AGENDA

Glen Ellyn Historic Preservation Commission Meeting
Thursday, October 21, 2021 - 7:00 p.m.
Glen Ellyn Civic Center (Galligan Board Room)
535 Duane St.

1. **Call Historic Preservation Commission Meeting to Order.**

2. **Public Comment.**

3. **Approval of Minutes from September 26, 2021 Meeting.**

4. **Old Business.**

5. **New Business.**

   a. 369 N. Main Street - Application for Exterior Alteration of a Landmarked Property
   b. 615 Riford Rd. - Public Hearing to Consider an Application for Landmarking of Single Family Home
   c. 453 Forest Avenue, 576-580 Duane Street (US Bank Site) - Avere on Forest - staff will provide a brief presentation for the Commission on the proposed multi-family development.

6. **Historical Society Business.**

7. **Chairman's Report.**

8. **Village Board Trustee Report.**

9. **Staff Report.**

10. **Confirmation of Next Meeting Date and Adjournment.**

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.

cc: Historic Preservation Commission
Kelley Kalinich, Trustee Liaison
Mark Franz, Village Manager
Emily Rodman, Assistant Village Manager
Staci Springer, Community Development Director
Kelly Purvis, Planning Manager
Lindsey Kaminsky, Executive Assistant
Brian Baltudis, Facilities Manager
Lori Gloude, Administrative Assistant
Elisa Pollina, HPC Recoding Secretary

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

Meeting 10/21/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Minutes
Prepared By: Kelly Purvis

AGENDA ITEM (ID # 2021-1524)

DOC ID: 2021-1524

Draft Minutes from the September 26, 2021 Historic Preservation Commission

Statement of the Issue:
See attached meeting minutes.

Analysis:
See attached meeting minutes.

Budget Impact:
NA

Action Requested:
See attached meeting minutes.

Attachments:

1. September 2021 Historical Preservation Commission Minutes

Minutes
Village of Glen Ellyn
Historic Preservation
Regular Meeting
September 16, 2021
7:00PM
Glen Ellyn Historical Society

Board or Commission:	Historic Preservation	**Date:**	September 16, 2021
Meeting:	Regular	**Called to Order:**	7:05 p.m.
Quorum:	Yes	**Adjourned:**	8:25 p.m.

MEMBER ATTENDANCE:

Penn French	Chairman	Present
Nathan A. Darga	Commissioner	Present
John Day	Commissioner	Present
Phil Hartweg	Commissioner	Absent
Ian Hood	Commissioner	Present
Barb Lemme	Commissioner	Present
Lisa Sallwasser	Commissioner	Present
Also Present:		
Kelly Purvis	Village Planner – Staff Liaison	Present
Jane Blatchford	Student Commissioner	Present
Karen Hall	Executive Director of the Historical Society	Present
Kelly Kalinich	Trustee Liaison	Present
Elisa Pollina	Recording Secretary	Present
Public Present:		

A. CALL TO ORDER

The September 16, 2021 regular meeting of the Historic Preservation Commission was called to order by Chairman French at 7:05 PM at the Glen Ellyn Historical Society.

B. APPROVAL OF MINUTES FROM August 19, 2021 MEETING - Commissioner Lemme motions to approve the minutes; Commissioner Darga seconds the motion.

MOVE TO APPROVE THE MINUTES OF REGULAR MEETING 8/19/2021
RESULT: Motion Unanimously Carried
MOVER: Commissioner Lemme
SECONDER: Commissioner Darga
AYES: 6

C. PUBLIC COMMENT - None

D. OLD BUSINESS - None

E. NEW BUSINESS -

1. *Continued discussion about Commission goals and priorities including events and outreach:* Chairman French states he has received a lot of material from Tim Loftus and is in the process of going through all of the information. He adds, there are a lot of great ideas that have come from this commission. My hope is to have a framework to discuss, prioritize, and take action. He adds Commissioner Darga had mentioned there are different ideas for different audiences. Chairman French distributes "Building a Plan around Key Audiences" to the EC. He adds, he would like to have the commissioners' feedback on these ideas.

<u>Building a Plan around Key Audiences</u>
1. Anyone who takes community pride in GE and appreciates its unique charm & character
2. GE residents who live in historically significant homes
3. Downtown business owners/owners of commercial buildings downtown
4. Residential Builders, Contractors, Remodelers, Architects, Real Estate Professionals
5. Developers

Chairman French asks the EC if they would like to add anything to this list.

Commissioner Sallwasser asks how the commissions and the VB can help each other to

accomplish common goals. Chairman French states we need some type of branding or marketing platform to campaign amongst all. Trustee Kalinich adds that there is a marketing person in the village who can help with that. Chairman French states we need to draw preservation and economic development into one. My hope is for this group to have more focus and coordination to create something concrete. I am looking for alignment amongst various groups.

Student Commissioner Blatchford states there is a HP group at Glenbard West High School. I can contact them to see if they would be able to take part in some of the HPC events. She adds, I am also on the board of Key Club and can get volunteers if needed.

Chairman French states youth is another great audience to add to the key audience list.

Commissioner Day asks about adding nonprofit organizations such as churches and the YMCA to the audience list. He also asks about landmarking trees. Staff Planner Purvis states there is no information on landmarking trees, but we have had questions in the past regarding awards for trees; however nothing came out of it.
Commissioner Lemme asks if it is our goal to increase awareness and appreciation of trees or is it to do something more concrete. Chairman French states it is anything that leads to more preservation.

Commissioner Darga states we can take our 10 goals (see attached goals) and plot them into one of these audiences. Much of what we do as a commission is bringing awareness and getting others interested in preservation.

Chairman French adds my hope is to increase engagement. The more people we get talking about preservation, the more people will care.

Commissioner Lemme states we should think about raising our profile in town. Perhaps we could open up a historic home for a Saturday and partner up with HSS to allow people to experience the history of the home. Staff Planner Purvis states we can't have an event like that because it needs to be in a public space for liability reasons.
Chairman French states perhaps that is something the Citizens of GE could run and sponsor. These are all great ideas that will increase awareness. Staff Planner Purvis states you could volunteer for events like that, but the village can't sponsor it.

Trustee Kalinich states with respect to audience #2 (GE residents who live in historically significant homes), one of the biggest obstacles is finding out what you can do to the property with respect to modifications. When selling a home as such, this could be a deterrent for someone to buy.
Staff Planner Purvis states there resources that we can use. Surveys are a great resource. When letters go out informing residents their home is significant, we need to tell them why the home is significant. Also, we could add a section to the letter that informs the resident on what they can do to the home that is landmarked.

Executive Director Hall states that often times people will intentionally landmark their home so changes in the future cannot be made.

Chairman French states I would like to do an analysis of landmarked homes to see if they lost or gained value.

Goals: Commissioner Day states that in 13 years GE will be 200 years old. One of our goals could be to have 200 properties that are significant by that date. Commissioner Lemme states another goal could be to get 200 attendees to an event. The HPC likes the idea of getting 200 homes/buildings landmarked by GE's 200th birthday.

Executive Director Hall states she would like to see an elevator installed in the museum for those in wheelchairs who attend. That could be a specific goal and there has to be a grant available for that.

Chairman French states I will add the additional groups/audiences we spoke about to the list. I also think a branding campaign that holds everything together will be good. The next step is to take some of the goals and tactics and sort them into the audience group.

F. HISTORICAL SOCIETY BUSINESS – Pioneer Day at Stacy's Tavern is Sunday, September 26 from 1-4:30. Emmet Till: Spark of the Modern Civil Rights Movement event is Saturday, October 2 starting at 2 p.m. It is a free event to learn more about Till's story.

G. CHAIRMAN REPORT – None

H. VILLAGE BOARD TRUSTEE REPORT – Trustee Kalinich states the building board of appeals had their initial meeting. One of their big projects is to update building codes. The contractors and architects will be invited in to share what is working well and what is not. It would be good if someone from the HPC could attend that meeting.

The Architectural Review will be a committee or commission; it has not been fully decided yet, more information to follow.

Chairman French thanks Historical Society Director Hall for hosting tonight's meeting.

I. STAFF REPORT - None

J. ADJOURNMENT & NEXT MEETING DATE - A motion to adjourn the meeting was made by Commissioner Lemme and second by Commissioner Darga. The meeting was adjourned at 8:25 p.m.

Next Meeting Date is scheduled for October 21, 2021

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Kelly Purvis, Staff Liaison

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

Meeting 10/21/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Discussion Item
Prepared By: Taylor Gendel

AGENDA ITEM (ID # 2021-1523)

DOC ID: 2021-1523

369 N. Main Street - Application for Exterior Alteration of a Landmarked Property

Statement of the Issue:
See attached staff report.

Analysis:

Budget Impact:

Action Requested:

Attachments:

1. 369 N. Main Street Landmark Alteration Staff Report
2. 1. 369 N Main St., Aerial View
3. 2. Ordinance 6056
4. 3. Application for Exterior Alteration of Landmarked Property Fillable (PDF.._
5. 4. December 17, 2020 Historical Preservation Commission Minutes
6. 5. 369 N Main Before & After Windows
7. 6. Cut Sheet 369 N. Main

HISTORIC PRESERVATION COMMISSION MEETING STAFF REPORT

TO: Historic Preservation Commission

FROM: Taylor Gendel, Associate Planner

DATE: October 13, 2021

SUBJECT: For consideration at the October 21, 2021 Historic Preservation Commission Meeting: 369 N. Main Street – Landmark Alteration Planning Report

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Background

The previous owners of 369 N. Main Street submitted a Landmark application in May of 2012 and were granted landmark designation in June of 2012. The property was landmarked based on the following criteria:

1. The property is an example of Queen Anne bungalow style of architecture and was built in 1921;

2. It exemplifies an architectural type or style distinguished by its original stucco siding and traditional front gable roof with a low-pitched front roof, with a large covered front porch with massive stucco columns;

3. The property is an outstanding and unique example of the Bungalow style of architecture;

4. Its unique location fronts the east side of Main Street, at the intersection of Main Street and Phillips Avenue, representing an established and familiar visual feature of the neighborhood.

In July of 2012, the Village Board approved Ordinance No. 6056 landmarking the property.

The current homeowner, Brendan Moriarty submitted an application for exterior alteration to the landmarked property in November of 2020. The request was to replace one kitchen window, three dining room windows, and two bedroom windows facing Main Street, and one-bedroom window facing Philips Avenue. The property owner was given approval for the replacement of the window along Philips Avenue at the December 17, 2020 Historic Preservation Commission meeting, and was asked by the Chairman to return to the Commission for approval of replacement of the more decorative windows along the Main Street frontage once an appropriate style had been selected. Minutes from the December 17, 2020 Historic Preservation Commission meeting are attached.

Request

At this time, all of the windows, including those facing Main Street, have been replaced without additional Commission approval. Upon receiving notice that all windows have been replaced,

staff contacted the property owner and reminded him that additional approval by the Commission is needed. The homeowner has since submitted before and after photos with cut sheets which show the replacement windows are consistent in appearance with the original windows and the original alteration request. Specifically, both the new and old windows have embedded design details. The petitioner has indicated that the window frames were rotted and needed to be replaced, and the flower boxes below the upper windows were removed because they were also damaged. The owner is requesting final approval of the window replacement for the windows on the Main Street side of the home from the Commission at this time.

Commission Action Requested

It is requested that the Historic Preservation Commission review the application for alteration to the landmarked property and make a determination as to whether the window replacement will or will not adversely affect any significant feature of the landmarked home located at 369 N. Main Street.

Attachments:

1. Aerial Photo of Property
2. Ordinance No. 6056
3. Application for Exterior Alteration of Landmarked Property, dated November 11, 2020
4. Historical Preservation Commission Minutes, dated December 17, 2020
5. Before and after photographs of windows on Main St.
6. Cut sheets for replacement windows on Main St.

CC: Staci Springer, Community Development Director
Kelly Purvis, Planning Manager
Brendan Moriarty, Property Owner/Petitioner

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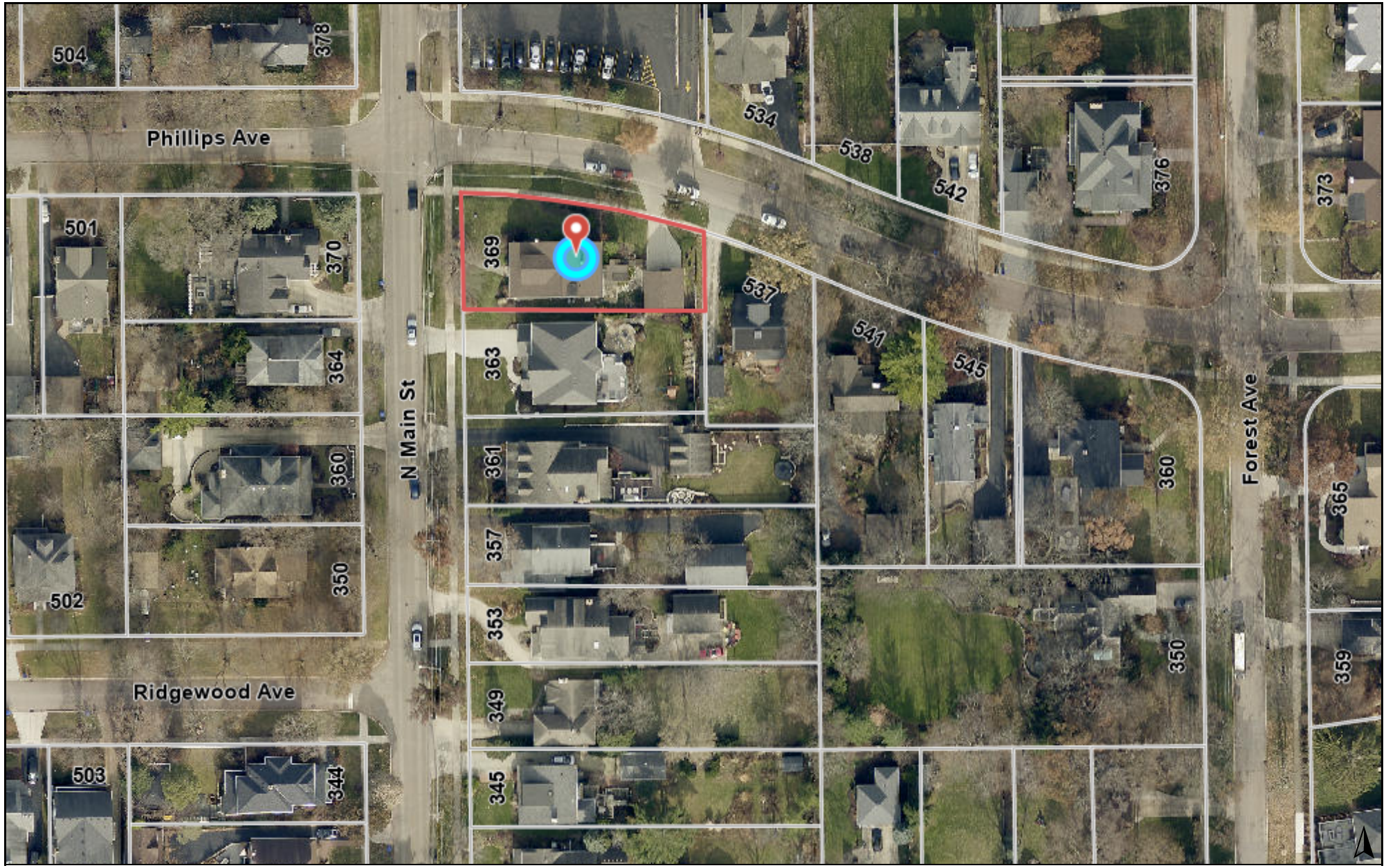
GISConsortium | 369 N Main St., Aerial View



0 150 300 ft

Print Date: 10/5/2021

Notes

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
OCT.02,2012 1:55 PM
OTHER 05-14-112-001
021 PAGES R2012-137331

Village of Glen Ellyn

Ordinance No. 6056

An Ordinance Designating the Property
At 369 N. Main Street, Glen Ellyn, IL
as a Glen Ellyn Local Landmark

Adopted by the
President and Board of Trustees
Of the
Village of Glen Ellyn
DuPage County, Illinois
This 23rd day of July, 2012.

Published in pamphlet form by the authority of the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, this 24th Day of July, 2012.

