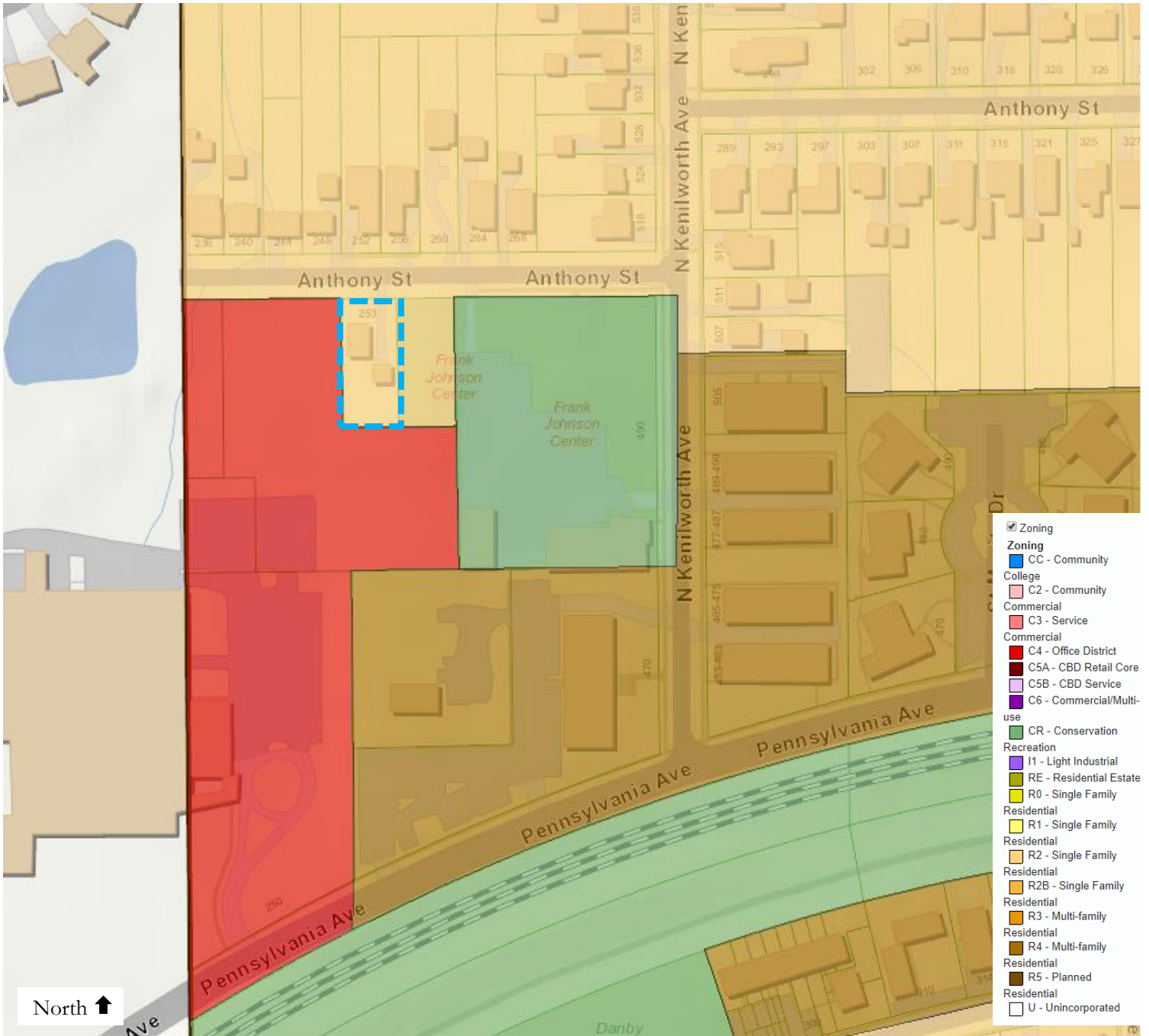
Alex and Stephanie Paluka











Subject property outlined in blue dashed line — — — — —

NOTICE OF PUBLIC HEARING BEFORE THE GLEN ELLYN
HISTORIC PRESERVATION COMMISSION

A request to rescind local historic landmark status has been submitted for the property at 253 Anthony Street under the Village of Glen Ellyn Historical and Architectural Landmark Preservation Ordinance (Ordinance #3825-VC).

