



Agenda
Village of Glen Ellyn
Historic Preservation Commission Meeting
Thursday, August 19, 2021
7:00 PM
Glen Ellyn Civic Center, Room 306

- A. Call Historic Preservation Commission Meeting to Order**
- B. Approval of Draft Minutes from 05/20/2021**
 - 1) Approval of Draft Historic Preservation Minutes
- C. Public Comment (Non Agenda Items)**
- D. Old Business**
- E. New Business**
 - 1) 671 Prairie Avenue - Consideration of an application for alteration to a landmarked property.
 - 2) Information Memo: Welcome new members; Discussion of HPC goals
- F. Historical Society Business**
- G. Chairman's Report**
- H. Village Board Trustee Report**
- I. Staff Report**
- J. Confirmation of Next Meeting Date and Adjournment**



**Glen Ellyn Historic
Preservation Commission**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 8/19/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Minutes
Prepared By: Kelly Purvis

**AGENDA ITEM (ID # 2021-
1330)**

DOC ID: 2021-1330

Approval of Draft Historic Preservation Minutes

Statement of the Issue:

See attached minutes.

Analysis:

See attached minutes.

Budget Impact:

See attached minutes.

Action Requested:

See attached minutes.

Attachments:

1. May 2021 Historical Preservation Commission Minutes



Minutes
Village of Glen Ellyn
Historic Preservation
Regular Meeting
May 20, 2021
7:00PM
Glen Ellyn Civic Center via Zoom Call

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

Date: May 20, 2021
Called to Order: 7:01 p.m.
Adjourned: 8:15 p.m.

MEMBER ATTENDANCE:

Tim F. Loftus	Chairman	Present
Nathan A. Darga	Commissioner	Present
Phil Hartweg	Commissioner	Present
Penn French	Commissioner	Present
Ian Hood	Commissioner	Present
Lisa Sallwasser	Commissioner	Present

Also Present:

Kelly Purvis	Village Planner – Staff Liaison	Present
Elisa Pollina	Recording Secretary	Present
Karen Hall	Executive Director of the Historical Society	Present

Public Present:

Robert Davidson	Resident of 695 N. Main Street	
Jamie Simoneit	Architect	

A. CALL TO ORDER

The May 20, 2021 regular meeting of the Historic Preservation Commission was called to order by Chairman Loftus at 7:01 PM at the Glen Ellyn Civic Center via Zoom Call.

B. Chairperson's Statement of Remote Meeting Procedures: Chairman Loftus reads a statement detailing remote meeting procedures.

C. Allow Remote Participation of Historic Preservation Commissioners (roll call vote): Commissioner Darga motions to allow remote participation of the Historic Preservation Commissioners; Commissioner French seconds the motion.

MOVE TO ALLOW REMOTE PARTICIPATION OF HPC MEETING

RESULT: Motion Unanimously Carried

MOVER: Commissioner Darga

SECONDER: Commissioner French

AYES: Loftus, Darga, Sallwasser, Hood, Hartweg, French

D. PUBLIC COMMENT – None

E. APPROVAL OF MINUTES FROM MARCH 18, 2021 MEETING

MOVE TO APPROVE THE MINUTES OF REGULAR MEETING 3/18/2021

RESULT: Motion Unanimously Carried

MOVER: Commissioner Hartweg

SECONDER: Commissioner French

F. NEW BUSINESS

1. *695 N. Main Street – Consideration of an Application for Alteration to a Landmarked Property to Allow an Addition* – Staff Liaison Purvis reports on September 25, 2008 the property at 695 N. Main Street met 6 criteria of landmarking. The house is an example of Italian Renaissance Revival architecture with Prairie-style elements. The original house retains excellent integrity of both its stylistic features and original materials. Although alterations have been made, they have been sympathetic in both design and use of materials. Staff Liaison Purvis shows the HPC photos of the home. She adds this home has since been sold to new owners Robert and Anna Davidson. They are requesting approval to add an addition to the home. This addition will be put on the side of the home. All materials will be the same on the house. The exterior stucco will

be the same and the columns will be replicated. Block windows will also be used. This request is code compliant, no variation is being requested.

Property owner Bob Davidson states the addition will be a master suite with a bathroom. This home has gone through 2 renovations prior to us becoming the owners. This was our favorite home in Glen Ellyn and we respect the historic nature of the home.

Current Architect Jamie Simoneit who is working on the home addition has also worked with the prior owners of his home on making an ADA compliant bathroom and master suite. He states this home currently does not have a traditional master suite. The addition will be 11' off of the property line. The project foot print is very small. I will be using the center column to mirror the existing elevation. I will also mirror and match the block windows. The roof plan is flat with minimal slope. We hope it meets to your satisfaction.

Chairman Loftus asks the HPC if they have any questions or concerns. Commissioner Darga asks if the glass block windows are the original windows. Simoneit states they were there 2 owners prior. Part of our challenge is to match the glass block; it is at least 15 years old.

Chairman Loftus asks how close can you match the stucco. Simoneit states the mix itself is not hard to match; it is more about the installation. Davidson adds, we are using the same person who did the stucco for the prior remodels.

Commissioner Hartweg motions to approve the alteration to a landmarked property to allow an addition to 695 N. Main Street. Commissioner French seconds the motion.

MOVE TO APPROVE THE ALTERATION TO A LANDMARKED PROPERTY TO ALLOW AN ADDITION TO 695 N. MAIN STREET

RESULT: Motion Unanimously Carried

MOVER: Commissioner Hartweg

SECONDER: Commissioner French

2. *Glen Ellyn Historic Preservation 2019 Awards* – Staff Liaison Purvis presents the award nominations for 2020 to the HPC. The information provided included the submission forms along with before and after pictures of the properties nominated. There were 6 project nominations that were received.

They are as follows:

- 335 N. Main Street - Restoration of the Year
- 345 Spring Avenue - Remodel of the Year
- 429 Arlington Ave - Streetscape Compatibility of the Year
- 484 N. Main Street - Streetscape Compatibility of the Year
- 641 Hill Avenue - Remodel of the Year
- 773 Crescent Blvd - Architectural Details of the Year

The HPC reviewed the above properties and guidelines for each award category.

Chairman Loftus states he does not think 484 Main Street meets the criteria for Streetscape Compatibility. It is more of a restoration or remodel. Commissioner French asks because this is a commercial building, could we have a remodel of the year for a commercial property and a residential property. Staff Liaison Purvis replies yes. Commissioner Darga agrees and adds this could inspire future commercial remodels. The HPC agrees. After viewing the award categories and homes; the HPC decides to move 484 Main Street to Commercial Remodel of the Year.