PREPARED BY AND MAIL TO:
VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 Duane Street
Glen Ellyn, IL 60137

Ordinance No. 6056

An Ordinance Designating the Property At 369 N. Main Street, Glen Ellyn, IL as a Glen Ellyn Local Landmark

Whereas, Phil Eskilson, owner of the property commonly known as 369 N. Main Street ("Property"), Glen Ellyn, DuPage County, Illinois, and legally described as follows:

> LOT 7 (EXCEPT THE EAST 70 FEET THEREOF AND EXCEPT THE SOUTH 75 FEET THEREOF) IN BLOCK 3 IN E.W. ZANDER AND COMPANY'S PARK ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN THE NORTH ½ OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 13, 1907 AS DOCUMENT NO. 92445, DUPAGE COUNTY, ILLINOIS.
>
> P.I.N. 05-14-112-001;

has submitted a written request for Village of Glen Ellyn Historic Landmark Designation for the property at said address in accordance with Chapter 13 of Title 2 of the Glen Ellyn Village Code, known as the Historic Preservation Ordinance; 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, Glen Ellyn Historic Preservation Commission conducted a public hearing on June 28, 2012, during which evidence, testimony, and exhibits were presented 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 property be officially designated as a historic and architectural landmark, as set forth in its Report and Recommendation dated July 17, 2012, a copy 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 evidence and exhibits presented at the aforementioned public hearing and have considered the Report and Recommendation of the Glen Ellyn Historic Preservation Commission and find that the 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;

Now, Therefore, be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in exercise of its home rule powers, as follows:

Section One: The Report and Recommendation of the Glen Ellyn Historic Preservation Commission, attached hereto as Exhibit "A", is hereby accepted, and the findings and conclusions set forth therein and in the preamble below are hereby adopted as findings of the corporate authorities of the Village of Glen Ellyn.

Section Two: The President and Board of Trustees hereby designate the property located at 369 N. Main Street in Glen Ellyn, DuPage County, Illinois, as a Glen Ellyn Local Landmark.

Section Three: The property is hereby determined to be a Glen Ellyn Local Landmark because it satisfies the following criteria set forth in Section 2-13-3(A) of the Glen Ellyn Village Code:

A. The property is an example of the Queen Anne Bungalow style of architecture, and was built in 1921.

B. It exemplifies an architectural type or style distinguished by its original stucco siding and traditional front gable with a low-pitched front roof, with a large covered front porch with massive stucco columns.

C. The property is an outstanding and unique example of the Bungalow style of architecture.

D. Its unique location fronts the east side of Main Street, at the intersection of Main Street and Phillips Avenue, representing an established and familiar visual feature of the neighborhood.

Section Four: The determination of landmark designation is based upon the owner's written request and the evidence, exhibits, and testimony presented at the June 28, 2012 Historic Preservation Commission public hearing including the documents listed below, which 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:

A. Historic Landmark Nomination Form

B. Picture of the home on the property

C. Copy of the notice of the Public Hearing

Section Five: By virtue of its satisfying the criteria specified herein, the property is hereby declared and designated as a Glen Ellyn Local Landmark, and the owners of said property are requested to affix a plaque to the house denoting said designation.

Section Six: The Historic Preservation Commission is authorized and directed to send a certified copy of this Ordinance and a summary report of the effects of designation to the owners within ten (10) days of the passage of this 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 23 day of July, 2012, on first reading, second reading not being requested.

Ayes: Cooper, Friedberg, Hartweg, Henninger, Ladesic, McGinley

Nays: - 0 -

Absent: - 0 -

Approved by the Village President of the Village of Glen Ellyn, Illinois, this 23 day of July, 2012.

Village President of the Village
of Glen Ellyn, Illinois

Attest:

Patricia A. Underhill
Village Clerk of the Village
of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 24th day of July, 2012.)

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EXHIBIT "A"

REPORT AND RECOMMENDATION OF THE GLEN ELLYN HISTORIC PRESERVATION COMMISSION ON THE REQUEST OF PHIL ESKILSON FOR THE DESIGNATION OF THE PROPERTY LOCATED AT 369 N. MAIN STREET AS A HISTORIC LANDMARK

TO: The President and Board of Trustees, Village of Glen Ellyn, Illinois

DATE: July 17, 2012

Background. Phil Eskilson ("Petitioner"), property owner of 369 N. Main Street ("Property"), filed a petition to have his home designated as a Glen Ellyn Historic Landmark on May 23, 2012. On May 24, 2012, pursuant to the testimony and facts presented by the Petitioner, the Glen Ellyn Historic Preservation Commission granted preliminary determination of landmark designation to the Property. In accordance to the Glen Ellyn Historical and Architectural Landmark Preservation Ordinance (#3825), a public hearing was held before the Historic Preservation Commission on Thursday, June 28, 2012. The Historic Preservation Commission heard testimony, and issues the following Report and Recommendation to the Village Board.

I. Report:

A. Request.

The Petitioner is requesting landmark designation for their property located at 369 N. Main Street.

B. Exhibits.

The following materials were submitted for review prior to the Historic Preservation Commission meeting:

Exhibit 1: Historic Landmark Nomination Form received on May 23, 2012 from the Petitioner for the Property along with submittals.

Exhibit 2: Notice of Public Hearing published in the June 11, 2012, edition of the Daily Herald.

Exhibit 3: Planning Report dated June 13, 2012.

Exhibit 4: Letter from Petitioner dated June 9, 2012.

Exhibit 5: Minutes from the May 24, 2012, regular Historic Preservation Commission meeting.

Exhibit 6: Minutes from the June 28, 2012, regular Historic Preservation Commission meeting.

C. June 28, 2012, Public Hearing.

The Petitioner presented their request for landmark designation of their home at 369 N. Main Street to the Commission. The Petitioner referred to the nomination form, pictures of the property, and additional property information. The Petitioner indicated that the home was an exemplification of the Queen Anne Bungalow style of architecture, and was one of the first homes built in the E.W. Zander Park Addition to Glen Ellyn.

D. Public Comment.

No members of the public spoke in favor or opposition of the request.

E. Discussion.

After conducting the public hearing, the Historic Preservation Commission made the following Findings of Fact pertaining to the Petitioner's request for Landmark Designation:

Fact 1: The property is an example of the Queen Anne Bungalow style of architecture, and was built in 1921.

Fact 2: It exemplifies an architectural type or style distinguished by its original stucco siding and traditional front gable with a low-pitched front roof, with a large covered front porch with massive stucco columns.

Fact 3: The property is an outstanding and unique example of the Bungalow style of architecture.

Fact 4: Its unique location fronts the east side of Main Street, at the intersection of Main Street and Phillips Avenue, representing an established and familiar visual feature of the neighborhood.

II. Recommendation:

On a motion made by Commissioner Rasnic and seconded by Commissioner Saliamonas, the Historic Preservation Commission recommends that the Village Board approve the landmark designation for the property located at 369 N. Main Street based on the findings of fact stated herein above. The motion carried with a vote of seven (7) "Ayes," zero (0) "Nays."

Date of Meeting: June 28, 2012

Present: Chairman Marks, Commissioners Christiansen, Manak, Rasnic, Salamunovich, Saliamonas, Wilson, Student Representative Buckton, Trustee Cooper, Planning Intern Kasey Matthews, Recording Secretary Blake

Excused: Commissioners Issac, Staff Liaison Strong

Absent: None

Also Present: Phil Eskilson, Mike Wilson, Richard Johnson, Jan Shupert-Arick

GLEN ELLYN HISTORIC PRESERVATION COMMISSION

HISTORICAL LANDMARK NOMINATION FORM FOR INDIVIDUAL BUILDINGS OR ART OBJECTS

RECEIVED
MAY 23 2012
VILLAGE OF GLEN ELLYN

Date Received _____

1. Name of Property/Site: Thomas Grigg Home

2. Address of Property: 369 N. MAIN ST

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

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

____ Illinois Register ____ National Register

X Glen Ellyn Historical Society Plaque

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

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

____ Its location as a site of a significant historic event which may have taken place within or involved the use of any existing improvements;

X 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;

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

X 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;

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

____ Other reasons. Please specify. _____

6. Additional details and history. Summarize why this property/site should be designated a "Landmark." Please indicate the year this building was constructed. BUILT IN 1921, this home is the first house SOUTH EAST OF DOWNTOWN ON MAIN ST, Its corner location shows both the front + side of this home, which has its original floor plan, windows, stucco + most other exterior features.

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

Name: PHIL ESKILSON
Address: 369 N. MAIN ST
Area Code: 630 Phone Number: 793-9525

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

Name: PHIL ESKILSON
Address: 369 N. MAIN ST
Area Code: 630 Phone Number: 793 9525

Signature _____ Date 5/24/2012

If you have questions, please phone the Village of Glen Ellyn staff liaison for the Historic Preservation Commission at 630/469-5000.

Please return this form to:

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

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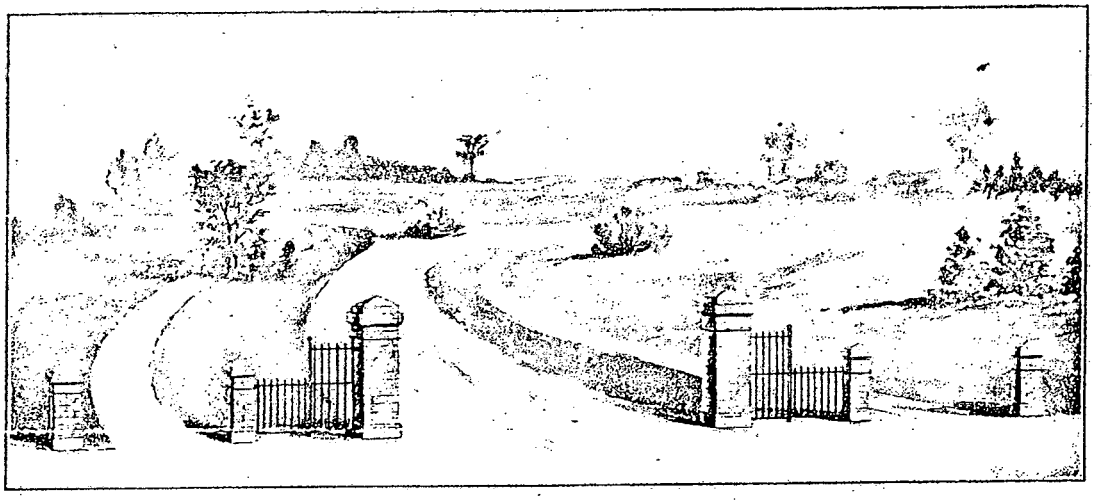
DELIGHTFUL HOMESITES

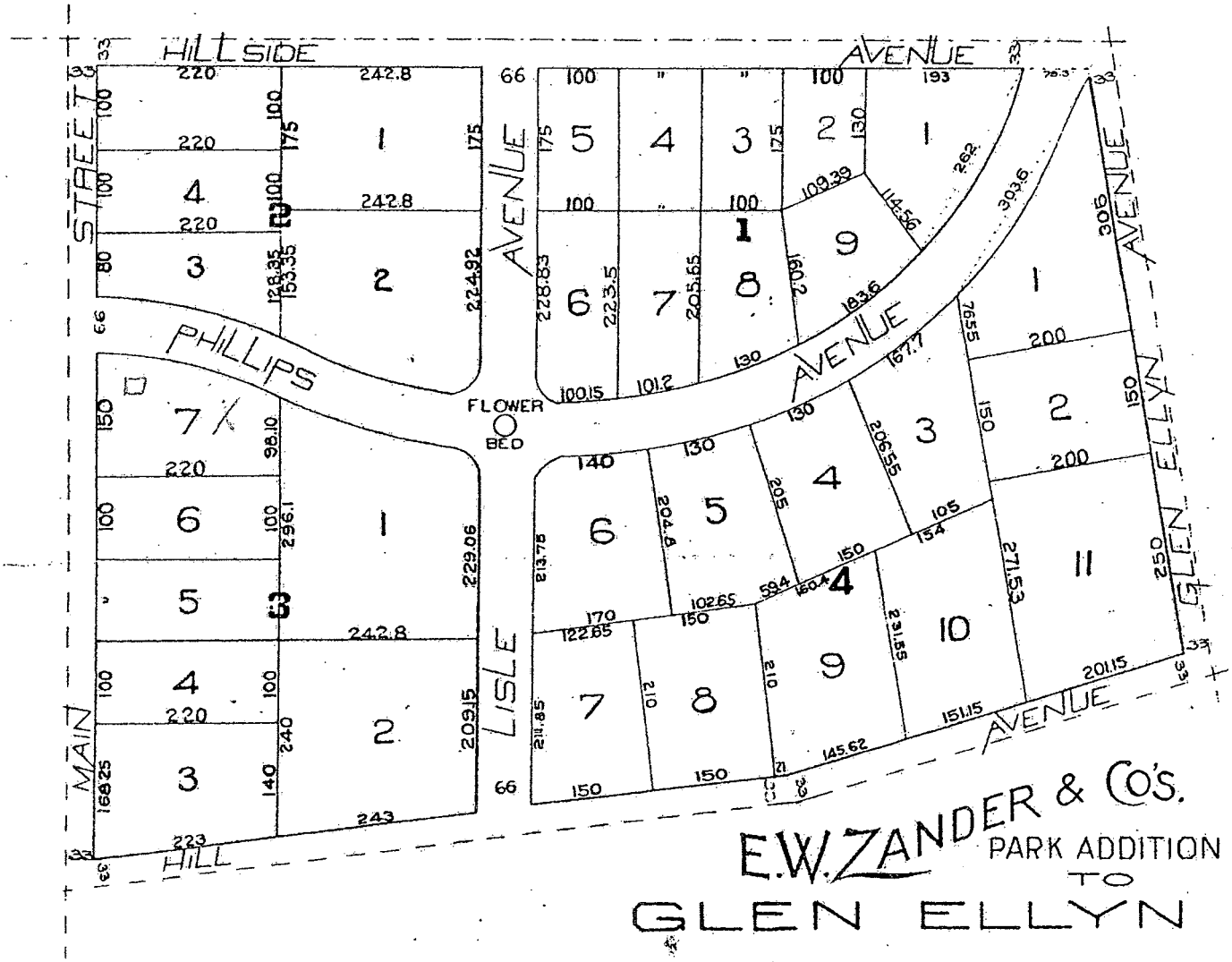
—in—

GLEN ELLYN—the Suburb of Natural Beauty



Main Street Entrance to Subdivision

These columns will be placed at every entrance



ATTRACTIVE PRICES—EASY TERMS

7907

E. W. ZANDER, OWNER

114 Dearborn Street, Chicago

REAL ESTATE TAXES

LOCATION	LEGAL DESCRIPTION
1921 Thomas M. Grigg	Part of NW 1/4 Section 14
369 Main St.	County Clerk's 6th Assessment Division
Glen Ellyn, IL	E.W. Zander & Co. Park Addition to G.E. N 75' Lot 7 Block 3