Before the Glen Ellyn Village Board can consider the request, the Historic Preservation Commission must conduct a public hearing. The Historic Preservation Commission will consider the request at a public hearing on **Thursday, January 16, 2020 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 located at 253 Anthony Street is legally described as follows:

LOT 1 IN SCRIPTURE PRESS PUBLICATIONS RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 7, IN BLOCK 3, OF ROBERTSON'S SEVENTH ADDITION TO GLEN ELLYN, IN THE EAST HALF OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SCRIPTURE PRESS PUBLICATIONS RESUBDIVISION RECORDED AUGUST 7, 1991 AS DOCUMENT R91-101194, IN DUPAGE COUNTY, ILLINOIS

P.I.N.(s): 05-10-408-018

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

NOTICE OF PUBLIC HEARING BEFORE THE GLEN ELLYN HISTORIC PRESERVATION COMMISSION

A request to rescind local historic landmark status has been submitted for the property at 253 Anthony Street under the Village of Glen Ellyn Historical and Architectural Landmark Preservation Ordinance (Ordinance #3825-VC). Before the Glen Ellyn Village Board can consider the request, the Historic Preservation Commission must conduct a public hearing. The Historic Preservation Commission will consider the request at a public hearing on **Thursday, January 16, 2020 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 located at 253 Anthony Street is legally described as follows:

LOT 1 IN SCRIPTURE PRESS PUBLICATIONS RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 7, IN BLOCK 3, OF ROBERTSON'S SEVENTH ADDITION TO GLEN ELLYN, IN THE EAST HALF OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SCRIPTURE PRESS PUBLICATIONS RESUBDIVISION RECORDED AUGUST 7, 1991 AS DOCUMENT R91-101194, IN DUPAGE COUNTY, ILLINOIS P.I.N.(s): 05-10-408-018

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
Published in Daily Herald January 1, 2020 (4538266)

RECEIVED

JAN 07 2020

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 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 01/01/2020 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

Daula Baltz

Designee of the Publisher and Officer of the Daily Herald

Control # 4538266

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

- (A) *Criteria for designation:* The Commission shall familiarize itself with areas, districts, places, buildings, structures, works of art and other objects within the Village which may be considered for designation by ordinances as "Glen Ellyn landmarks", and maintain a register thereof. Areas, districts, places, buildings, structures, works of art and other objects within the Village being considered for landmarking will have authenticity of historic identity, evidenced by the survival of physical characteristic that existed during the period of its significance. In making its recommendation to the Village Board for designation, the Commission shall limit its consideration solely to the following criteria concerning such area, district, place, building, structure, work of art and other objects:
1. It be of an age of at least 50 years, in whole or in part; and that two or more of the following conditions exist:
 - (a) It be listed on the National or State Register of Historic Places; or
 - (b) Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration; or
 - (c) Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States; or
 - (d) Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials; or
 - (e) Its location as a site of an important archaeological, significant historic, or natural event; or
 - (f) Its identification with a person or persons who significantly contributed to architectural, cultural, economic, historic, social or other aspect of the development of the Village of Glen Ellyn, the State of Illinois, or the United States; or
 - (g) It be one of the few remaining examples of a particular architectural style; or
 - (h) Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship; or
 - (i) Its identification as the work of an architect, designer, engineer or builder whose individual work is significant in the history or development of the Village of Glen Ellyn, the State of Illinois, or the United States; or
 - (j) Its representation of an architectural, cultural, economic, historic, social or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art or other objects that may or may not be contiguous; or
 - (k) Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community or the Village.
 2. In the case of residences, the Commission shall limit its consideration of landmark status to the exterior of the structure.
- (B) *Recommendations of landmarks and landmark districts; preliminary determination:* The Commission or any person may recommend districts, places, buildings, structures, works of art and other objects for landmark designation. If other than the Commission, such person shall complete and submit a form provided by the 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.