The HPC reviews all the Remodel of the Year properties and awards properties 484 N. Main Street with Commercial Remodel of the Year and 345 Spring Avenue with Residential Remodel of the Year Awards. An honorable mention to 641 Hill Avenue.

The HPC reviews the Streetscape Compatibility Award nominations. After discussion the HPC awards 429 Arlington Avenue with the Streetscape Compatibility Award.

The HPC reviews the Restoration of the Year nominations and awards 335 N. Main Street with the Restoration of the Year Award.

The HPC reviews the Architectural Details award nominations and awards 773 Crescent Boulevard with the Architectural Details Award.

Chairman Loftus asks when the awards will be handed out. Staff Planner Purvis states awards will be handed out at the Village Board meeting on June 28, 2021. I will coordinate with the property owners. Chairman Loftus will attend the meeting to pass out the awards.

G. OLD BUSINESS - None

H. HISTORICAL SOCIETY BUSINESS – Historical Society Director Karen Hall reports that Tuesday at 7:00 p.m. Dan Anderson will be giving a zoom presentation on Early Automobiles and Auto Garages of Glen Ellyn. This will be a kick off to our 7th Annual Glen Ellyn Vintage Auto Fest on Saturday June 5, 2021 from 10:00-3:00. This is free to the public and will take place outdoors between Stacy's Tavern Museum and the Glen Ellyn History Center.

I. CHAIRMAN REPORT – Chairman Loftus reports he attended zoom calls with Landmark Illinois regarding the River Edge tax credit. From a historical standpoint this is something that we should support. The State of Illinois Senate Bill 0157 expires at the end of this year and it provides funding for 5 towns (not Glen Ellyn). They receive tax breaks for doing historic preservation. If you support historic preservation, we should get behind this as individuals. We would like to extend this bill. I will send the information to Staff Liaison Purvis to send out to the HPC for additional information on how you can show your support of this bill.

J. VILLAGE TRUSTEE REPORT – No report.

- K. STAFF REPORT** – Village Planner Purvis reports that we hired an Associate Planner but she resigned after 3 days; so we are looking again to fill this position.
- L. ADJOURNMENT** - A motion to adjourn the meeting was made by Commissioner Hartweg and seconded by Commissioner Darga. The meeting was adjourned at 8:15 pm.

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Kelly Purvis, Staff Liaison

MOVE TO APPROVE THE ALTERATON TO A LANDMARKED PROPERTY TO ALLOW AN ADDITION TO 695 N. MAN STREET

RESULT: Motion Unanimously Carried

MOVER: Commissioner Hartweg

SECONDER: Commissioner French



**Glen Ellyn Historic
Preservation Commission**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 8/19/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Discussion Item
Prepared By: Kelly Purvis

**AGENDA ITEM (ID # 2021-
1348)**

DOC ID: 2021-1348

671 Prairie Avenue - Consideration of an application for alteration to a landmarked property.

Statement of the Issue:

See attached Staff Report.

Analysis:

See attached Staff Report.

Budget Impact:

NA

Action Requested:

See attached Staff Report.

Attachments:

1. Alteration to landmarked property - Staff Report
2. Aerial image of property
3. Ordinance No. 5923
4. February 24, 2011 HPC Meeting Minutes
5. Petitioner's Application
6. Proof of Ownership
7. Existing Conditions Photos
8. Proposed Door - Cut Sheets
9. Building Plans

MEMORANDUM

TO: Historic Preservation Commission

FROM: Kelly Purvis, Planning Manager

DATE: August 16, 2021

RE: 671 Prairie Avenue – Alteration of a landmarked property to be considered at the August 19, 2021 HPC Meeting



Background.

The property owner of 671 Prairie Avenue, Don Ohlinger came before the Historic Preservation Commission in January of 2011 to request a landmark designation for his home. The Commission held a public hearing on February 24, 2011 and unanimously voted to recommend approval of the landmarking of the property citing that the home meets the following criteria:

- A. The house on the property has been maintained to preserve the original architecture reminiscent of the early 1950s time period and is valued as an example of the architectural, cultural, economic, historic, and social aspects of life in the Village of Glen Ellyn during that time period; and
- B. The subject property was built in 1952 and is an excellent example of a ranch style home. The home has an inset front porch, attached garage, rectangular massing and historic 2/2 horizontal wood windows.

On March 11, 2011, with the passing of Ordinance No. 5923, the Village Board designated 671 Prairie Avenue a local Glen Ellyn Landmark. The property was included in the 2007 Architectural Resources Survey conducted by Granacki Historic Consultants. The results of the survey indicate that the home is of architectural significance. The only major project that changed the integrity of the original structure is a one story rear addition completed in 1972.

Ordinance No. 5923 and the minutes from the February 24, 2011 meeting of the Historic Preservation Commission are attached for the Commission's review.

Request.

The Petitioner has requested a meeting before the Historic Preservation Commission to discuss the replacement of the existing wood garage door on the home. He proposes to increase the size of the garage door opening by approximately 1 foot. The replacement door will either be of wood or metal material and will be painted in a color similar to the existing garage door (sample cut sheets are attached).

Commission Action Requested.

The Commission is being asked to review the request and approve or deny the application for an alteration to the landmark property.

Attachments:

1. Aerial image of property
2. Ordinance No. 5923
3. Minutes from the February 24, 2011 HPC Meeting
4. Application for Exterior Alteration of a Landmarked Home
5. Photographs of property – existing conditions
6. Proposed Door – Cut Sheets
7. Building Plans

CC: Staci Springer, Community Development Director
Don Ohlinger, Property Owner

**Legend**

0 50 100
ft

Print Date: 8/16/2021**Notes**

Alteration to a Landmark Application

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

FRED BUCHOLZ

DUPAGE COUNTY RECORDER
421 NORTH COUNTY FARM ROAD
WHEATON, IL 60187

(630)407-5400



FRED BUCHOLZ

DUPAGE COUNTY RECORDER

SEP.22,2016 RR 11:40 AM
OTHER \$36.00 05-11-114-006

010 PAGES R2016-102634

RECORDING COVER PAGE



*Please note – This cover page has been attached to the document for recording purpose.
It is a permanent part of the document and has been included in the page count.

FRED BUCHOLZ

DUPAGE COUNTY RECORDER

APR.08,2011

12:28 PM

OTHER

05-11-114-006

009 PAGES

R2011-046414

*Re-record - Owner
Corrected on
page 1*

VILLAGE OF GLEN ELLYN

ORDINANCE NO. 5923

AN ORDINANCE DESIGNATING THE PROPERTY
AT 671 PRAIRIE AVENUE
AS A GLEN ELLYN LANDMARK

ADOPTED BY THE
PRESIDENT AND THE BOARD OF TRUSTEES
OF THE
VILLAGE OF GLEN ELLYN
DUPAGE COUNTY, ILLINOIS
THIS 14th DAY OF March, 2011.