PERMANENT TAX # 05-14-112-001

Researched by: Bob Chambers
Judy Johnson
Completed: Oct. 2009

YEAR	NAME	SIZE OR DESCRIPTION	ASSESSED VALUE	ADJUSTED VALUE	TAX PAID	REMARKS (DateTaxes Paid and by whom)
1910	Edward W. Zander	Lot 7 Block 3 E.W. Zander & Co. Park Addition	120	136	23.11	3-14-1911 E.W. Zander
1911	Frederick Watson	Lot 7 Block 3 E.W. Zander & Co. Park Addition	140	129	13.02	2-7-1912 F. Watson
1912	Frederick Watson	Lot 7 Block 3 E.W. Zander & Co. Park Addition	265	265	13.57	2-27-1913 F. Watson
1913	Frederick Watson	Lot 7 Block 3 E.W. Zander & Co. Park Addition	400	420	16.21	3-27-1914 F. Watson
1914	Frederick Watson	Lot 7 Block 3 E.W. Zander & Co. Park Addition	400	400	21.88	2-26-1915 Mabel Zander
1915	Frederick Watson	Lot 7 Block 3 E.W. Zander & Co. Park Addition	400	400	22.78	6-1-1916 Julia L. Watson
1916	Frederick Watson	Lot 7 Block 3 E.W. Zander & Co. Park Addition	400	400	18.28	4-4-1917 Julia L. Watson
1917	Frederick Watson	Lot 7 Block 3 E.W. Zander & Co. Park Addition	400	400	19.66	3-29-1918 J .L. Watson
1918	Frederick Watson	Lot 7 Block 3 E.W. Zander & Co. Park Addition	270	400	20. 60	3-20-1919 J. L. Watson
1919	Frederick Watson	Lot 7 Block 3 E.W. Zander & Co. Park Addition	270	405	30. 60	5-4-1920 Mrs. Zander
1920	Frederick Watson	Lot 7 Block 3 E.W. Zander & Co. Park Addition	405	405	33.37	2-10-1921 Mabel Zander
1921	Thomas M. Grigg	Lot 7 Block 3 E.W. Zander & Co. Park Addition	2055	------	169.37	4-10-1922 Thomas Grigg
1922	Thomas M. Grigg	N 75' except E 70' Lot 7 Block 3	1200	------	129.12	6-23-1923 Thomas Grigg
1923	Thomas M. Grigg	N 75' except E 70' Lot 7 Block 3	1290	------	143.74	4-28-1924 Edward Chatterton
1924	Thomas M. Grigg	N 75' except E 70' Lot 7 Block 3	1290	------	144.87	5-29-1925 Edward Chatterton
1925	Edward Chatterton	N 75' except E 70' Lot 7 Block 3	1290	-----	150.41	6-3-1926 Edward Chatterton
1926	Thomas M. Grigg et al	Block 3 N 75' of Lot 7 E.W. Zander & Co. Park Addition	2400	3400	152.48	6-1-1927 E. Chatterton
1927	Edward Chatterton	Block 3 N 75' of Lot 7 E.W. Zander & Co. Park Addition	2420	3480	184.76	6-4-1928 E. Chatterton
1928	Edward Chatterton	Block 3 N 75' of Lot 7 E.W. Zander & Co. Park Addition	2420	3180	193.67	6-1-1929 Sold E. Chatterton
1929	Thomas M. Grigg et al	Block 3 N 75' of Lot 7 E.W. Zander & Co. Park Addition	2420	3180	194. 30	Sold
1930	Thomas M. Grigg et al	Block 3 N 75' of Lot 7 E.W. Zander & Co. Park Addition	2420	3180	193.89	10-5-1931 Sold
1931	Edward Chatterton	Block 3 N 75' of Lot 7 E.W. Zander & Co. Park Addition	2000	2540	158. 00	Sold

PROPERTY TRANSACTION WORKSHEET

LOCATION	LEGAL DESCRIPTION	Permanent Tax No. 05-14-112-001
1921 Thomas M. Grigg	Part of NW 1/4 Section 14	
369 Main St.	County Clerk's Assessment Division	Researched by: Bob Chambers
Glen Ellyn, IL	E.W. Zander & Co. Park Addition to G.E. N 75' Lot 7 Block 3	Judy Johnson
		Date Completed: Oct. 2009

Document Number	Grantor(Seller)	Grantee(Buyer)	Instrument	Date of Instrument	Date of Filing	Amount	Book/Page #	Property Description
7701	United States	William J. Johnson	Patent	6/1/1845	11/17/1853	-------	15 424	NE 1/4 of NW 1/4 Sec. 14
10784	William Johnson	Francis McFall	D	9/27/1856	10/1/1856	5000	19 721	Pts. Sec. 11-14-15 Lost Deed Book
11784	Francis McFall	Josiah Deily	WD	9/18/1857		8000	21 179	Pts. Sec. 11-14-15 144 Acres
121163	Josiah Deily	Albert S. Janes	D	3/21/1858	3/26/1858	1800	21 571	Pts. Sec. 11-14-15 137 Acres
29174	Albert S. Janes	John Smith	WD	7/11/1881	7/15/1881	2900	53 133	Pt. NE 1/4 Sec. 15 and Pt. NW 1/4 Sec. 14
38073	John Smith	Charles A. Phillips	WD	9/1/1887	9/13/1887	5000	59 323	Pt. NE 1/4 Sec. 15 and Pt. NW 1/4 Sec. 14
88056	County Clerk's 6th Assessment Division	Subdivision	Plat	7/6/1906		-----	6 25	NW 1/4 Sec. 14
92313	Arthur L. Phillips	Edward W. Zander	WD	10/22/1907	11/27/1907	1	100 160	Pt. NW 1/4 Sec. 14 and Pt. NE 1/4 Sec. 14
92445	E.W. Zander & Co, Park Addition to Glen Ellyn	Subdivision	Plat	12/10/1907		-----	6 42	Pt. NW 1/4 Sec. 14
146647	Mabel Zander	Thomas M. Grigg Elva M. Grigg	WD	2/2/1921	2/23/1921	10	133 373	Lot 7 Block 3 E.W. Zander's Park Addition
152820	Elva M. Grigg Thomas M. Grigg	W. H. Hall - DuPage County State Bank	M	12/15/1921	12/21/1921	3000	88 468	N 75' Lot 7 Block 3 E.W. Zander's Park Addition
154220	Elva M. Grigg Thomas M. Grigg	W. H. Hall - DuPage County State Bank	M	3/3/1922	3/7/1922	2000	88 540	N 75' Lot 7 Block 3 E.W. Zander's Park Addition
156013	W.H. Hall - DuPage County State Bank	Elva M. Grigg Thomas M. Grigg	Release #15420	4/8/1922	5/19/1922	1	28 62	N 75' Lot 7 Block 3 E.W. Zander's Park Addition
156014	W.H. Hall - DuPage County State Bank	Elva M. Grigg Thomas M. Grigg	Release #152820	3/21/1922	5/19/1922	1	28 63	N 75' Lot 7 Block 3 E.W. Zander's Park Addition
156015	Elva M. Grigg Thomas M. Grigg	Sedan Smith Edward W. Smith	WD	4/14/1922	5/19/1922	10	140 143	N 75' Lot 7 Block 3 E.W. Zander's Park Addition
172133	Edward W. Smith	Elsie Baron Chatterton Edward S. Chatterton	WD	11/2/1923	12/1/1923	10	148 484	N 75' Lot 7 Block 3 E.W. Zander's Park Addition
393949	Elsie Baron Chatterton Edward S. Chatterton	Theda Sunday	QCD	10/11/1938	10/13/1938	1	330 453	N 75' Lot 7 Block 3 E.W. Zander's Park Addition
393950	Theda Sunday	Elsie Baron Chatterton Edward S. Chatterton	QCD	10/11/1938	10/13/1938	1	330 454	N 75' Lot 7 Block 3 E.W. Zander's Park Addition
R61 7272	Heirs of Elsie Baron Chatterton	Winifred Baron Eddleman	QCD	3/31/1961	5/19/1961	10	--------	N 75' Lot 7 Block 3 E.W. Zander's Park Addition
R61 7273	Winifred Baron Eddleman	DuPage Trust Co.	D in T	5/5/1961	5/15/1961	10	--------	N 75' Lot 7 Block 3 E.W. Zander's Park Addition
R61 19329	DuPage Trust Co.	Helen B. Mathison Wegor E. Mathison	D	5/5/1961	8/22/1961	10	--------	N 75' Lot 7 Block 3 E.W. Zander's Park Addition
R67 10708	Helen B. Mathison	Donald E. Pins	QCD	4/6/1967	4/12/1967	10	--------	N 75' Lot 7 Block 3 E.W. Zander's Park Addition
R67 10709	Donald E. Pins	Helen B. Mathison Ruth Sickert	QCD	4/6/1967	4/12/1967	10	--------	N 75' Lot 7 Block 3 E.W. Zander's Park Addition

PROPERTY TRANSACTION WORKSHEET

LOCATION	LEGAL DESCRIPTION	Permanent Tax No. 05-14-112-001
1921 Thomas M. Grigg	Part of NW 1/4 Section 14	
369 Main St.	County Clerk's Assessment Division	Researched by: Bob Chambers
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		Date Completed: Oct. 2009

Document Number	Grantor(Seller)	Grantee(Buyer)	Instrument	Date of Instrument	Date of Filing	Amount	Book/Page #	Property Description
R79 60977	Ruth Sickert	Helen B. Mathison	QCD	7/6/1979	7/13/1979	10	--------	N 75' Lot 7 Block 3 E.W. Zander's Park Addition
R79 60978	Helen B. Mathison	Cheryl A. Knowles Christopher G. Knowles	WD	7/9/1979	7/15/1979	10	--------	N 75' Lot 7 Block 3 E.W. Zander's Park Addition
R84 08092	Marcia A. McCallister Christopher G. Knowles	Lynn M. Alder Samuel E. Auxier	WD	1/26/1984	1/27/1984	10	--------	N 75' Lot 7 Block 3 E.W. Zander's Park Addition
R89 048150	Lynn M. Auxier Samuel E. Auxier	Jean D. Springer Stephen D. Springer	WD	4/21/1989	4/26/1989	10	--------	N 75' Lot 7 Block 3 E.W. Zander's Park Addition
R96 067185	Jean D. Springer Stephen D. Springer	Mary M. Cress John W. Cress	WD	4/22/1996	4/24/1996	10	--------	N 75' Lot 7 Block 3 E.W. Zander's Park Addition
R2006 137214	Mary M. Cress John W. Cress	Re/Max Relocation Inc.	WD	6/1/2006	7/18/2006	10	--------	N 75' Lot 7 Block 3 E.W. Zander's Park Addition
R2006 137215	Re/Max Relocation Inc.	Sarah G. Adler Philip P. Adler	WD	6/30/2006	7/18/2006	10	-------	N 75' Lot 7 Block 3 E.W. Zander's Park Addition
R2009 133710	Sarah G. Adler Philip P. Adler	Philip J. Eskilson	WD	8/17/2009	8/28/2009	10	--------	N 75' Lot 7 Block 3 E.W. Zander's Park Addition

Card No. | Section: NW 14 | Code: 5036

BUILDING DESCRIPTION AND VALUATION

14-112-001 '83 LAND 5520 9100 | BLDG 13340 22000 | TOTL 18860 31100

LEGAL DESCRIPTION	SEC.	TOWN	RANGE	LOT	SUB LOT	BLOCK
Van Zanden & Co's Park Add N 75 ft /Ex E 70 ft/				7		3

NAME AND ADDRESS: JOHN (W) + MARY M GRESS, 369 Main St

LOT SIZE: 61 ft. E 171 ft.

	1981	1982	1983
Land Valuation	5520	5520	5520
Building Valuation	14020	13170	13340
Total Land and Building	19540	18690	18860

Building Class 1.9

PRINCIPAL BUILDING DESCRIPTION

TYPE AND USE: 1 Family Dwelling ✓; 2 Family Dwelling; Attached or Row House; 2-6 Family Apartment; Multi-Family Apartment; Tourist Court or Motel; Farm House

STORIES AND ROOMS: Stories 1 (1½) 2 2½ 3 3½; Number of Apartments 9-5-; Total Number of Rooms 8-4-3½

(1) FOUNDATION: Masonry Walls; Wood or Block Piers

(2) EXTERIOR WALLS: Frame With Wood, Shingle or Stucco Siding ✓; Concrete Block or Tile; Stucco on Block or Tile; Brick: Face ... Common; Stone; Other

(3) PORCHES: Porch Number 1 2 3; Open Porch 272 ✓; Glazed Porch; Enclosed & Finished

LAND: Level ✓; High; Low; Rocky; Swamp

Observed Physical Condition: Good (Normal) Fair Poor

(4) ROOF AND ROOFING: Flat Gable ✓ Hip; Ganbrel Mansard; Prepared Roll; Wood or Composition Shingle ✓; Built-Up Asphalt or T & G; Commercial Slate or Tile; Other

(5) FLOORS: Softwood; Hardwood ✓; Concrete; Tile: Bath Kitchen

(6) INTERIOR FINISH: Unfinished Walls; Dry Wall; Plaster ✓; Other; Tile Walls: Bath Kitchen; Softwood Doors and Trim; Hardwood Doors and Trim; Natural Fireplace 1

(7) PLUMBING: None Water Only; Number Bathrooms (3 Fx) 2; Number Toilets (2 Fx) 1; Number Single Fixtures

LAND RECORD — STREET OR ROAD: Concrete; Black Top ✓; Gravel; Dirt

1919 Effective Age — Date Years

(8) HEATING: Stove or Unit Heater; Hot Air: Pipless; Piped Gravity; Forced Circulation; Steam; Hot Water or Vapor ✓; Concealed Radiant

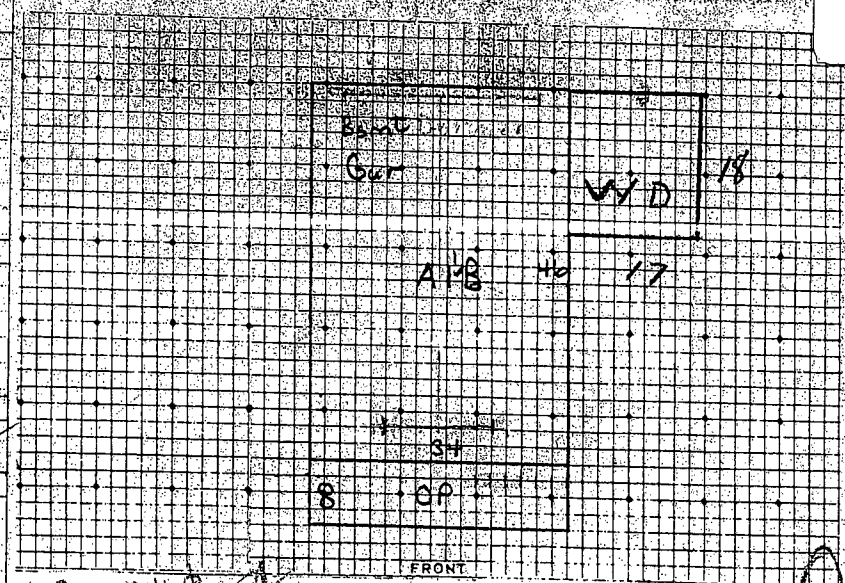
(9) BASEMENT: None Full ✓; Partial Basement: Apartment %; Recreation Room %; Floor: Dirt Wood Concrete ✓

(10) HALF STORY ATTIC: Unfinished; Finished % ✓

(11) OTHER ITEMS: Canopy: Type; Area; Terrace or Patio: Type; Area; Porch Footage: Area 102 ✓; Built-in Porch: Area; Air Conditioning % 43 ✓

IMPROVEMENTS % 100%: Sidewalks ✓; Curbs ✓; Water ✓; Sewer ✓; Gas ✓

BUILDING SKETCH



L.A 2346 ft

14-112-001 '87 LND 6180 | % BLD 21880 | TTL 28060

Base		
A1/2	1564	12.30

ADDITIONS AND DEDUC

3F	272	2.40
6H	1	(750)
7A	2	(640)
11BG	1 car	(300)
10G	1564	.73
11R	306	1.60

BUILDING AREA CALCULATION

FLOOR OR PART	WIDTH	DEPTH	AREA
A1/2B	34	46	1564

GROUND AREA SQUARE FEET

Total Replacement Cost
Cost Conversion Factor
Converted Replacement Cost

DEPRECIATION AND OBSO

Effective Age Depreciation 1/
Observed Physical Condition
Overimprovement
Underimprovement
Other New Gas Attic -10
Total Depreciation (a + b)

BUILDING VALUE

ACCESSORY BUILDINGS

BUILDING VALUE TOTAL

OVER

Class No.	Dimensions Width	Depth	Height	Ext. Walls	Missing Wall	Roof	Floor	Area	Age	Unit Cost	Additions and Deductions	Base Cost	Conv. Fact	Replacement Cost	Net Cond.	Net Appraisal
2F																

3/16/71 FB 6 K
Roofing Quonset 18 [illegible]
Alteration $11,500.00 B-5872 11/15/79 11-19-80 Comp.

SPECIAL NOTES: All Alteration MUST BE INSIDE NOTHING VISABLE OUTSIDE EXCEPT FRESHLY POURED RETAINING WALL LEADING TO

LAND VALUATION

Lot Size or Number of Acres	Soil Class	Base Unit Value	Depth or Corner Influence Table	Factor	Adjusted Unit Value	Total Value
65 X 150		85	T-1	1.00	85	5525

Date ... Date ... Date ... Date ... Checked by

The Glen Ellyian

Published Weekly at Glen Ellyn, Ill.