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



Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 01/16/20 07:00 PM
Department: Historic Preservation Commission
Department Head: Cole Jackson
Category: Discussion Item
Prepared By: Cole Jackson

SCHEDULED

AGENDA ITEM (ID # 4300)

DOC ID: 4300

Discussion of the 2020 Historic Preservation Commission Goals

Background

Each year, the Historic Preservation Commission sets a list of annual goals to work towards throughout the year. Some of the goals selected previously by the Commission are on-going in nature, including working cooperatively with the Glen Ellyn Historical Society and Citizens for Glen Ellyn Preservation, encouraging landmarking of historic homes, and promoting awareness of historic preservation. The following goals were identified by the Commission to work towards in 2019;

1. Continue to encourage landmarking 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.
2. Create a list that includes homes that have both a) received a historical plaque from the Historical Society within the last three years; and b) are considered significant homes. Contact these home owners for interest in Landmark status with a letter.
3. Promote heritage tourist activities such as self-guided tours of local landmarked properties with a paper map or pamphlet that highlights 10 properties along Main Street from Stacy's Corners to the north edge of Downtown.
4. Explore the establishment of local Glen Ellyn Landmark Districts.
5. Work more closely with the Chamber of Commerce and other 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.
6. Explore various social media to further promote public outreach for landmarking homes.
7. Encourage younger generations to participate and engage in historic preservation through such events as trivia nights at local establishments. Create activities for Preservation Month in May that will further promote historic preservation to younger generations.
8. 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 goals from 2019 and to begin discussing which goals the Commission should work towards in 2020, either from this previous year that were not accomplished or new goals. Based on the outcome of the discussion from the Commission, staff will prepare a comprehensive list of proposed goals for by the Commission at the March meeting.

**Historic Preservation Commission**

535 Duane Street
Glen Ellyn, IL 60137

Meeting: 01/16/20 07:00 PM

Department: Historic Preservation Commission

Department Head: Cole Jackson

Category: Discussion Item

Prepared By: Cole Jackson

SCHEDULED

AGENDA ITEM (ID # 4301)

DOC ID: 4301

Discussion of the 2020 Historic Preservation Month Event to be held in May

At the November 2019 meeting, the Commission discussed a possible event for historic preservation month in May. Discussion focused on an event at the Glen Ellyn boathouse, potential activities, and potential sponsors. Staff notes that while the Commission may be able to accept sponsorships for an event all sponsorships must be documented and approved by the Village Board. Please come to the meeting prepared with ideas to discuss with the group.



Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 01/16/20 07:00 PM
Department: Historic Preservation Commission
Department Head: Cole Jackson
Category: Report
Prepared By: Cole Jackson

SCHEDULED

AGENDA ITEM (ID # 4302)

DOC ID: 4302

Informational Memo

1. Text Amendments

At the December 9, 2019 Village Board meeting, the Board approved Ordinance No. 6743-VC, *An Ordinance Amending the Village Code Title 2, Chapter 13, Sections 3, 4, and 5 Regarding the Landmarking Process To be Followed by the Historic Preservation Commission*. The text amendments received the recommendation of the Historic Preservation Commission at the Commission's November 21, 2019 meeting. Landmark nominations will now follow the updated procedure which eliminates the need for a preliminary determination for landmark nominations that are nominated by the property owner.

2. McKee House

The Village has received a letter from a non-for-profit interested in restoring and utilizing the McKee House. The non-for-profit is discussing the possibility with Village officials. Staff will keep the Commission up-to-date as information becomes available. Staff would encourage the Commission to continue supporting fundraising efforts for the restoration of the building as that remains the largest hurdle.

CC: Kelly Purvis, Planner