Published in pamphlet form by the authority of the
President and Board of Trustees of the Village of
Glen Ellyn, DuPage County, Illinois, this 15th
day of March, 2011.

Prepared by &
RETURN TO:

**VILLAGE CLERK
VILLAGE OF GLEN ELLYN
535 DUANE STREET
GLEN ELLYN, IL 60137**

ORDINANCE NO. 5923

AN ORDINANCE DESIGNATING THE PROPERTY
AT 671 PRAIRIE AVENUE
AS A GLEN ELLYN LANDMARK

WHEREAS, Don Ohlinger, owner of the property commonly known as 671 Prairie Avenue,
Glen Ellyn, DuPage County, Illinois, and legally described as follows:

671 PRAIRIE AVENUE, GLEN ELLYN, ILLINOIS, 60137: THE SOUTH 75 FEET
OF LOT 4 IN BLOCK 15 IN GLEN ELLYN ADDITION TO PROSPECT PARK,
BEING A SUBDIVISION 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 42867, IN DU PAGE
COUNTY, ILLINOIS.

P.I.N.: 05-11-114-006

have requested Village of Glen Ellyn Historic Landmark Designation for the house and property in
accordance with Chapter 13 of Title 2 of the Glen Ellyn Village Code, known as the Historical
Preservation Ordinance ("Ordinance"); and

WHEREAS, on January 27, 2011, the Historic Preservation Commission ("Commission")
approved a motion "Granting Preliminary Determination as a Glen Ellyn Local Landmark;" and

WHEREAS, upon receipt of notification of said determination made by the Historical
Preservation Commission, the owner(s) of the subject property submitted a written request for
designation as a Landmark; and

WHEREAS, following due notice by publication in The Daily Herald not less than fifteen (15)
days nor more than thirty (30) days prior thereto, and following placement of a placard on the subject
property not less than fifteen (15) days prior thereto, the Glen Ellyn Historic Preservation

Commission conducted a public hearing on February 24, 2011, at which the petitioner presented evidence, testimony, and exhibits in support of the request for Landmark designation; and

WHEREAS, based upon the evidence, testimony, and exhibits presented at the public hearing, the Glen Ellyn Historic Preservation Commission recommended that the subject property be officially designated a historical/architectural landmark, as recommendation found in the draft minutes of the February 24, 2011 Historic Preservation Commission meeting, an excerpt of which is appended hereto as Exhibit "A"; and

WHEREAS, the President and Board of Trustees of the Village of Glen Ellyn have reviewed the exhibits presented at the aforesated public hearing and have considered the report and recommendation of the Glen Ellyn Historic Preservation Commission, and finds that the subject property satisfies one or more of the criteria for designation as a Glen Ellyn Landmark as provided for in Section 2-13-3(A) of the Glen Ellyn Village Code; and

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

SECTION ONE: The draft minutes of the February 24, 2011 Glen Ellyn Historic Preservation Commission meeting, Exhibit "A" appended hereto, is hereby accepted, and the findings and conclusions set forth in the preamble above are hereby adopted as the findings of the corporate authorities of the Village of Glen Ellyn.

SECTION TWO: The President and Board of Trustees hereby designate the house and property located at 671 Prairie Avenue in Glen Ellyn, Illinois, and legally described below as a Glen Ellyn Landmark:

671 PRAIRIE AVENUE, GLEN ELLYN, ILLINOIS, 60137: THE SOUTH 75 FEET OF LOT 4 IN BLOCK 15 IN GLEN ELLYN ADDITION TO PROSPECT PARK, BEING A SUBDIVISION 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 42867, IN DU PAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-114-006.

SECTION THREE: That the subject property is hereby determined to be a Glen Ellyn Landmark because it satisfies the following criteria set forth in Section 2-13-3(A) of the Ordinance:

- A. The house on the property has been maintained to preserve the original architecture reminiscent of the early 1950s time period and is valued as an example of the architectural, cultural, economic, historic, and social aspects of life in the Village of Glen Ellyn during that time period; and
- B. The subject property was built in 1952 and is an excellent example of a ranch style home. The home has an inset front porch, attached garage, rectangular massing and historic 2/2 horizontal wood windows.

SECTION FOUR: The determination of Landmark designation is based upon the owner(s), written request and the testimony presented at the February 24, 2011 Historic Preservation Commission Meeting including the documents listed below that are referenced herein as though they were attached hereto, and said documents shall be filed with and made a permanent part of the records of the Glen Ellyn Historic Preservation Commission:

- Letter dated February 2, 2011 from Don Ohlinger
- Historical Landmark Nomination Form for Individual Buildings or Art Objects
- Planning Report dated February 18, 2011
- 2007 Architectural Resources Survey Information Sheets
- 1967 and 1969 Multiple Listing Service Information Sheets
- Photographs

SECTION FIVE: That by virtue of its satisfying the criteria specified herein, the subject property is hereby declared and designated a Glen Ellyn landmark, and the owner(s) of subject property is requested to affix a plaque to the property denoting said designation.

SECTION SIX: The Commission is authorized and directed to send a certified copy of the Ordinance and a summary report of the effects of designation to the owner(s) within ten (10) days of the passage of the Ordinance, and the Village Clerk is authorized and directed to file or cause to be filed a certified copy of this Ordinance with the DuPage County Recorder of Deeds, Milton Township Assessor, and appropriate Village departments.

SECTION SEVEN: The provisions and sections of this Ordinance shall be deemed to be separable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

SECTION EIGHT: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

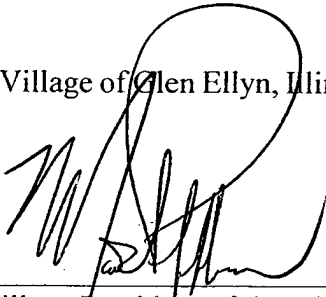
PASSED by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 14th day of March, 2011, on first reading, second reading not being requested.

AYES: *Comerford, Thorsell, Ladacic, Henninger, Cooper, Hartweg*

NAYS: - 0 -

ABSENT: - 0 -

APPROVED by the Village President of the Village of Glen Ellyn, Illinois, this 14th day of March, 2011.



Village President of the Village
of Glen Ellyn, Illinois

ATTEST:

Suzanne R. Connors
Village Clerk of the Village
of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 15th day of March 2011.)