O. G. CHRISTGAU
Editor and Publisher

Subscription Price; $1 per Year in Advance

Vol. 1. No. 11. SATURDAY, NOVEMBER 30, 1912 Glen Ellyn, Ill.

BARON-SCOTT WEDDING.

Miss Edith Baron and Mr. Robert Scott were married last Wednesday evening at the Congregational Church. About 250 guests were present to witness the ceremony. The church was beautifully decorated for the occasion.

While the wedding march from Lohengrin was being played by Mr. B. B. Curtis the Rev. Mr. Kedzie took his place to await the wedding party. The groom, attended by his best man, Dr. George Toofewnd, was the first to appear. Next came Mrs. Smith, Matron of Honor, and the flower girls, Enid Smith and Nettie Geske. These took their places on the platform with the bridesmaids and ushers to await the coming of the bride. In a moment she appeared and was escorted to the altar by her father. In uniting the couple Rev. Kedzie read the beautiful and impressive ring service.

The bride wore a beautiful white dress and brial veil. She carried a bouquet of white roses. The bridesmaids, Elsie and Winifred Baron, were dressed in white and carried yellow chrysanthemums tied with yellow ribbons. Mrs. Smith, matron of honor, wore a yellow satin gown and carried white chrysanthemums. The flower girls were also dressed in yellow, and carried dainty little baskets filled with white flowers which they scattered along the way. Fred Lang, Chas. LePage, Edgar Ling and Elmer Adams were the ushers. All the men of the wedding party wore full evening dress.

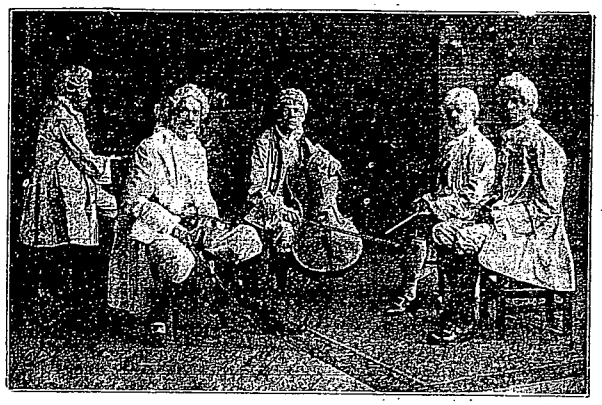
After the marriage ceremony the bride and groom left the church amid a storm of rice and confetti. They went directly to the home of the bride's parents, which was artistically decorated in yellow and white. In one corner of the parlor the Stars and Stripes and the British flag were draped and covered with a lattice of yellow and white. Beneath the two flags the bridal pair stood and received the congratulations of their friends. About 100 guests gathered at the house for the reception and wedding supper. The dining room was tastefully decorated and the color scheme of yellow and white was observed throughout. The wedding cake was tied up in neat little packages and each guest took one home.

The bride received many valuable, beautiful and useful gifts. The gift room was filled with cut glass, silverware and chinaware. Among the many articles of furniture received were two mahogany center tables, a set of dining room chairs and two mahogany rockers.

The bride and groom were taken to Aurora by Mr. Orrin Dodge in his automobile in time to catch the evening train for Minneapolis. They will spend about ten days on their honeymoon and will visit at Storm Lake, Iowa, on their return trip.

Mrs. Scott was born in England. She is the daughter of Mr. and Mrs. George Baron and came to America with them when she was only a little girl. She has lived here for a number of years and has a large circle of friends. Mr. Scott is a lawyer and practises his profession in Chicago.

Upon their return Mr. and Mrs. Scott will occupy the Jacobs cottage on Forest Ave., near Hawthorne.



THE SCHUMANN QUINTETTE.

The Schumann Quintette, the next number on the Glen Ellyn Entertainment course, is said to be the finest five member Symphony Concert Company in the Lyceum.

Mr. Lampert, leader, was for nine years first violinist for the Thomas Orchestra. His associates are true artists. They will play at the new bank Auditorium next Friday evening, Dec. 6th.

GEO. ROBERTSON DEAD.

George H. Robertson, a resident of Glen Ellyn for the last fourteen years and familiarly known to young and old as "Dad," died Friday afternoon following a brief illness. On Sunday morning previous he was taken sick and later suffered a slight paralytic stroke. As his health had been feeble for several years, the end came soon. Mr. Robertson was born in Huntsville, Alabama, in 1846. He had two brothers and two sisters who with his parents have preceded him into eternity. His early life was spent on the Mississippi river and its tributaries and he was able to rival the celebrated Mark Twain in telling of his adventures. For the last thirty years he had been in the employ of the Wabash railroad in various capacities. Recently he was transportation agent for the theatrical troupes and other special parties. He was married to Mrs. Robertson, whose maiden name was Catherine Meuhlig, in Chillicothe, Ohio, in 1889. Her mother lived with them in the Robertson home on Glenwood avenue and last year a brother, Chas. L. Meulig, became a resident here.

Mr. Robertson was buried from his late residence on Sunday afternoon. The Rev. C. H. Kenreich conducted the services. Interment was in Forest View cemetery.

AN INVITATION.

All who are interested in the Social, Church, School, Business and General News in this community are invited to subscribe for the Glen Ellyian.

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Balster Gerald wks Scheflow Const Co Elgin r 470 Philips ave
Barber Herbert P gardener r 487 Duane
Barbour Roger M (Augusta J) auditor r 308 Hawthorne
Barclay Donald W (Hazel J) wks Chgo Post Office r 330 Brandon ave
Barclay Preston W ret r 330 Brandon ave
Barger Bion D (Ruth E) salesman r 254 Main
Barkey Jacob A (Jennie L) ret r 681 Hillside ave
Barloga Miss Mildred sect to Supt of Schools Glen Ellyn r 541 Phillips ave
Barnard Harry J (Lucille A) truck driver r 8 Nicolls ave
BARNES CHARLES (Nina G) sewer contractor r 538 Lowell ave
Barnes Henry B (Marie E) ret r 773 Crescent Blvd
Baron George (Louise) supt Standard Oil Co Bldg Chgo r 369 Main
BARON JOHN (Martha) mgr Newton Baethke Co r 495 Ridgewood ave
Baron Theodore (Gertrude) mechanic r 290 Glenwood ave
Baron Miss Winifred sten r 369 Main
Barr Charles L (Aileen) sales mgr F B Reddington & Co Chgo r 250 Van Damin ave
Barrett Miss Cora bookkeeper r 247 Hill ave
Barron Charles H (Ethel L) salesman r 270 Main
Barrow George labr r 316 Brandon ave
Bartels Miss Elsie E clk F H Bartels r 435 Main
BARTELS FRED H (Elsie) prop grocery & market 435 Main ph 488 r same
Bartels Ira R stu Glenbard H S r 493 Duane
Bartels Joseph J (Anna) with All American Radio Corp Chgo r 493 Duane
Bartels William bldg supt Glen Ellyn State Bank Bldg 526 Crescent Blvd r same
Bartlett Byron M (Carol M) bank clk r 585 Lakeview ter
Bartlett Samuel L (M Elizabeth) architect ICRR Chgo r 397 Lorraine Road

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Beach Hugh J (Hester) r 666 Forest ave
Bear Maxfield r 667 Duane
Beatty Miss Florence E buyer The Fair Chgo r 590 Hill ave
Beatty Herbert O (Jean B) r 403 Montclare ave
Beatty John (Anna M) printer r 537 Phillips ave
Beatty Mrs Mary E (wid W E) r 590 Hill ave
Beatty Miss Mary M sect Dr Richardson Chgo r 590 Hill ave

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472 Charles E Picton
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507 Carl Wellings
509 Ole Martensen
510 George H Steging
529 Mrs Martha D Sullivan
538 Charles Barnes
Walnut YIntersects
CA&ERR Intersects
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No Houses
McCREEY AVE
From Lambert Road east to Main 10 south of Roosevelt Road.
No Houses
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Parkside Ave Intersects
nr Park Blvd Leslie L Bounds
Park Blvd Intersects
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Samuel F Showalter
Edward J Burke
Arnold Davidson
Emil Peck
Walter Hintz
Mrs Louisa Lee
Mrs Dorothy Munzer
nr Fairview Ave Otto Landwehr
Parkside Avenue Intersects
Fairview Avenue Intersects
163 John A Shauer
165 Vacant
171 Bowen T Ehrnman
South Road Intersects
188 George E Bergfors
210 Timothy J Canty
Greenfield Avenue Intersects
205 Bert A White
214 Otto Pastor
217 Walter C Wille
219 Harry G Way
High Road Intersects
229 Vacant
233 Herbert L Franc
234 Egerton E Birks
236 Hoyt H Holden
240 Charles S Emmert
241 Louis H Chamberlin
243 William J Katz
245 Ellis A Zetterholm
248 Irving H Wanzer
254 Bion D Barger
255 Henry C Estes
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270 William P Ferries
274 Charles J Olander
275 George G Nelson
276 Alexander I Fafenroth
279 Claude O Powell
280 Bruce A Whitmore
284 Herbert W Martin
285 Mrs Anna Rasmusen
289 George Duquette

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305 T Stuart Smith
309 Clifford K Howard
Hill Avenue Intersects
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330 Alexander W Grant
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336 Fred Ladenburger
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345 Mrs Cora V Higley
Ridgewood Avenue Intersects
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360 Arthur G Johnson
361 Ralph M Kolze
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370 August S Bowman
Phillips Avenue Intersects
378 Gus Zuttermeister
383 George P White
386 Mrs Rebecca L Hoatley
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387 Clayton H Higley
389 Rev Daniel A McGregor
390 Edgar H McChesney
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410 Alexander J Sabel
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Mrs Julia Y Shawl
Acacia Art & Gift Shop
Glen Ellyn Baptist Church
Acacia Hall
Ralph Redig
415 Benson Food Shop
413-415 Acacia Apartments
No 21 Orth G Baer
22 Bert Ehstrom
23 Rolph Redig
25 Marvin M Lane
27 Austin M Martin
28 John F Richards
31 Harold G Clausen
32 Irvin H Christianson
34 Albert T Bates
35 Vacant
36 Carl R Gregg
37 Lancelot A McGouch
41 Clinton J Tinsman
423 Mrs Mabel Wright
424 J H Wagoner & Co
Mrs Hannah D Wagoner
Abarbanell Bros
425 W H Wright & Co
426 R A Wilcox
427 George Standenmaier
Womans Shop
Reeds Bootery
429 Vacant
431 Glen Ellyn Fruit Store
433 Busy Bee Barber Shop
Mi Ladys Beauty Shop
434 Carl Tauber
435 F H Bartels

436 Carl Tauber
438 Klein & Co
Duane Intersects
443 Baxter's Pharmacy
445 Arthur O Saul
447 Glen Ellyn Electric Shop
449 Glenbard Pluming Co
Chicago Aurora & Elgin Passenger Depot
Stuart Avenue Intersects
CA&ERR Crossing
C&NWRR Crossing
460 Joseph Clark Beezley Co
Arthur R Turnmel
462 Newton Baethke Co
Crescent Blvd Intersects
cor Crescent Blvd DuPage Trust Co
DuPage Trust Co Bldg. 2nd Floor
Dr George H Ensminger
Dr Ira L Boughman
Dr Proctor C Waldo
Dr Kenneth Hyatt
Le Messurier & Co
Walker & Angell
Van Clement Winans
DuPage Trust Co Bond Det p
Ralph B Treaday
Chester E Strawn
Edward C Klein
Loren E Thompson
D S Adams
Third Floor
Jack E O'Donnell
John R Ross
Albert L Olson
Charles W F Larson
470 Great Atlantic & Pacific Tea Co
472 Patch Bros
Richard L Dolton
Thomas Mulligan
474 National Tea Co
475 Marvin L Campbell
475-477 McChesney & Miller
476-478 Capps & Co
479 Goodie Shop
Nix Billiard Hall
480 Shriver Laundry
480-A Miss Stewart's Gift Shop
481 Western United Gas & Electric Co
R V Spalding Organization
482 Heintz Drug Store
Miss Elizabeth M King
Dr A S Watson
Dr Louis Agnes Standish
483 Blue Ribbon Bakery
484 Vacant
485 Mrs Annie Clark
H A Hansen
Henry Larson
487 Ben J Wagner
488 Howard Cafe
489 Rystrom's Jewelry Store
490 Schreibers Service Store
Harvey Market
491 O'Donnell Electric Shop
492 F P Michel
Bluefar & Cob
493 Glen Ellyn Hardware

Orva W Sutch
494 L O Farnsworth
Oliver E Tope
495 L Buchholz & Sons
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Dr V H Carr
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497 E E Warns
Pennsylvania Avenue Intersect
507 Mrs Caroline Kloeckner
William G Gerue
512 Frank M Wagner
513 Edward E Wiesbrook
516 Vacant
517 Rev Wyatt W Chandler
Ralph A VanLone
525 Edward E Wiesbrook
Anthony Intersects
Rev Leslie G Whitecoml
First Presbyterian Churcl
534 Frank Julius Smith
540 Dr Frederick B Fellows
541 Acors W Rathbun
548 Hugh Bradshaw
Edward A Dieterle
549 William Dieterle
Cottage Ave Intersects
Mrs Gertrude L Menardi
563 Vacant
564 John R Gott
569 Charles S Wisker
571 Philip Ganzhorn
574 Charles Ganzhorn
583 Frank J Schreiber
587 Robert R Hafner
591 Mrs Lottie A Twichell
592 Earl Twichell
Hawthorne Intersects
601 William W Hoover
610 Charles D Michaels
616 August Steinberg
619 Henry O Harriman
620 Dwight H Early
623 C Lewis Moulton
632 George Day
640 Fred C Sievert
643 Harry M Lesh Jr
644 Harry M Lesh Sr
Linden Intersects
666 William H Baethke
671 Julius E Hjorth
675 Harry R Mardorf
678 Albert McCollum
679 Francis M Cole
James H Cole
686 Oscar A Chandler
694 Louis J Theile
695 Vacant
Maple Intersects
704 Walter E Dunham
705 Vacant
718 Henry D Wheeler
728 Stanley G Starrett
747 Harold M McCargar
Oak Intersects
754 Philip Giloth
763 H W Carpenter
764 Mrs Julia A Flory
775 C Dudley Clawson
780 Abram H Conrad
783 Gilbert M Griggs

NOTICE OF PUBLIC HEARING BEFORE THE GLEN ELLYN HISTORIC PRESERVATION COMMISSION

An application has been received by the Historic Preservation Commission to consider the property at 369 N. Main Street for designation of historic landmark status under the Village of Glen Ellyn Historical and Architectural Landmark Preservation Ordinance (Ordinance #3825-VC).

This property is being considered for designation of landmark status for the following reasons:

1. Its value as an example of architectural, cultural, economic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States.
2. Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship.
3. 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.
4. Its unique location or distinctive physical appearance of presence representing an established and familiar feature of a neighborhood, community or the Village of Glen Ellyn, the State of Illinois, or the United States.

Before the Glen Ellyn Village Board can consider the application, the Historic Preservation Commission must conduct a public hearing. The Historic Preservation Commission will consider the application at a public hearing on **Thursday, June 28 at 7:30 p.m.** in a meeting room on the third floor of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois.