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New Business

Public Hearing Regarding Landmark Designation – 671 Prairie Avenue

Commissioner Manak made a motion, and Commissioner Loftus seconded, to begin the public hearing. The motion passed unanimously and the public hearing began at 7:46

Commissioner Manak discussed the planning and legal requirements that are needed in order for the public hearing to take place. Chairman Marks stated all the necessary information and documents have been provided including a published public notice.

Commissioner Manak stated that based on the application, this property would be eligible for landmark status based on Section 2-13-3(A)1 of the Village Code.

Commissioner Wright stated that this is a ranch style home and it should be considered for landmark status because of the need to preserve this style of home before it is lost. She went into detail about how this home was built during a time of changing home styles in the Midwest.

Commissioner Ford questioned if the pillars on the front of the home were added after the home was built. General discussion took place over the pillars on the porch and it was found they were put into place at after 1969. Chairman Marks stated this does not affect the historic character of the home.

Chairman Marks stated that the windows were found to be original.

Commissioner Ford questioned whether a ranch style home is architecturally significant in Glen Ellyn. Chairman Marks stated both the state and national preservation agencies look to preserve all styles of homes as long as they meet certain criteria. He added although this may not be as significant as other homes that have been nominated in the past, it certainly meets the requirements as stated in the Village Code to be nominated for landmark status. General discussion took place over the criteria needed for the nomination of a home for landmark status. Commissioner Isaac stated this home meets the criteria because it represents the era of architecture from the 1950's.

Commissioner Manak referred to the 2007 Architectural Resources Survey conducted by Granacki Historic Consultants and stated this home was described as well preserved and significant.

Commissioner Isaac moved to recommend that the home at 671 Prairie Avenue receive local landmark status in accordance with Section 2-13-3(A) of the Glen Ellyn Village Code. Commissioner Manak seconded the motion. The motion passed unanimously.

Commissioner Manak motioned to close the public hearing. Commissioner Ford seconded. The motion passed unanimously.

Discussion of Downtown Historic District Nomination

Chairman Marks presented an outline and sketch also prepared by Commissioner Loftus of a potential borders for the potential historic district that the Commission has been discussing over the last few months. He discussed certain properties that would be labeled as contributing and also properties that would be labeled as non-contributing in the district and stated each block would need to be calculated to determine the ratio of contributing to non-contributing homes in each block.

Commissioner Ford questioned how the ratio will need to be determined. Chairman Marks stated this will be up for discussion and stated he will check with a representative from the National Parks Service to see what has been done in past nomination. General discussion took place over certain buildings that were not included and buildings and areas that may need to be omitted from the application.

Discussion of the Commission's Goals for 2011

Chairman Marks summarized the list of goals provided by Commissioners and asked the Commission what goals they thought would be more important for the 2011 calendar year. Commissioner Ford stated a number of the goals presented could be categorized and organization is needed before the Commission could choose what goals to focus on. General discussion took place over the goals presented and how to organize them.

General discussion took place over if a member of the Commission needed to be from the Historical Society. Chairman Marks stated this is appreciated, but is not necessary under Village rules.

Other

Chairman Marks provided several examples from downtown signage from the east coast and stated if the Village required this type of signage it could add ambiance to the downtown and potentially bring more people into the downtown to shop. General discussion took place over what the Village would need to do in order to require signage similar to this and if the signage would need to be uniform or with only certain guidelines. Chairman Marks stated the Village is currently



CERTIFICATION

I, Suzanne R. Connors, duly appointed/elected Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is the true original copy of Ordinance No. 5923, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the Regular Meeting of said Board held on the 14th day of March 2011, and that the same was signed and approved by the President of said Village on the 14th day of March 2011.

I do further certify that the original is entrusted to me as Village Clerk of said Village for safekeeping and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Glen Ellyn, Illinois, this 15th day of March 2011.

Suzanne R. Connors
Village Clerk

CORPORATE SEAL

BOARD/COMMISSION: Historic Preservation Commission

DATE: February 24, 2011

MEETING: Regular

CALLED TO ORDER: 7:36 p.m.

QUORUM: Yes

ADJOURNED: 9:10 p.m.

MEMBER ATTENDANCE:

PRESENT:

Chairman Marks,
Commissioners Ford,
Loftus, Manak, Isaac,
Kummerer, Wright and
Janninck

LOCATION: Glen Ellyn Civic Center

EXCUSED:

Commissioner
Salamunovich, Trustee
Ladesic, and Staff Liaison
Letson

Call to Order

Chairman Marks called the Historic Preservation Commission meeting to order at 7:36 p.m. on February 24, 2011.

Chairman Marks stated Staff Liaison Letson would not be in attendance tonight due to a scheduled conference.

Approval of the Minutes of the January 27, 2011 of the Historic Preservation Commission.

Chairman Marks stated the minutes from January 27, 2011 were presented to the Commission for approval.

Commissioner Ford motioned for the approval of the minutes from January 27, 2011 as amended. Commissioner Janninck seconded. The motion passed unanimously.

Old Business

No old business was discussed.

New Business

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Commissioner Manak stated that based on the application, this property would be eligible for landmark status based on Section 2-13-3(A)1 of the Village Code.

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Commissioner Manak motioned to close the public hearing. Commissioner Ford seconded. The motion passed unanimously.

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General discussion took place over if a member of the Commission needed to be from the Historical Society. Chairman Marks stated that it is appreciated, but is not necessary under Village rules.

Other

Chairman Marks provided several examples of downtown signage from the east coast and stated if the Village required this type of signage it could add ambiance to the downtown and potentially bring more people in to shop. General discussion took place over what the Village would need to do to require similar signage and if the signage would need to be uniform or have certain guidelines. Chairman Marks

stated the Village is currently considering a new Sign Code and that this is the perfect time to bring information such as this to staff for consideration.

Commissioner Isaac questioned if the Commission can get more connected with items that are discussed at the Architectural Review Commission. Chairman Marks stated he would like the Commission to get more involved with items that go through the ARC and stated that the Village could benefit from this. He referenced the Walgreens building as an example.

Commissioner Loftus questioned if the Commission should make a statement on the light discussion at the high school. He provided background information on the topic and asked the Commissioners for comments. General discussion took place over the topic and it was determined to continue the discussion at the next meeting.

Historical Society Business

None

Chairman's Report

No report was given.

Trustee Liaison's Report

No report was given.

Staff Liaison's Report

No report was given.

Confirmation of Next Meeting Date and Adjournment

Chairman Marks stated the next meeting will take place on March 24, 2011.

With no further business, Chairman Marks asked for a motion to conclude the meeting. Commissioner Ford motioned for adjournment. Commissioner Manak seconded. The motion passed unanimously and the meeting was adjourned at 9:10 p.m.