The subject property is legally described as follows:

LOT 7 (EXCEPT THE EAST 70 FEET THEREOF AND EXCEPT THE SOUTH 75 FEET THEREOF) IN BLOCK 3 IN E.W. ZANDER AND COMPANY'S PARK ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN THE NORTH ½ OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 13, 1907 AS DOCUMENT NO. 92445, DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-14-112-001

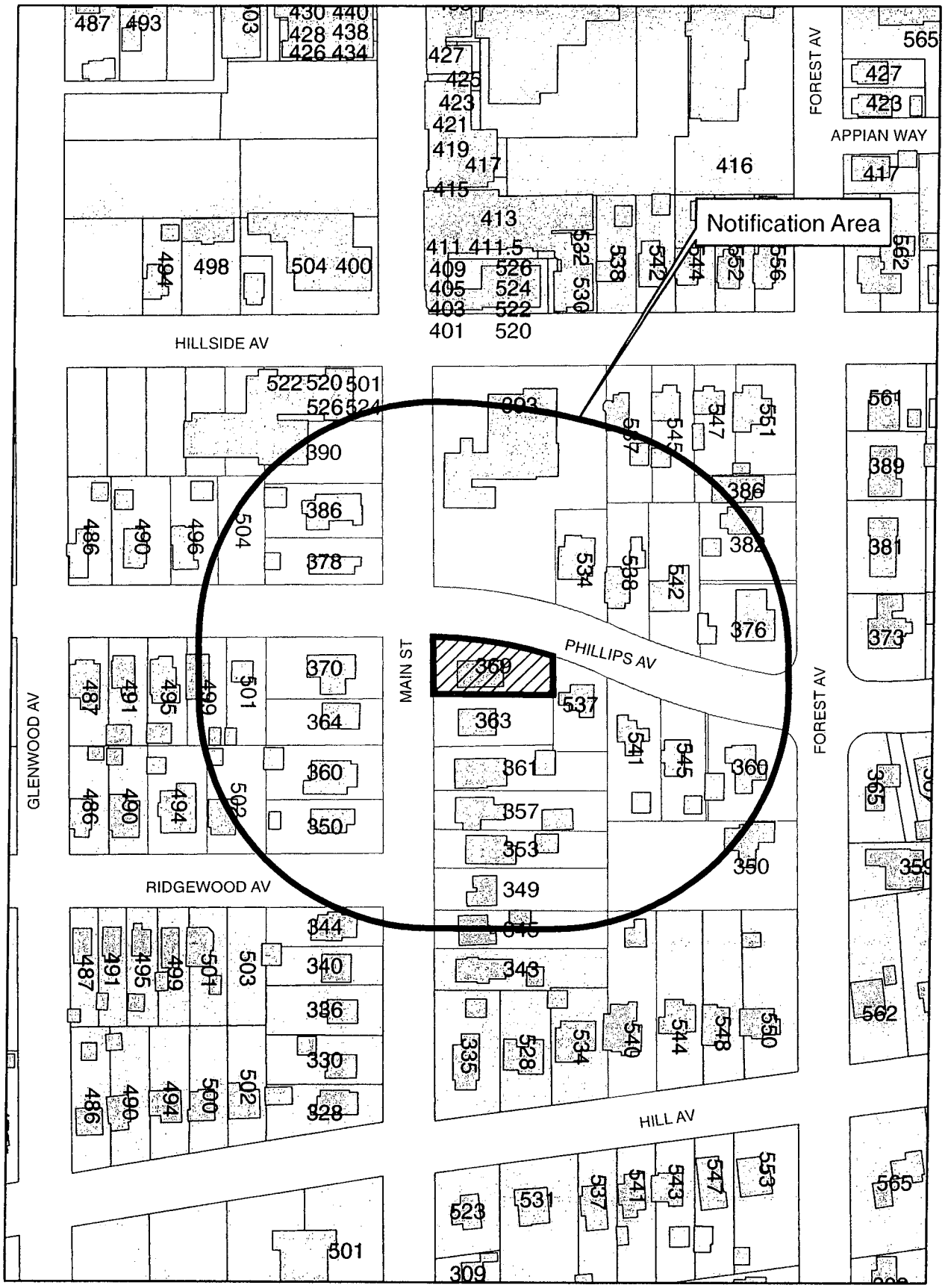
All persons in the Village of Glen Ellyn who are interested are invited to attend the public hearing to listen and be heard. Information related to the requests is available for public review in the Planning and Development Department of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the requests should be directed to Michael Strong, Administrative Intern, 630-547-5203.

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.

Michael Strong,
Administrative Intern

Published in Daily Herald on June 11, 2012

369 N. Main Street
Glen Ellyn, IL 60137



Prepared By: Planning and Development
Date Prepared: June 7, 2012

0 175 350 700 Feet

N

CERTIFICATION

I, Patricia A. Underhill, duly appointed Acting Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is the true original copy of Ordinance No. 6056, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the Regular Meeting of said Board held on the 23rd day of July 2012, and that the same was signed and approved by the President of said Village on the 23rd day of July 2012.

I do further certify that the original is entrusted to me as Acting 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 24th day of July 2012.

Patricia A. Underhill
Acting Village Clerk

CORPORATE SEAL

VILLAGE OF GLEN ELLYN

Historic Preservation Commission

Application for Exterior Alteration of Landmarked Property

Planning & Development Department
535 Duane Street – Glen Ellyn, IL 60137 – Telephone 630.547.5250 – Fax 630.547.5370

Village of Glen Ellyn

Exterior Alteration to Landmarked Property Overview

Exterior alterations to landmarked properties may require approval by the Historic Preservation Commission. This approval must be obtained prior to the issuance of a building permit. To find out if your project is subject to Commission review, please refer to the attached *Commission Review Requirements* informational sheet.

Application Procedure Outline

1. Pre-application meeting with Planning & Development Department;
2. Preparation of application packet;
3. Review by the Historic Preservation Commission at a public meeting;
4. Submittal of building permit application, if approved;
5. If denied, you may appeal to the Village Board.

Total estimated time frame for review: 1 Month

Standards for Approval of Proposed Exterior Alterations

1. All proposed work must not adversely affect any significant historical or architectural feature of the property or district.
2. All proposed work should be in accordance with the standards for rehabilitation set forth by the United States Secretary of the Interior Standards for Rehabilitation (attached).

Submission Requirements

The following information must be submitted with the application. Applications will be reviewed by the Historic Preservation Commission using the Standards for Exterior Alteration outlined above.

☐ Cover Letter or Narrative Statement describing project
☐ Deed or other Proof of Ownership
☐ Affidavit of Authorization, if an owner representative plans to attend the public meeting
☐ Disclosure of Interest, If property owned by trust, corporation, or other similar entity
☐ Existing Elevation Picture or Elevation of Home
☐ Elevation depicting proposed improvements
☐ List of Building Materials and Colors. Sample materials may need to be brought to the meeting.
☐ Cut Sheets of windows, doors, and other similar features
☐ Any other information requested by the Planning & Development Director and needed to describe or depict the proposed improvements

Note: The Historic Preservation Commission meets the 3rd Thursday of every month at 7:00 pm in the Civic Center, 535 Duane Street, Room 301.

For further questions or concerns regarding this application process, please contact the Village of Glen Ellyn Planning and Development Department at 630.547.5250.

Village of Glen Ellyn

Application for Exterior Alteration to Landmarked Property

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CONTACT INFORMATION:

Applicant Name: Brendan Moriarty

Phone: 630 567 1276 Fax: _____ Email: moriarty.brendan002@gmail.com

Property Owner Name
(if different from applicant): _____

Phone: _____ Fax: _____ Email: _____

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

Architect: _____

Attorney: _____

Builder: _____

PROJECT DESCRIPTION:

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

We would like to replace our living room windows (3) bedroom windows (3) and kitchen window (1) - we would start with the kitchen window in 2020 or early 2021 and would do the others in 2021.All windows face a street - kitchen window: Would be a simonton 6100 double hung white interior finish white exterior finish standard W 45, H - 45 - UI 90 - the windows are from home depot and will be installed by home depot.

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.

Brendan Moriarty

Signature of Applicant(s)

November 11, 2020

Date Filed

WORK DONE ON LANDMARKED HOMES

COMMISSION REVIEW REQUIREMENTS

Type of Work	Does this need a review?
Maintenance	No
Replacement of Anything in Kind (i.e. porch, window, door, roof material, etc.)	No
Windows - Not in kind (with street frontage visibility)	Yes
Doors – Not in kind (with street frontage visibility)	Yes
New Roof – Not in kind (i.e. new material or pitch; color is not regulated)	Yes
New Siding – Not in kind (i.e. different material and/or size; color is not regulated)	Yes
New Paint	No
New Porch – Not replacing in kind (i.e. new design, different material)	Yes
New Accessory Structure or Alteration to Existing Accessory Structure (i.e. garage, fence, gazebo, shed)	No, except if garage is also landmarked
Site Improvements (i.e. driveway, resurfacing, patios, other hardscapes)	No
Additions	Yes
Interior Remodeling	No

UNITED STATES OF AMERICA CODE OF FEDERAL REGULATIONS

36 CFR 67.7 STANDARDS FOR REHABILITATION

(a) The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located.

(b) The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. (The application of these Standards to rehabilitation projects is to be the same as under the previous version so that a project previously acceptable would continue to be acceptable under these Standards.)

(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

(2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

(3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

(5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

(6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

(7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

(8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

(9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the

massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

(10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

(c) The quality of materials and craftsmanship used in a rehabilitation project must be commensurate with the quality of materials and craftsmanship of the historic building in question. Certain treatments, if improperly applied, or certain materials by their physical properties, may cause or accelerate physical deterioration of historic buildings. Inappropriate physical treatments include, but are not limited to: improper repointing techniques; improper exterior masonry cleaning methods; or improper introduction of insulation where damage to historic fabric would result. In almost all situations, use of these materials and treatments will result in denial of certification. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will result in denial of certification. For further information on appropriate and inappropriate rehabilitation treatments, owners are to consult the Guidelines for Rehabilitating Historic Buildings published by the NPS. “Preservation Briefs” and additional technical information to help property owners formulate plans for the rehabilitation, preservation, and continued use of historic properties consistent with the intent of the Secretary's Standards for Rehabilitation are available from the SHPOs and NPS WASO. Owners are responsible for procuring this material as part of property planning for a certified rehabilitation.

(d) In certain limited cases, it may be necessary to dismantle and rebuild portions of a certified historic structure to stabilize and repair weakened structural members and systems. In such cases, the Secretary will consider such extreme intervention as part of a certified rehabilitation if:

(1) The necessity for dismantling is justified in supporting documentation;

(2) Significant architectural features and overall design are retained; and

(3) Adequate historic materials are retained to maintain the architectural and historic integrity of the overall structure.

Section 47 of the Internal Revenue Code of 1986 exempts certified historic structures from meeting the physical test for retention of external walls and internal structural framework specified therein for other rehabilitated buildings. Nevertheless, owners are cautioned that the Standards for Rehabilitation require retention of distinguishing historic materials of external and internal walls as well as structural systems. In limited instances, rehabilitations involving removal of existing external walls, *i.e.,* external walls that detract from the historic character of the structure such as in the case of a nonsignificant later addition or walls that have lost their structural integrity due to deterioration, may be certified as meeting the Standards for Rehabilitation.

(e) Prior approval of a project by Federal, State, and local agencies and organizations does not ensure certification by the Secretary for Federal tax purposes. The Secretary's Standards for Rehabilitation take precedence over other regulations and codes in determining whether the rehabilitation project is consistent with the historic character of the property and, where applicable, the district in which it is located.

(f) The qualities of a property and its environment which qualify it as a certified historic structure are determined taking into account all available information, including information derived from the physical and architectural attributes of the building; such determinations are not limited to information contained in National Register or related documentation.

OWNERSHIP BY LAND TRUST

Date: _____

Address: _____

Legal Description:

TRUSTEE: _____ TRUSTEE # : _____

Address: _____

LIST ALL BENEFICIARIES:

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

OWNERSHIP BY CORPORATION

CLEAR FORM

Date: _____

Address: _____

Legal Description:

LIST ALL SHAREHOLDERS AND OFFICERS/DIRECTORS
(AND % OF INTEREST OWNED IN EXCESS OF 5% OF STOCK)

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

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Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

CLEAR PAGE

AFFIDAVIT OF AUTHORIZATION

I, _____, owner of the property described as: _____

verify that, _____
is duly authorized to apply and represent my interests before the Historic Preservation Commission and/or Village Board of Trustees. Owner acknowledges that any notice given applicant is actual notice to owner.

_____ _____

NOTARY OWNER

Minutes
Village of Glen Ellyn
Historic Preservation
Regular Meeting
December 17, 2020
7:00PM
Glen Ellyn Civic Center Zoom Call

Board or Commission:	Historic Preservation	**Date:**	December 17, 2020
Meeting:	Regular	**Called to Order:**	7:07 p.m.
Quorum:	Yes	**Adjourned:**	8:09 p.m.

MEMBER ATTENDANCE:

Tim F. Loftus	Chairman	Present
Nathan A. Darga	Commissioner	Present
Phil Hartweg	Commissioner	Present
Penn French	Commissioner	Present – late arrival
Ian Hood	Commissioner	Absent
Lisa Sallasser	Commissioner	Present
Kimberly A. Veum-Welsh	Commissioner	Absent
Also Present:		
Cole Jackson	Associate Planner – Staff Liaison	Present
Kelly Purvis	Village Planner – Staff Liaison	Absent
Bill Enright	Trustee Liaison	Absent
Karen Hall	Executive Director of the Historical Society	Present
Elisa Pollina	Recording Secretary	Present
Public Present:		
Brendan Moriarty	369 N. Main Street	

A. CALL TO ORDER

The December 17, 2020 regular meeting of the Historic Preservation Commission was called to order by Chairman Loftus at 7:07 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 Hartweg seconds the motion.

MOVE TO ALLOW REMOTE PARTICIPATION OF HPC MEETING 11/19/2020

RESULT: Motion Unanimously Carried

MOVER: Commissioner Darga

SECONDER: Commissioner Hartweg

AYES: Loftus, Sallasser, Hartweg, And Darga

D. PUBLIC COMMENT – None

E. APPROVAL OF MINUTES FROM NOVEMBER 19, 2020 MEETING (roll call vote)

MOVE TO APPROVE THE MINUTES OF REGULAR MEETING 11/19/2020

RESULT: Motion Unanimously Carried

MOVER: Commissioner Hartweg

SECONDER: Commissioner Sallasser

AYES: Loftus, Sallasser, Hartweg, and Darga

F. NEW BUSINESS

1. *Request for an Alteration to the Landmark Home at 369 N. Main Street* – Associate Planner Jackson explains the process for an alteration to a landmarked home. He states anytime a landmark property owner wants to make alterations to its property it must go before the HPC. If the HPC thinks it is within its parameters the HPC can approve the alteration. Associate Planner Jackson reviews the property's history with the HPC. The property at 369 N. Main Street submitted the Landmark application May 2012. HPC approved Landmark application June 2012 based on the following criteria:

1. The property is an example of Queen Anne bungalow style of architecture and was built in 1921
2. It exemplifies an architectural type or style distinguished by its original stucco siding and traditional front gable roof with a low-pitched front roof, with a large covered front porch with massive stucco columns
3. The property is an outstanding and unique example of the Bungalow style of architecture
4. Its unique location fronts the east side of Main Street, at the intersection of Main Street and Phillips Avenue, representing an established and familiar visual feature of the neighborhood

July 2012 the village board approved Ordinance 6056 landmarking the property.

Since its landmarked status the property was sold to new owners, Brendan and Kirsten Moriarty. The new owners have requested an alteration to its property. They would like to replace one kitchen window, three dining room windows, two-bedroom windows facing Main Street, and one-bedroom window facing Philips Avenue. Staff Planner Jackson shows the HPC photos of the property (see attached). Brandan Moriarity asks the HPC if they can get approval for all the windows they want to replace. In the short term he is looking to replace the kitchen and 1st floor windows. The windows upstairs would be completed later. This project will be done in phases due to the cost. Chairman Loftus asks Moriarty if the style of the windows will be used on all windows. Moriarty replies yes. He adds, we had Home Depot come out and they recommended the windows we are choosing, stating they would look the same from the street as the old windows. Commissioner Darga asks Moriarty if the decorative feature in the old window is in the glass. Moriarty replies yes, they are built into the window. Chairman Loftus asks if the manufacture can provide a snap-in to the new window that gives the same decorative look as the old windows. Moriarty replies, he will look into that. Chairman Loftus asks Moriarty which windows he plans on replacing now. Moriarty replies the windows on the Phillips Avenue side. Chairman Loftus states, how about we give you approval for the Phillips side windows now; and then that will give you and the HPC more time to do research on the mullions needed for the balance of the windows. Chairman Loftus adds we want to work with you and help you maintain the look of the home. Moriarty thanks the HPC.

Commissioner Darga motions to approve the request for an alteration to the landmarked home at 369 N. Main Street for the replacement of the North side, Phillips Avenue side windows only. Commissioner Hartweg seconds the motion.

Chairman Loftus thanks Brendan Moriarty for coming before the HPC.

G. OLD BUSINESS – None

H. **HISTORICAL SOCIETY BUSINESS** – Executive Director Hall reports we are going to have a Scavenger Hunt this month in the downtown for families.

I. CHAIRMAN REPORT – Chairman Loftus reports we had a meeting this week about the storybook map and what we looked at fit our budget. We were shown the National Register Listings and Local Landmarks for Wilmette. Chairman Loftus shows the HPC the map. He adds this map is web based and we could do this with our website and it would be easy to access. He adds Commissioner Sallasser and I thought we could take our 43 Landmarks and expand the descriptions on them. He asks the HPC for their input. Commissioner Darga thinks it is great and adds we can add the details on the GE properties in an expanded way. Once we have all this, we can build on it. Commissioner Hartweg thinks it's a good program. Chairman Loftus adds we would need to get better photos. He asks Staff Planner Jackson if we need to retake the photos. Jackson replies, we need to retake some of the photos. He adds he will review all the information and get back to the HPC.

J. VILLAGE BOARD TRUSTEE REPORT – No report.

K. STAFF REPORT – Associate Planner Jackson reports the Civic Center parking garage ped-way is being discussed at the planning commission. Part of the project has been approved. They want to put pavers there as well as outdoor seating and a mural.

Commissioner Veum-Welsh would like to resign from the commission to pursue other things. We will need to fill this position. We have some applications to review. We will not be actively looking to fill our Student Commissioner position at this time.

President McGinley is resigning at the end of the year. Trustee Pryde will be President Pro-Tem until the April election. Depending on when Commissioner Veum-Welsh resigns, the new president would appoint this vacancy.

Streetscape survey results are coming in. A lot of the materials in the survey are evenly split. Jackson adds he only saw 2 comments on the historical markers. He adds please comment on those. Public Works wants to know if the HPC is fine with the Historical Society leading the historical markers effort and once complete the HPC can approve.

Chairman Loftus asks if there is a need to have a January meeting. Staff Planner Jackson adds typically we go over the goals for 2021. He asks if we can push the goals back to the end of summer instead of January so we can request funding at that time which coincides with budget approval.

L. ADJOURNMENT & NEXT MEETING DATE - A motion to adjourn the meeting was made by Commissioner Hartweg and seconded by Commissioner Darga.
The meeting was adjourned at 8:09 p.m.

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Cole Jackson, Staff Liaison

BEFORE
369
DESIGNATED LANDMARK
Glen Ellyn Historical Society
1921
THOMAS M. GRIGG
U.S. MAIL

AFTER
369
SECURED BY
ADT
800.ADT.ASAP
ADT.COM

2 | 1

REV. #:	REVISIONS:	REVISED BY:	DATE:
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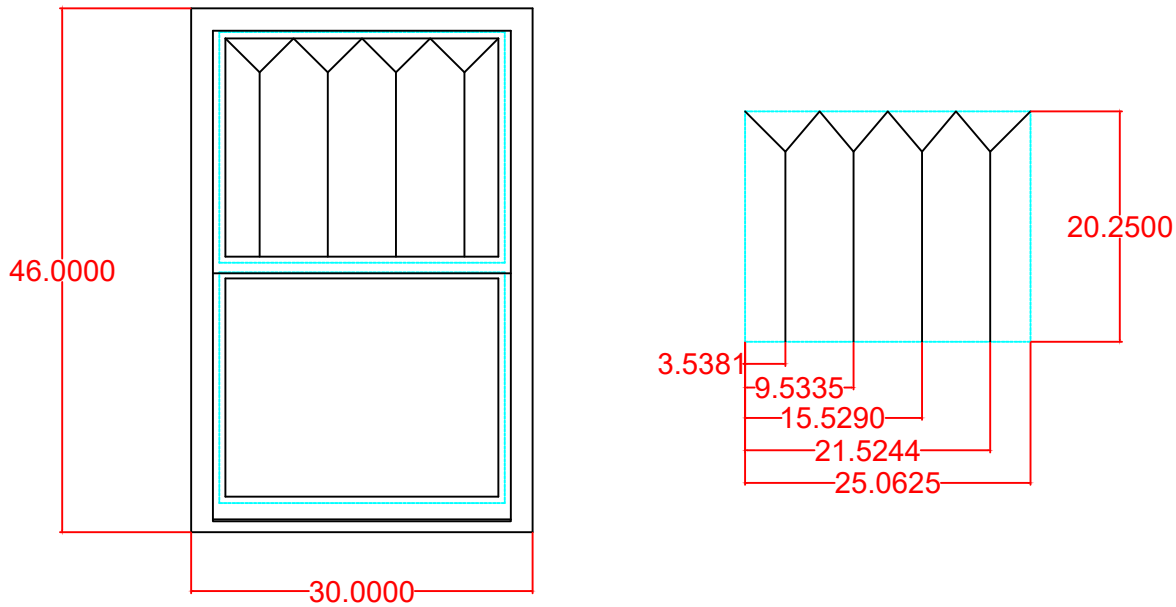

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FILE: 30621322

MATERIAL:	
RMS FINISH: EXCEPT AS NOTED	
ALLOY & TEMPER:	AREA: -
WEIGHT: -	VOLUME: -
SURFACE AREA: -	PERIMETER: -
FINISH TREATMENT: -	

Dimensional Tolerances
Unless Otherwise Specified

Decimals	Angles
.X ± .03	
.XX ± .01	0° ± 30 min.
.XXX ± .005	

SIMONTON WINDOWS
1 Cochrane Avenue
Pennsboro, WV 26415

SIZE: A	DRAWING NO.: 30621322		REV.:
DRAWN BY: pge		DATE: 2/26/21	
CHECKED BY:		DATE:	
SCALE: Fit	SHEET: 1 of 1	APPRV'D BY:	DATE:
SERIES: 6100			
TITLE: 30621322			

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

Meeting 10/21/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Public Hearing
Prepared By: Taylor Gendel

AGENDA ITEM (ID # 2021-1522)

DOC ID: 2021-1522

615 Riford Rd. - Public Hearing to Consider an Application for Landmarking of Single Family Home

Statement of the Issue:
See attached staff report.

Analysis:

Budget Impact:

Action Requested:

Attachments:

1. 615 Riford Landmark Public Hearing Staff Report
2. 1. 615 Riford Landmark Application
3. 2. 615 Riford Exterior Photo
4. 3. 615 Riford Public Hearing Notice
5. 4. 615 Riford Certificate of Publication
6. 5. Glen Ellyn, IL Code of Ordinances Section 2-13-3

STAFF REPORT

TO: Historic Preservation Commission

FROM: Taylor Gendel, Associate Planner

DATE: October 13, 2021

RE: For Consideration at the October 21, 2021 Historic Preservation Commission meeting: 615 Riford Road – Landmark Planning and Historical Significant Report

Part 1: Historical Significance Report

Background: Carol Zindler, owner of the home located at 615 Riford Road, has submitted a historical landmark nomination form and auxiliary materials, requesting that the Historic Preservation Commission recommend designation of her home as a Glen Ellyn Local Landmark.

Criteria: The home was built in 1937 in the French eclectic style. The petitioner provides that the home was originally a two bedroom lake cottage in a classic Tudor style with French inspiration. According to the Architectural Resource Survey of this particular property, significant features include a steeply pitched roof with lower front gable bay and front gable entry bay; a round arch entry with stone quoin surround; a front end chimney with stone detailing; historic double hung wood windows and an attached north side garage. Photos of the property are attached. The petitioner 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;

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

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

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

Year	Permit Number	Summary of Work
2007	27046	2nd story rear addition

Part 2 Planning Report:

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

Location. The home is located at 615 Riford Road near the corner of Riford Road and Crescent Boulevard.

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 615 Riford Road 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 615 Riford Road 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 615 Riford Road may be appropriate for consideration as a Glen Ellyn Landmark for the following reasons:

1. The Comprehensive Plan indicates that properties such as 615 Riford Road 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 locally significant in the 2006 Illinois Urban Architectural and Historical survey. The survey indicated that the home is an unusual example of a French Eclectic cottage, with a steeply pitched mansard roof and an original three-car attached garage.

4. The survey then states that the home is a French Eclectic cottage built in 1937 and was designed by the American Housing Company.

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

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 October 6, 2021 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 landmark nomination for 615 Riford Road. 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 a November Village Board meeting.

Attachments:
1. Historical Landmark Nomination Form
2. Photo of the property
3. Public Hearing Notice
4. Certificate of Publication

5. Section 2-13-3 of Village Code

CC: Staci Springer, Community Development Director
Kelly Purvis, Planning Manager
Carol Zindler, property owner

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RECEIVED
AUG 25 2021
VILLAGE OF GLEN ELLYN

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

Date Received _____

1. Name of Property/Site: _____

2. Address of Property: 615 Riford Rd Glen Ellyn IL

3. Please indicated the year of construction: 1937

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

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

   ☐ Illinois Register ☐ National Register ☐ Glen Ellyn Historical Society Plaque No

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

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

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

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

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

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

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

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

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

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

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

☐ Other reasons. Please specify. _____

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

The house was originally a 2 bedroom lake cottage in a classic tudor style with french inspiration. Its entranceway + fireplace are beautifully designed. The archways are stunning and the original stucco resembles a leaf pattern. The architectural uniqueness and quality of the home adds value to the neighborhood and is a beautiful example of historic Glen Ellyn architecture.

8. Name, address, telephone number and email of the property owner(s).
Name: Carol Zindler
Address: 615 Riford Rd Glen Ellyn
Phone Number: 630-621-2972
Email: carol.zindler@gmail.com

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

Signature _____ Date 8/22/22

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

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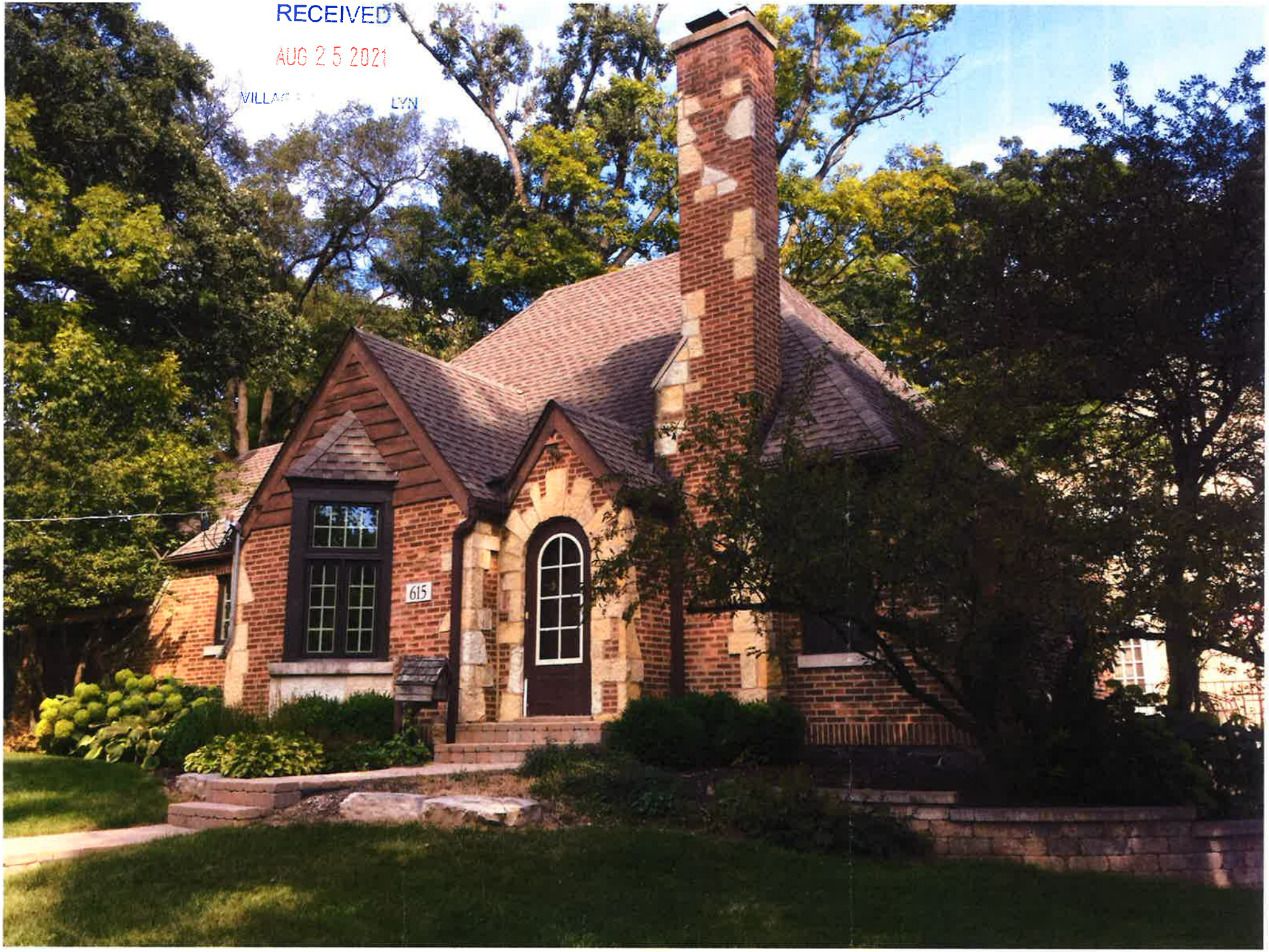

NOTICE OF PUBLIC HEARING BEFORE THE GLEN ELLYN
HISTORIC PRESERVATION COMMISSION

An application has been submitted to the Historic Preservation Commission to consider the property at 615 Riford Road for designation as a local historic landmark under the Village of Glen Ellyn Historical and Architectural Landmark Preservation Ordinance (Ordinance #3825-VC).

Before the Glen Ellyn Village Board can consider the application, the Historic Preservation Commission must conduct a public hearing. The Historic Preservation Commission will consider the application at a public hearing on **Thursday, October 21, 2021 at 7:00 p.m.** in a meeting room on the 3rd floor of the Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois, 60137.

The subject property is legally described as follows:

LOT 3 IN H.B. BARNES SUBDIVISION OF LOTS 8 AND 11 IN THE COUNTY CLERK'S ASSESSMENT DIVISION OF PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE FIRST NAMED SUBDISION RECORDED JULY 31, 1927 AS DOCUMENT 242136, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.(s): 05-11-219-008

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 Taylor Gendel, 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.

Taylor Gendel,
Associate Planner

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NOTICE OF PUBLIC HEARING BEFORE THE GLEN ELLYN HISTORIC PRESERVATION COMMISSION

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Taylor Gendel,
Associate Planner
Published in Daily Herald
October 6, 2021 (4571496)

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 of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 10/6/21
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 Paula Baltzer
Designee of the Publisher and Officer of the Daily Herald

Control # 4571496

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

(Ord. 6449, 11-14-2016; Ord. 6674, 2-25-2019; Ord. 6743, 12-9-2019)

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

Meeting 10/21/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Discussion Item
Prepared By: Kelly Purvis

AGENDA ITEM (ID # 2021-1525)

DOC ID: 2021-1525

453 Forest Avenue, 576-580 Duane Street (US Bank Site) - Avere on Forest - staff will provide a brief presentation for the Commission on the proposed multi-family development.

Statement of the Issue:
Reva Development Partners are proposing a 77 unit multi-family development on the US Bank property, and the lot directly to its east. The proposal has been presented to the Village Board at two workshop meetings and the Plan Commission at a pre-application meeting.

The developer has drafted a memo outlining some of the inspiration for the architecture of the proposed building and seeking feedback from the Commission (memo attached).

Also attached is the Staff Report, concept plans, developer's presentation and the draft minutes from the Plan Commission pre-application meeting.

Staff will provide a brief overview of the project at the meeting. The Commission's feedback is welcome and will be shared with the development team.

Analysis:
NA

Budget Impact:
NA

Action Requested:
Review the attached materials, and come prepared to discuss the project.