Submitted by: Chris Ragona, Recording Secretary

Reviewed by: Andrew Letson, Staff Liaison

Village of Glen Ellyn

Application for Exterior Alteration to Landmarked Property



CONTACT INFORMATION:

CLEAR PAGE

Applicant Name: DON OHLINGER

Phone: 630-858-3449 Fax: _____

Email: DJO66@COMCAST.NET

Property Owner Name

(if different from applicant): SAME AS ABOVE

Phone: _____ Fax: _____ Email: _____

Others Involved in Project (include name, address, and phone number)

Architect: H.O. COMPLETING

Attorney: _____

Builder: _____

PROJECT DESCRIPTION:

Describe, in detail, all proposed work. Attach additional sheets, and photographs, as necessary.

EXPAND EXISTING GARAGE DOOR
FROM 8' TO 9' WITH SIMILAR WOOD DOOR.
- SAME COLOR DOOR

CERTIFICATIONS, CONSENT & SIGNATURE(S)

I (We) certify that all of the statements and documents submitted as a part of this application are true and complete to the best of my (our) knowledge and belief.

I (We) consent to the entry in or upon the premises described in the application by any authorized official of the Village of Glen Ellyn.

Donald J. Ohlinger
Signature of Applicant(s)

8/13/21
Date Filed

RECORDED
DU PAGE COUNTY
May 27 10 00 A 69
R69-22894

(The Above Space For Recorder's Use Only)

Page R. R. R. R. R.

THE GRANTOR S, JOHN C. NEALL and ANTOINETTE M. NEALL, his wife,
of the Village of Glen Ellyn County of DuPage State of Illinois
for and in consideration of TEN and no/100 -----DOLLARS,
and other valuable consideration in hand paid,
CONVEY and WARRANT to DONALD J. OHLINGER and JOAN OHLINGER,
his wife,
of the City of Chicago County of Cook State of Illinois
not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in
the County of DuPage in the State of Illinois, to wit:

The South 75 feet of Lot 4 in Block 15 in Glen Ellyn Addition to Prospect Park, being a Sub-division 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 42867, in DuPage County, Illinois.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.



AFFIX "3"

550

DATED this 26th day of May 19 69
PLEASE PRINT OR TYPE NAME(S) BELOW
John C. Neall (Seal) Antoinette M. Neall (Seal)
Antoinette M. Neall
SIGNATURE(S) (Seal) (Seal)

State of Illinois, County of Cook ss., I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John C. Neall and Antoinette M. Neall, his wife, personally known to me to be the same person S whose name S are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 26th day of May 19 69
Commission expires Oct. 24 19 72 *Mina J. Harkner*
NOTARY PUBLIC

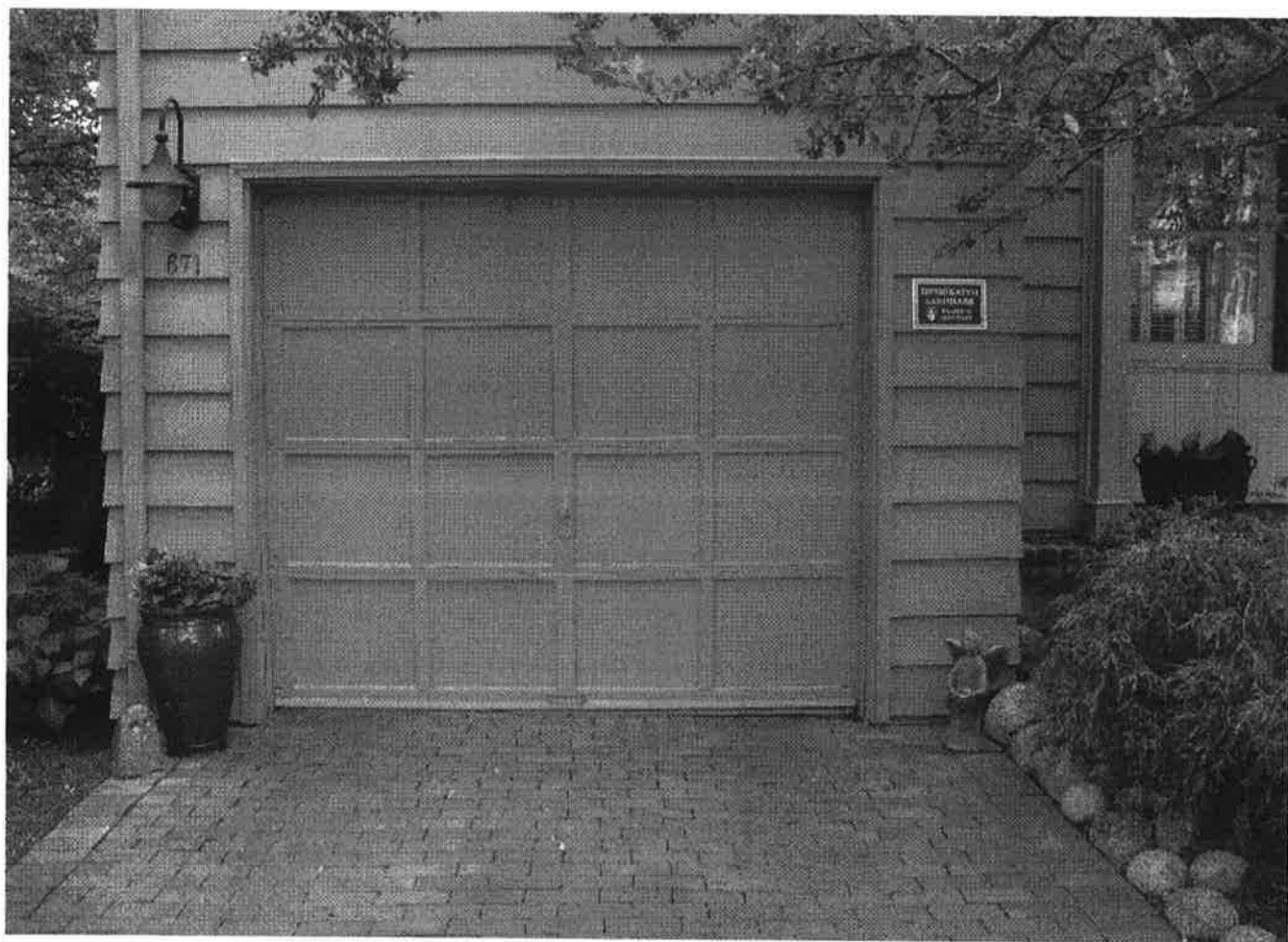
MAIL TO: NAME PEREGRINE, STIME+HENNINBER
ADDRESS 305 NAPERVILLE
CITY AND STATE WHEATON, ILL 60187
OR RECORDER'S OFFICE BOX NO. 281