Attachments:

1. Memo to the Historic Preservation Commission
2. PC Pre-ap Staff Report 09-23-2021
3. Concept Plans, dated 9-3-21
4. Developer's Presentation
5. 9-23-21 Plan Commission Meeting Minutes-DRAFT

REVA
DEVELOPMENT
PARTNERS LLC

October 15, 2021

Ms. Staci Springer, AICP
Director, Planning & Development
VILLAGE OF GLEN ELLYN
535 Duane Street
Glen Ellyn, IL 60137

Re: AVERE on Forest (US Bank Site)
Consideration of Proposed Mixed-use/multi-family building preliminary design
By the Historic Preservation Committee

Dear Staci,

We are writing to you to address feedback received from the Village Trustees and Plan Commission regarding the preliminary plans for "AVERE on Forest." This letter specifically addresses the request to seek input from the Historic Preservation Commission regarding the architectural design of the proposed new development at the northeast corner of Duane Street and Forest Avenue, contiguous to Prairie Path Park and adjacent to the Glen Ellyn train station.

REVA Development Partners is pleased to have the opportunity to propose a second multi-family development in downtown Glen Ellyn. Our fist development, AVERE on Duane has been very well received, as evidence by the fact that it is fully leased, 100% occupied, providing a much-needed form of housing within the community.

When we embarked upon this endeavor, we recognized that the US Bank site is a very prominent location within the Village, with unique characteristics that require a unique solution. We selected OKW Architects for their expertise in this type of assignment and my own decades long relationship with the firm working other high-profile projects.

Rather putting too many words on pages, we suggest the Historic Preservation Committee watches the video of our presentation to the Plan Commission, during which Mike Fitzgerald, Director of Architecture for OKW, describes in detail the design process and considerations that led us to the "H" shape building with 100% underground parking.

With respect to the architectural character of the building, OKW studied numerous buildings in the immediate vicinity and throughout downtown Glen Ellyn. (Mike includes pictures of these buildings in the presentation along with commentary on how they influenced the design process). The building design is influenced by the adjacency to the park, surrounding streets and topography. The courtyards north and south address Duane Street and Prairie Path Park, providing appropriate public/private transitions while avoiding long, uninterrupted facades. The 100% underground parking is necessitated by the topography and our desire not to impose surface parking adjacent to the park.

With respect to the character of the elevations the design is intended to be "fresh, but familiar: The use of masonry with typical punched windows is a timeless detail, while the bay window elements

REVA
DEVELOPMENT
PARTNERS LLC

and other window groups in series, separated by trim elements, is found in many residential buildings in town.

From a massing standpoint, the building is traditionally composed, with a clearly defined base, middle & top. The tone of brick is lighter in keeping with and respectful of the adjacent church. The level of detail in the masonry and window composition is in keeping with many of the older buildings in town. Elements such as masonry string courses, wood & metal details, trellises, cornices, bays all help to create a thoughtful design that is both pleasing from the exterior and functional from the interiors.

We welcome the well-informed input from the Historic Preservation Commission with the understanding that our goal is to develop the property in such a manner that decades from now AVERE on Forest will be recognized as one of the iconic buildings in Glen Ellyn that helps define the architectural character of the community while meeting the housing needs of the community.

Sincerely,

REVA Development Partners, LLC

Warren A. James, Principal

cc: Matt Nix, REVA Development Partners, LLC
Mike Fitzgerald, OKW Architects

STAFF REPORT

TO: Glen Ellyn Plan Commission

FROM: Kelly Purvis, Planning Manager

DATE: September 16, 2021

RE: September 23, 2021 Plan Commission Meeting
Proposed multi-family development on the US Bank site located at 453 Forest Avenue & 576-580 Duane Street

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PETITIONER: The petitioner is REVA Development Partners, represented by Warren James and Matt Nix.

REQUEST: Reva Development Partners are seeking informal feedback from the Plan Commission on a multi-family development proposal for the US Bank site (453 Forest Avenue) and the adjacent property to its east (576-580 Duane Street). The property is currently under contract, and the development team is in the process of developing a plan for the site. Reva Development Partners recently completed a multi-family development project called Avere on Duane, located on Duane Street between Prospect Avenue and Melrose Avenue, across from the Glen Ellyn Public Library. As of mid-September, the Avere on Duane property is fully leased.

EXISTING CONDITIONS: The subject property is located on the northeast corner of Forest Avenue and Duane Street in the C5B Central Service Subdistrict. The assemblage of the two properties would result in a site of approximately 1.26 acres. The surrounding zoning and land uses are as follows:

North:	CR District	Prairie Path Park
East:	C5B Subdistrict	Office Building
South:	C5B Subdistrict	Leonard Memorial Funeral Home
South:	R4 Residential District	Multi-Family Residential Buildings
West:	C5B Subdistrict	Municipal Parking Lot

VILLAGE PLANS: The following are brief summaries from various long and short-range Village planning documents related to the subject property, and recommendations for residential development in the downtown. All plan sections noted below are attached for the Plan Commission's review.

<u>2001 Comprehensive Plan</u> – The 2001 Comprehensive Plan does not highlight the bank site as a potential development site. Page 48 of the

Comprehensive Plan indicates that the site is outside of the pedestrian shopping area. On page 42 of the plan it is noted that downtown should consist of an exciting mix of retail, service, entertainment, office and public uses, as well as housing units.

2009 Downtown Strategic Plan – On page 7.6 of 12 of the Downtown Strategic Plan, this area is highlighted as an opportunity site. It is suggested that the bank property should be retrofitted into a mixed-use parking structure with a pedestrian-friendly and historically-sensitive development pattern. It is also noted on page 7.3 of 12 that the Village should increase the number of downtown residential living opportunities. Page 8.3 of 8 indicates that 450 new dwelling units should be constructed in the downtown.

2020-2022 Strategic Plan – One of the top five strategic priorities of the Strategic Plan is "development". The specific target indicated in the plan is the addition of 400 new multi-family units in the downtown by 2022. The Village has recently approved a total of 223 new multi-family units in the downtown. Construction of the Avere on Forest project would bring the total to 300 new dwelling units.

2021 Draft Comprehensive Plan – The US Bank site is highlighted as a catalyst site in the Village's draft Comprehensive Plan. Catalyst sites are those sites that are vacant and/or underutilized parcels where redevelopment of the site could have a significant positive effect on the surrounding area. The concept illustrated in the plan is a three to four-story mixed use development with ground floor commercial along Forest Avenue and condominiums or apartments on the upper floors. Townhomes are suggested as an acceptable alternative. The plan suggests that through coordination with the Glen Ellyn Park District, Prairie Path Park might also be enhanced as part of the redevelopment of the site.

PROJECT SUMMARY:

Reva Development Partners have provided a concept design for a 4-story multi-family development, which includes a site plan, floor plans, building sections, detailed elevations and renderings (attached). In addition, 2 potential building material palettes have been provided, and several conceptual sketches for the amenity areas and park have been included. The project features a unique residential rental product with a combination of townhome units (floors 1-2 along the Duane Street frontage) and apartments. Some of the building features include: 2 residential terraces (for outdoor amenity space concepts see sheet 22-24 of the concept plans), on-site storage, a fitness room, a club room, a pet wash station, a package room, and enclosed parking. Additional details about the project are

provided below. Please note, additional deviations may be found upon submittal of a formal application and more detailed plans for the site.

Architecture – As noted, there are 2 color palettes included in the submission (sheet 14 and sheet 18). Option A, shown on the elevations and most of the renderings, features a mix of warm grey brick and accent brick with light and dark grey fiber cement siding. Painted metal accents for this palette would be charcoal. The second palette (Option B), is shown on one rendering and features a light tan/brown brick and accent brick combination with light grey and clover green fiber cement siding. The painted metal accents would be bronze for this palette. Both options would be considered neutral/earth tones and would be compliant with the Village's Design Guidelines. The overall design of the building does not deviate from the Design Guidelines and specifically satisfies the following criteria:

- 2.3 Ancillary and accessory structures relate to the principal building in terms of materials, design and colors.
- 2.4 The face of the retaining walls relate to the texture and color of the principal building.
- 2.4.3 The signage is of a material, color and detailing that relates to the design of the principal building.
- 2.6 Plazas and pedestrian rest areas which create a well-designed focal point for the development have been included in the project design.
- 3.1 The rear entry to the building is enhanced.
- 7.1 Masonry is employed as the wall covering for all sides of the ground floor and is the primary material on upper floors. The materials and design character are consistent on all sides of the building.
- 7.2 The balconies are partially wrapped by the building structure.
- 7.3 The entry is readily identifiable and attractively designed.
- 7.4 Parking is beneath the residential units.

Unit Mix - The proposed development features 77-units, 4 of which will be townhomes (fronting Duane Street) and the remainder of which will be apartments. The units range in size from 866 square feet to 2,038 square feet. Compared to recently approved apartment buildings in the downtown, Avere on Forest will offer much larger units (Apex 400: 610 – 1,232 sf; Avere on Duane: 870 – 1,656 sf; Glenwood Station: 557-1,336 sf). Approximately 62% of the units have at least 2 bedrooms and 3 of the unit types (71% of the total units) offer a den. The average unit size would be 1,306 square feet with average rents estimated at $3,200 per month. See the chart below for more information about the proposed unit mix.

Avere on Forest, Unit Mix

Unit Plan	Type	Area	Total Units	Square Footage
1 Bed Room	A1	866	12	10,396
1 Bed Room + Den	B1	964	18	17,360
2 Bed Room + Den	C1	1,431	29	41,494
3 Bed Room	D1	1,457	6	8,739
3 Bed Room + Den	E1	1,803	8	14,420
3 Bed Room Townhome	F1	2,038	4	8,150
Totals/Averages		1,306	77	100,559

The developer anticipates that 95% of the units will be occupied within 9 months of project completion.

Building Height – A 4-story building is proposed, with a height of 49 feet to the top of the roof. The height of the building to the top of the parapet is approximately 51 feet, and to the top of the elevator overrun would be 56 feet. A building height of 60 feet is permitted in the C5B District. The petitioner does not anticipate a request for a building height deviation. The bulk of the building is further reduced at each of the building corners; the top of the pergola on each of the corners is approximately 48 feet from average grade. The developers have included a surrounding context height study in their packet (sheet 13) which shows several projects in the vicinity of similar size.

Step Backs – The Zoning Code requires that portions of a building that exceed 45 feet be stepped back from the front building façade not less than 15 feet. In this case, the Forest Avenue side of the building would be defined as the front. No step back is proposed and a deviation would be required.

Setbacks – The proposed design for the site includes a subgrade parking garage, which would project out of the ground by several feet in some locations, creating a terracing effect. The parking garage footprint would extend beyond the residential building footprint by several feet on all sides of the building. The below chart shows what the required setbacks for the C5B District are for multi-family buildings; what the proposed setbacks to the partially below grade parking garage would be; and what the setbacks would be for the majority of the building (floors 1-4). Setback deviations would be required for each setback requirement.

	Required	Garage	Floors 1-4
North (Interior Side)	15 Feet	3 - 28 Feet	3 - 8 Feet

South (Corner Side)	25 Feet	3 - 5 Feet	14 - 16 Feet
East (Rear Yard)	30 Feet	0 - 20 Feet	17 - 20 Feet
West (Front Yard)	25 Feet	1 - 4 Feet	16 - 19 Feet

Being that the building is "I"-shaped, approximately 40% of the building is setback nearly 74 feet from Duane Street and approximately 45 feet from Prairie Path Park.

Lot Coverage – Due to the unique layout of the building, with the larger garage footprint, the proposed lot coverage would be near 86%. The residential portion of the building covers approximately 58% of the site. The Zoning Code allows a lot coverage of 65%, therefore a deviation would be needed for the lot coverage of the proposed garage structure. It should be noted that the bulk of the building, which this regulation is intended to minimize, falls within the permitted lot coverage for the site.

Impervious Surface Setbacks – The access to the below grade parking garage is proposed from Duane Street. The driveway is approximately 18 feet wide and would be constructed up to the property line on the east side of the site. An impervious surface setback of 8 feet 3 inches is required. A deviation would be needed for the driveway in its proposed location.

Access & Circulation – The entrance to the parking garage would be accessible from a one-way access drive on Duane Street (southeast part of the site). A residential key fob would be required to enter the garage. Vehicles would exit the garage from a one-way drive onto Forest Avenue (northwest part of the site).

Parking – The proposed parking garage design features 130 enclosed parking stalls or 1.68 per unit. Based upon the unit mix in the development, 139 parking stalls or 1.8 per unit would be required. The proposed ratio is similar to what was approved for the Avere on Duane development which had 82 parking stalls for 48 units (parking ratio of 1.7 per unit) and greater than what was approved for the Glenwood Station development which had 102 parking stalls for 86 units (1.1 per unit). While a deviation will be required for the number of parking stalls, due to the site's proximity to the train station, commuter parking lots and Civic Center parking garage, the proposed parking should be adequate for the development.

ATM – An ATM is proposed to be located on the northwest corner of the building near the park amenity space. The Village does not currently have regulations for a walk-up ATM, which is not otherwise part of a bank property. A text amendment to establish regulations for this use will be

needed in order for the ATM to be included in the development site.

Park Amenity – While the project would be predominately residential, the developers would like to incorporate a space adjacent to Prairie Path Park, where a small local vendor might sell ice cream/Italian Ice, coffee/donuts, beer/wine, etc. At this time, the developers have not had discussions with specific operators. The proposed "park amenity" is designated on the northwest part of the site plan and is approximately 1,150 square feet in area. Please see the attached rendering (sheet 17) and conceptual designs for the park amenity (sheet 24).

Prairie Path Park – The developers have been in contact with the Glen Ellyn Park District to begin discussing the potential to work together to improve Prairie Path Park and/or coordinate on the design of the open space for the development so that it enhances rather than detracts from the existing park. Two example sketches of the park area have been attached (sheet 20-21). Scheme A keeps many of the exiting park features intact (the gazebo, story walk, bike parking and service station) while providing some additional seating opportunities, an outdoor dining space and an outdoor fitness area. Scheme B eliminates the gazebo and story walk, but provides a larger open activity lawn, an outdoor fitness green, outdoor dining area and additional seating opportunities. Of course, approval from the Park District would be required for either of these plans to move forward. At this time, the Park District seems to be favoring a more simple design with less amenities and a focus on open green space.

Additional Details – Signage, lighting, landscaping, stormwater management, traffic generation and circulation will be evaluated as part of the formal project submittal.

REVIEW PROCESS:

In order to construct the project as proposed the developers will go through the following approval process:

1. Pre- Application – A pre-application conference will be held with the Plan Commission to provide informal feedback to the developers on the overall development, any deviations that might be necessary, and proposed design of the building.

2. Formal Submittal & Staff Review – Staff will review the formal submittal of the plans and applications for the required approvals. Once the applications have been determined to be complete, a public hearing will be scheduled with the Plan Commission.

3. Public Hearing – The Plan Commission will conduct a public hearing and consider the requests for approval of a Preliminary and Final Planned Unit Development Plat and Plan with Deviations, a Special Use Permit to allow dwelling units in the C5B Central Service Subdistrict, a Zoning Text Amendment to create regulations for a stand-alone ATM, and an Exterior Appearance application. The Plan Commission will make a recommendation to the Village Board.

4. The Village Board will consider the requests for approval of a Preliminary and Final Planned Unit Development Plat and Plan with Deviations, a Special Use Permit to allow dwelling units in the C5B Central Service Subdistrict, a Zoning Text Amendment to create regulations for a stand-alone ATM, and an Exterior Appearance application. Review of a Redevelopment Agreement and TIF request will take place concurrent with the Zoning Entitlements process. The Village Board may approve, approve with conditions, or deny the requests.

If the project is approved, the developers will submit building permit plans for staff review which will substantially conform to the plans approved by the Village Board.