ADDRESS OF PROPERTY:
671 Prairie Avenue
Glen Ellyn, Illinois
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
(NAME)
(ADDRESS)

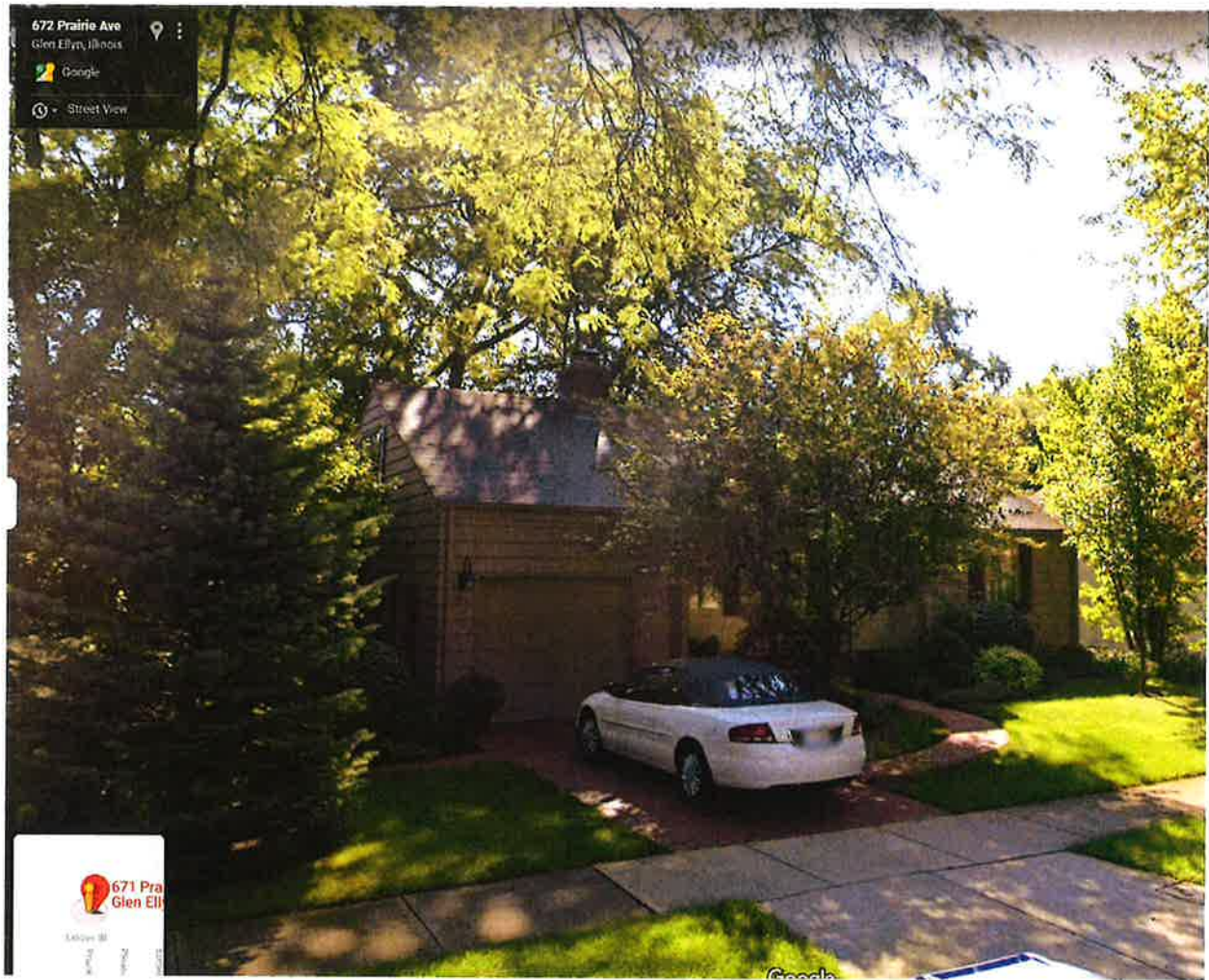
DOCUMENT NUMBER
550

435081 A 20
CHARGE DU PAGE CO. DIVISION 3

EXISTING



671 Prairie, Glen Ellyn





ArchitecturalDoor

27 sales | 5.0 ★★★★★ (3 reviews)

Traditional Wooden Garage Door

\$1,785.00

Low in stock

As low as \$95/mo, with Klarna. Prequalify
Size

9' wide x 7' high (\$1,785.00)

Add to cart



Don't miss out. There's only 4 available and 1 other person has this in their cart right now.



Hooray! This item ships free to the US.

Highlights

Description

Wooden garage doors crafted in traditional stile & rail construction. The frame is made from Hem/Fir and the panels are Marine grade plywood. This door comes pre-primed in white and will require painting. The package includes standard track requiring 13" of headroom clearance, hardware carton, springs and bottom weather-seal.

Shipping and return policies

Estimated arrival

Sep 20-Oct 4

Cost to ship

Free

Deliver to United States

Ships from Bridgeport, CT



Aug 15



Sep 13-27



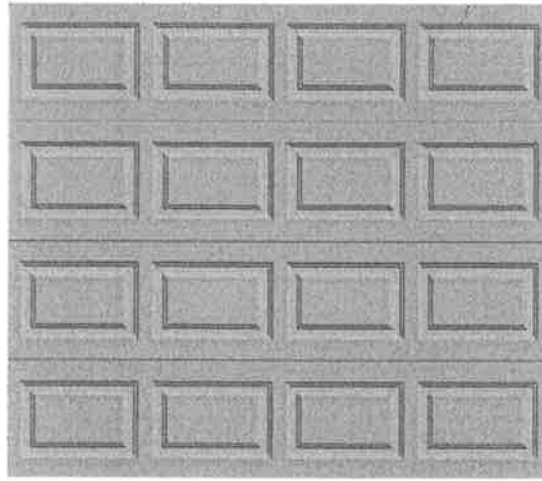
Sep 20-Oct 4

Order placedOrder shipsDelivered!

Meet your sellers



America's Favorite Garage Doors®



Thanks for your interest in purchasing a Clopay garage door through The Home Depot. Below is some basic information on the door you designed, what our program includes, and how our program works. We look forward to serving you in the near future.

YOUR DOOR CONFIGURATION

CLASSIC™ Steel (Installed)

Door Model : 2050 \$1136.00

Size : 9' 0"(w) x 7' 0"(h)

WindCode : W0

Door Design : Short Panel

Door Construction : 3-layer 1 3/8" Polystyrene Insulation R-Value
6.5

Color : Sandtone

Top Section : Solid Short Elegant

Glass Type : Not applicable with solid top section.

Placement : 4th Row (TOP)

Current Promotion

15% Off All Intellicore Clopay Doors until August 29th! If you choose a Chamberlain B970 or Chamberlain B1381 AND the Medallion Hardware Upgrade you will also get 15% off those items!

Continued on Next Page...



Page 1 of 3

YOUR DOOR CONFIGURATION

Hardware :

Lock : Inside Slide Lock (Retail)

Medallion Hardware Upgrade	\$99.00
----------------------------	---------

Sub-Total \$1235.00

Tax not included if applicable



*Product images and colors presented are for illustrative purposes only and may differ from the actual product.

Your professionally installed garage door includes:

- A pre-installation site inspection
- Delivery of new garage door up to 30 "drive" miles from the store
- Take down existing garage door
- Haul-Away of existing garage door (additional charges apply in some markets)
- Installation of new garage door
- Installation of vinyl perimeter/weather seal
- Reconnect existing UL approved garage door opener (only when replacing existing sectional garage door)
- Reinforcement of top garage door section for attachment of garage door opener per manufacturer's specifications
- Final cleanup and inspection of finished job with customer
- One year labor warranty

How to buy:

- Click "Add to Cart" to purchase your door online right now
- Print this page and call 1-800-HOMEDEPOT
- Print this page and take it to your local Home Depot store

What to expect once we receive your order:

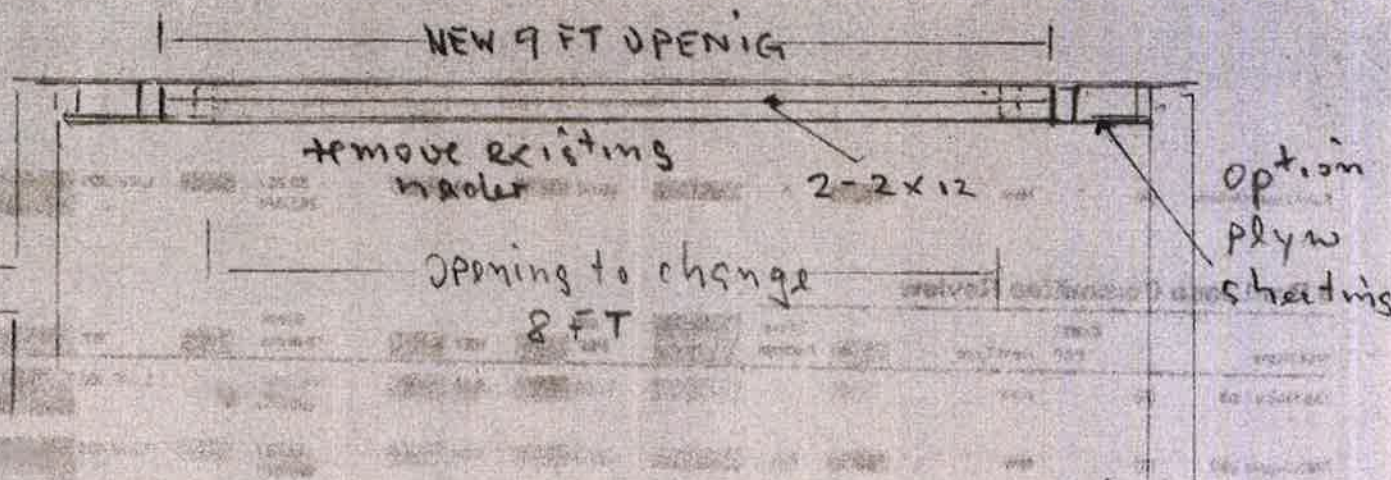
- You will be contacted by an installer within two business days to schedule a site inspection.
- Based on your availability the site inspection should be completed within 1 to 5 days.
- The installer will measure your opening to verify that the right size door was ordered.
- The installer will also determine if any additional work is needed to complete your installation. (Examples of additional work include Low Headroom kit, jamb replacement, etc...)
- If additional work is needed we will call you after the site inspection to go over changes.
- Once the installer has completed the site inspection he will be able to give you an estimated lead-time based upon door availability in your market.
- Please report any damaged product or missing parts within 14 days of receipt by contacting the Clopay Call Center at 1-877-526-2050.



RECEIVED

JUL 30 2021

VILLAGE OF GLEN ELLYN



NOTE: PROVIDE WOOD STRUCTURAL
PANEL SHEATHING ON EXTERIOR
(1/2" PLYWOOD OR OSB). (6" COMMON)
NAILS AT 6" O.C. AT PANEL EDGES
AND 12" O.C. AT INTERMEDIATE
SUPPORTS.

REVIEWED FOR CODE COMPLIANCE

- ☒ APPROVED
- ☒ AS NOTED
- ☐ FOUNDATION ONLY
- ☐

THIS REVIEW AND THESE DOCUMENTS, IF NOT IN CODE COMPLIANCE,
SHALL NOT RELIEVE THE OWNER, ARCHITECT, OR CONTRACTOR OF
THE RESPONSIBILITY TO MEET ALL APPLICABLE CODE REQUIREMENTS.

Date 8/12/2021 Permit No. _____

By [Signature]

FINAL INSPECTION REQUIRED FOR ALL PROJECTS
CALL 630-547-5290



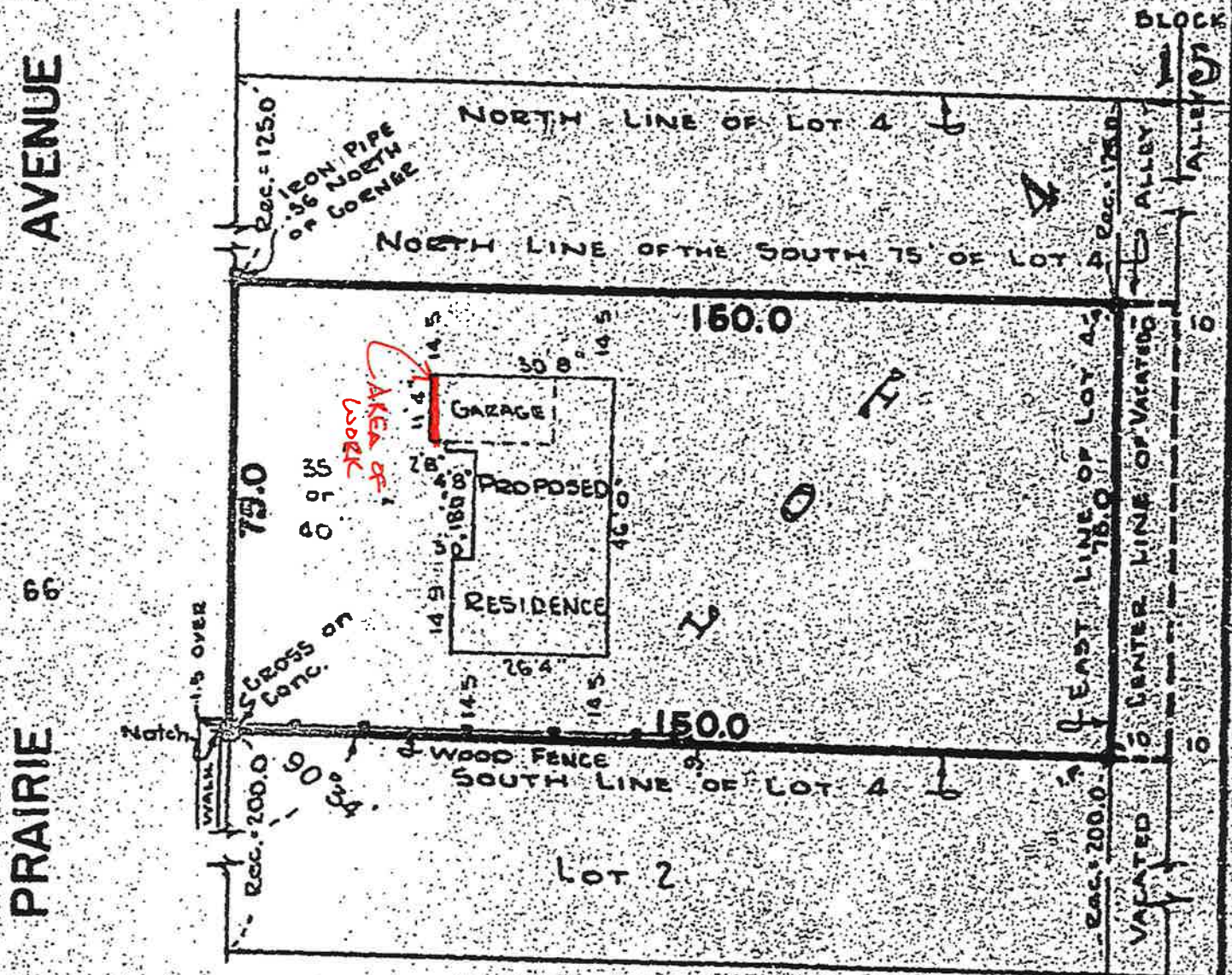
871 Prairie
Glen Ellyn, IL

PLAT OF SURVEY

OF THE SOUTH SEVENTY FIVE (75.0) FEET OF LOT FOUR (4) IN
BLOCK FIFTEEN (15) IN GLEN ELLYN ADDITION TO PROSPECT PARK,
BEING A SUBDIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE
10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE
PLAT THEREOF RECORDED ON JUNE 11, 1890 IN BOOK 4 OF PLATS
ON PAGE 22 AS DOCUMENT 42867 IN THE RECORDER'S OFFICE OF
DU PAGE COUNTY, ILLINOIS.

Ordered by ED BREMER CONTRACTOR

Owner: PRAIRIE AVE.



LINDEN

STREET

STATE OF ILLINOIS }
COUNTY OF DU PAGE }

THIS IS TO CERTIFY THAT I, HAROLD F. STEINBRECHER, AN ILLINOIS LAND
SURVEYOR, HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AS SHOWN
ON THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SUR-
VEY. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF UNLESS
OTHERWISE SHOWN.

SCALE OF MAP IS 30 FEET TO ONE INCH.

WHEATON, ILLINOIS, AUGUST 28, 1950

BUILDINGS WERE LOCATED AS SHOWN ON

HAROLD F. STEINBRECHER
CIVIL ENGINEER AND SURVEYOR
WHEATON, ILLINOIS

Harold F. Steinbrecher
ILLINOIS REGISTERED LAND SURVEYOR 118



**Glen Ellyn Historic
Preservation Commission**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 8/19/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Discussion Item
Prepared By: Kelly Purvis

**AGENDA ITEM (ID # 2021-
1331)**

DOC ID: 2021-1331

Information Memo: Welcome new members; Discussion of HPC goals

Statement of the Issue:

See attached memo.

Analysis:

See attached memo.

Budget Impact:

See attached memo.

Action Requested:

See attached memo.

Attachments:

1. 081921 - Information Memo
2. 2020 Historic Preservation Commission Goals

MEMORANDUM

TO: Glen Ellyn Historic Preservation Commission
FROM: Kelly Purvis, Planning Manager
DATE: August 13, 2021
RE: Informational Memo for the August 19, 2021 HPC Meeting

1. Welcome New Members – Since the last HPC meeting on May 20, 2021, Penn French was appointed to Chairman of the HPC, John Day and Barb Lemme were appointed as new Commissioners, and Janie Blatchford was appointed as the new Student Commissioner. We want to welcome each of the new members and congratulate Chairman French on his new appointment.
2. Goals & Budgetary Requests for 2022 – Chairman French would like to discuss goals and priorities for the HPC from now until the end of 2022 and create a master plan of how to accomplish those goals. Please come to the meeting with ideas to discuss. In particular, Chairman French would like to focus on having a bigger impact on the community by engaging a broader base of residents.

For the Commission's use, I have attached the previously adopted goals of the Commission.

Attachments: HPC Goals Memo (previously adopted)

Cc: Staci Springer, Community Development Director
Atrian Fard, Planner
Josh Hankins, Planning Intern

X:\Plandev\PLANNING\HPC\Memos\Information Memos\2021\August\081921.docx

MEMORANDUM

TO: Historic Preservation Commission
FROM: Cole Jackson, Associate Planner
DATE: February 20, 2020
RE: Historic Preservation Commission 2020 Goals – Final Copy



Background

Each year, the Historic Preservation Commission sets a list of annual goals to work towards throughout the year. At the January 16, 2020 meeting, the Historic Preservation Commission discussed the goals from 2019 and potential updates for 2020. Based on that discussion, staff added goals nine and ten to the list. Below is a list of the Historic Preservation Commission's goals for 2020.

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 homeowners for interest in Landmark status with a letter and work to improve response rates.
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 strategies 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.
9. Partner with other groups, where appropriate, to promote historic preservation at events, such as the North Main Street Neighborhood block party.
10. Start a dialogue with community members, including realtors, through an informal "coffee with the commission" type event.