COMMISSION ACTION:

The Plan Commission is being asked to conduct a pre-application conference for the project and provide comments that will assist the petitioner in preparing a formal application. The Commission's review should concentrate on the overall design concept for development of the site, and the anticipated deviations. In reviewing the project, the Commission may wish to:

1. Provide feedback on the anticipated deviations, particularly the building setbacks and proposed lot coverage.

2. Provide feedback on the proposed parking ratio of 1.68 parking stalls per unit.

3. Clarify any concerns.

ATTACHMENTS:

- Aerial Map
- Zoning & Location Map
- Notice of Pre-Application Meeting
- Mailing List of residents within 350'of subject property
- Location Map for Notification

- Applicable Sections from the 2001 Comprehensive Plan
- Applicable Sections from the 2009 Downtown Strategic Plan
- 2020-2022 Strategic Plan Summary
- Applicable Sections from the 2021 Draft Comprehensive Plan
- Petitioner's Pre-application Form
- Petitioner's Narrative Statement
- Concept Plans prepared by OKW Architects, dated September 3, 2021

Cc: Staci Springer, Community Development Director
Warren James, REVA Development Partners
Matt Nix, REVA Development Partners

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Forest\Forest 453, REVA\PC Pre-App 09-23-21\PC Pre-ap Staff Report 09-23-2021.doc

AVERE ON FOREST

DUANE & FOREST

GLEN ELLYN, IL

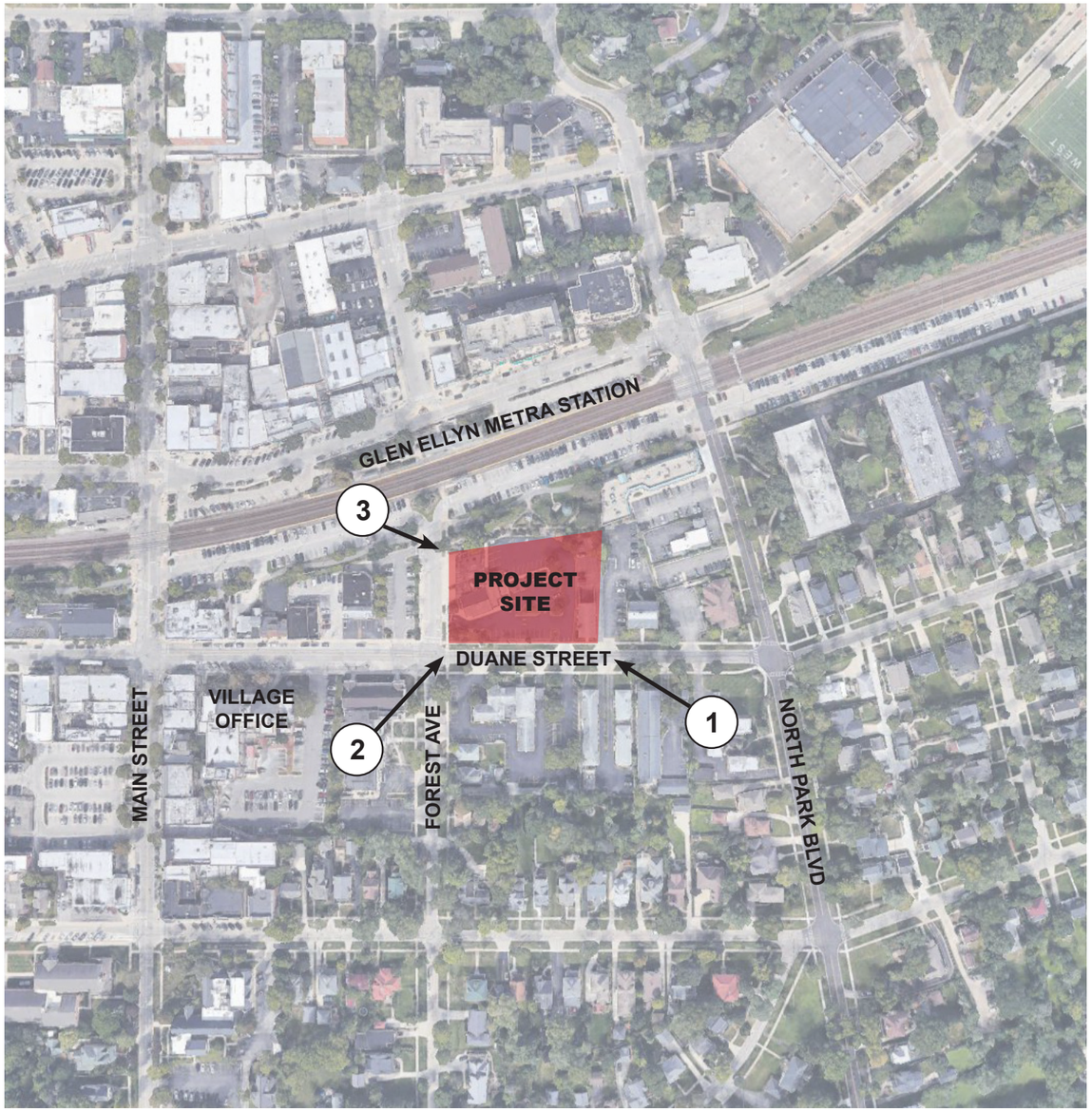
REVA DEVELOPMENT PARTNERS LLC

VILLAGE WORKSHOP
PRELIMINARY PACKAGE

SEPTEMBER 3, 2021

OKW Architects

SITE & CONTEXT



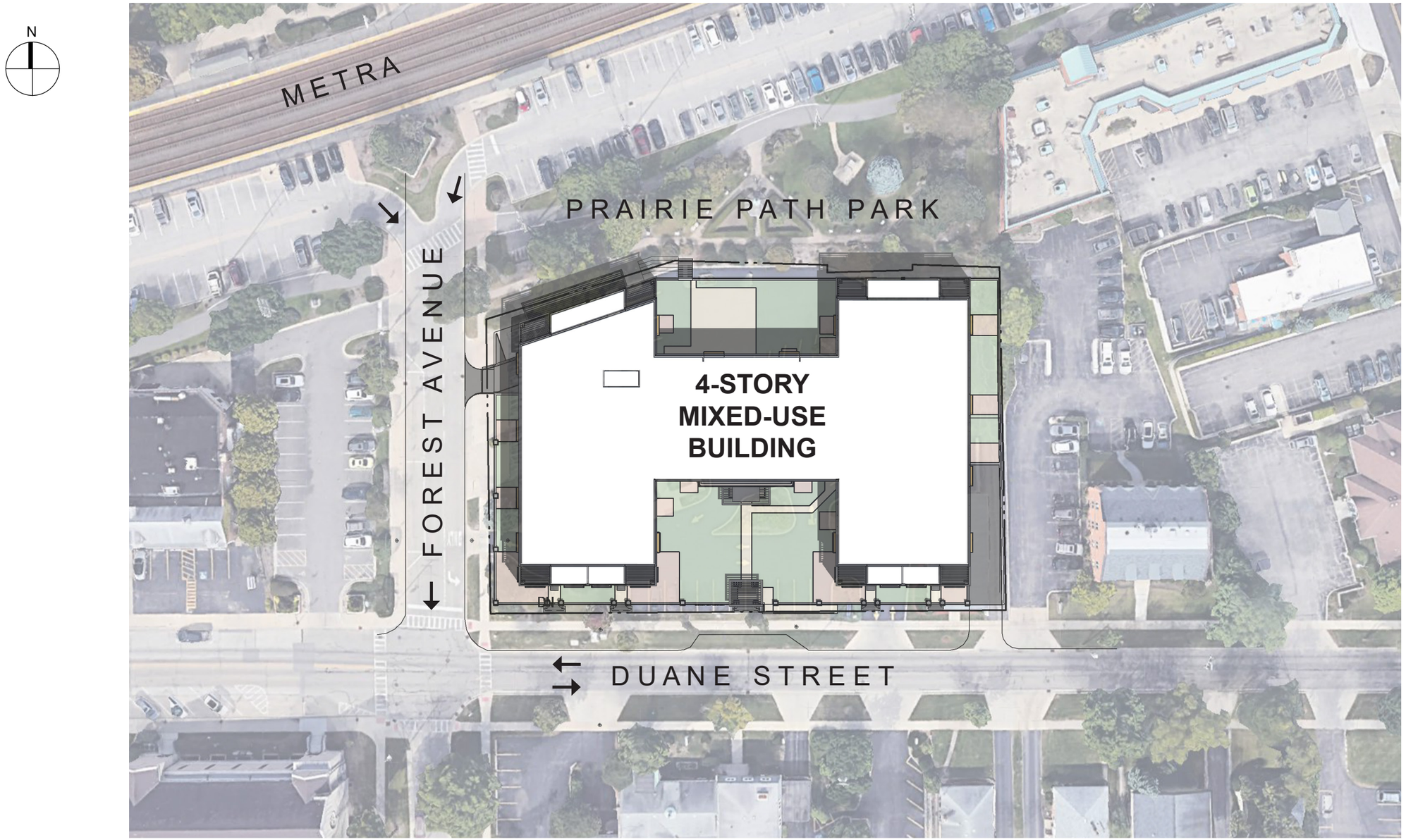
1

2

3

SITE PLAN

SCALE: 1”=60’



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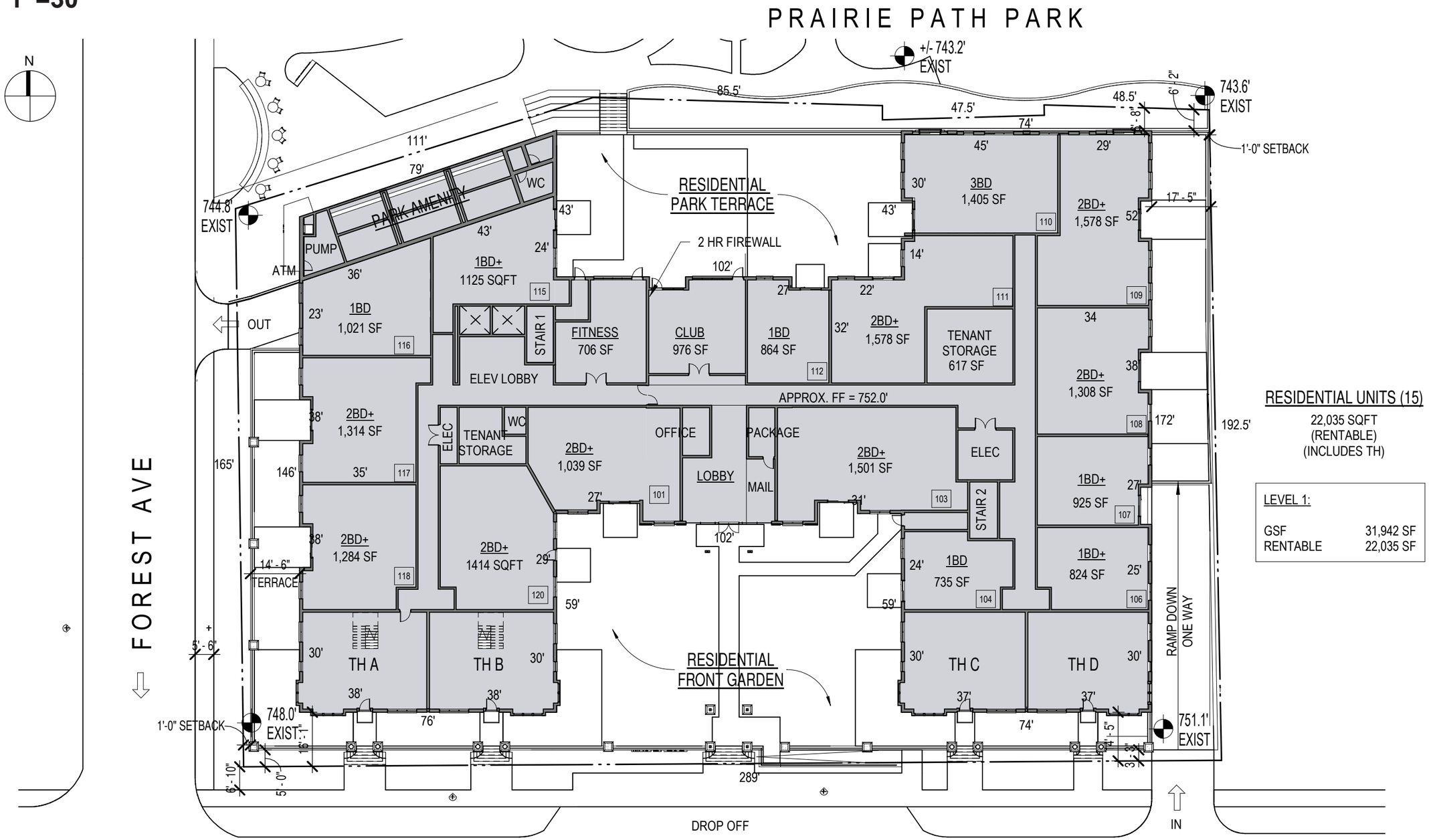
September 3, 2021 Project #: 21022

3

LEVEL 1 FLOOR PLAN

SCALE: 1”=30’



RESIDENTIAL UNITS (15)

22,035 SQFT
(RENTABLE)
(INCLUDES TH)

LEVEL 1:

GSF	31,942 SF
RENTABLE	22,035 SF

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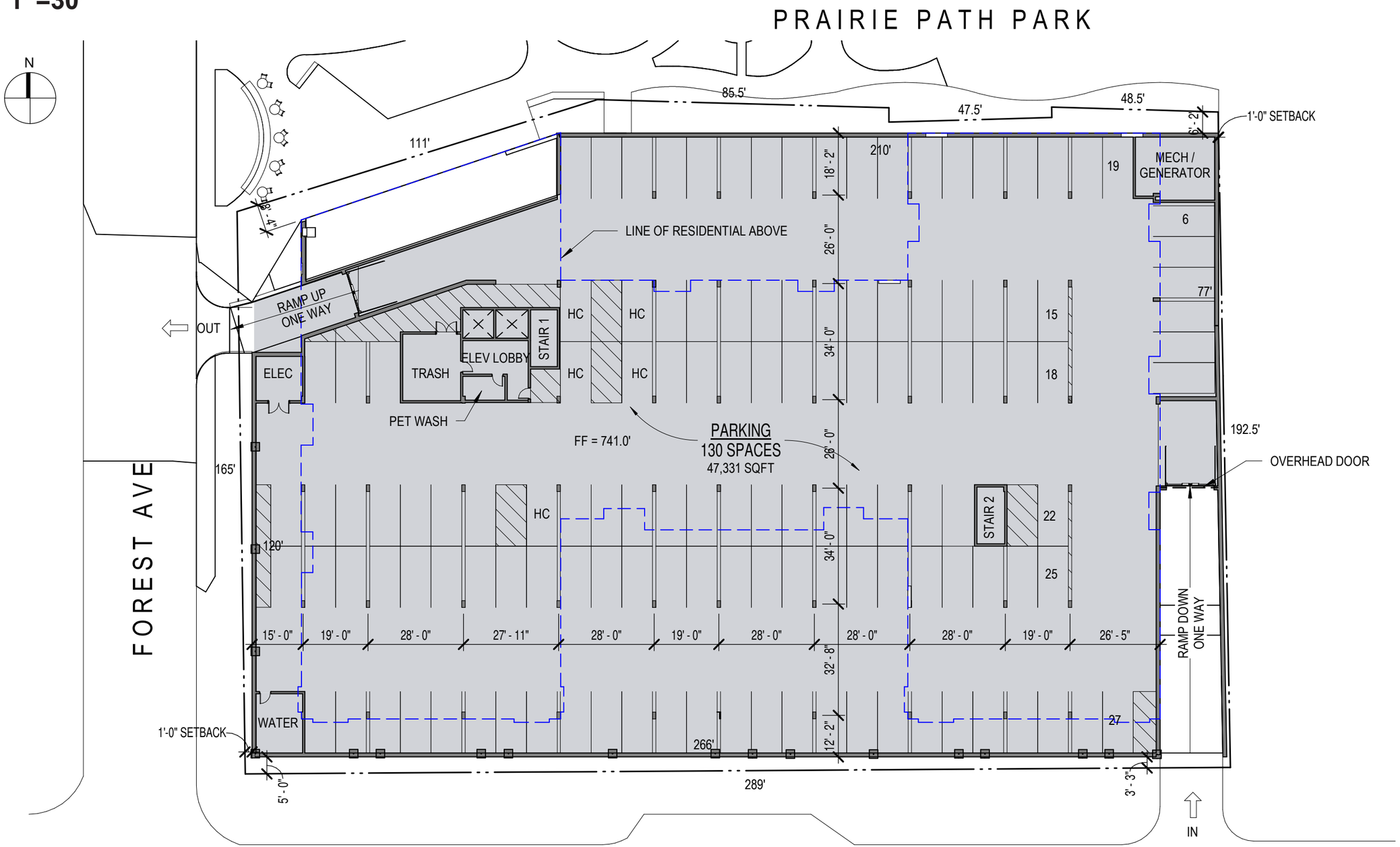
4

BASEMENT PLAN

SCALE: 1”=30’



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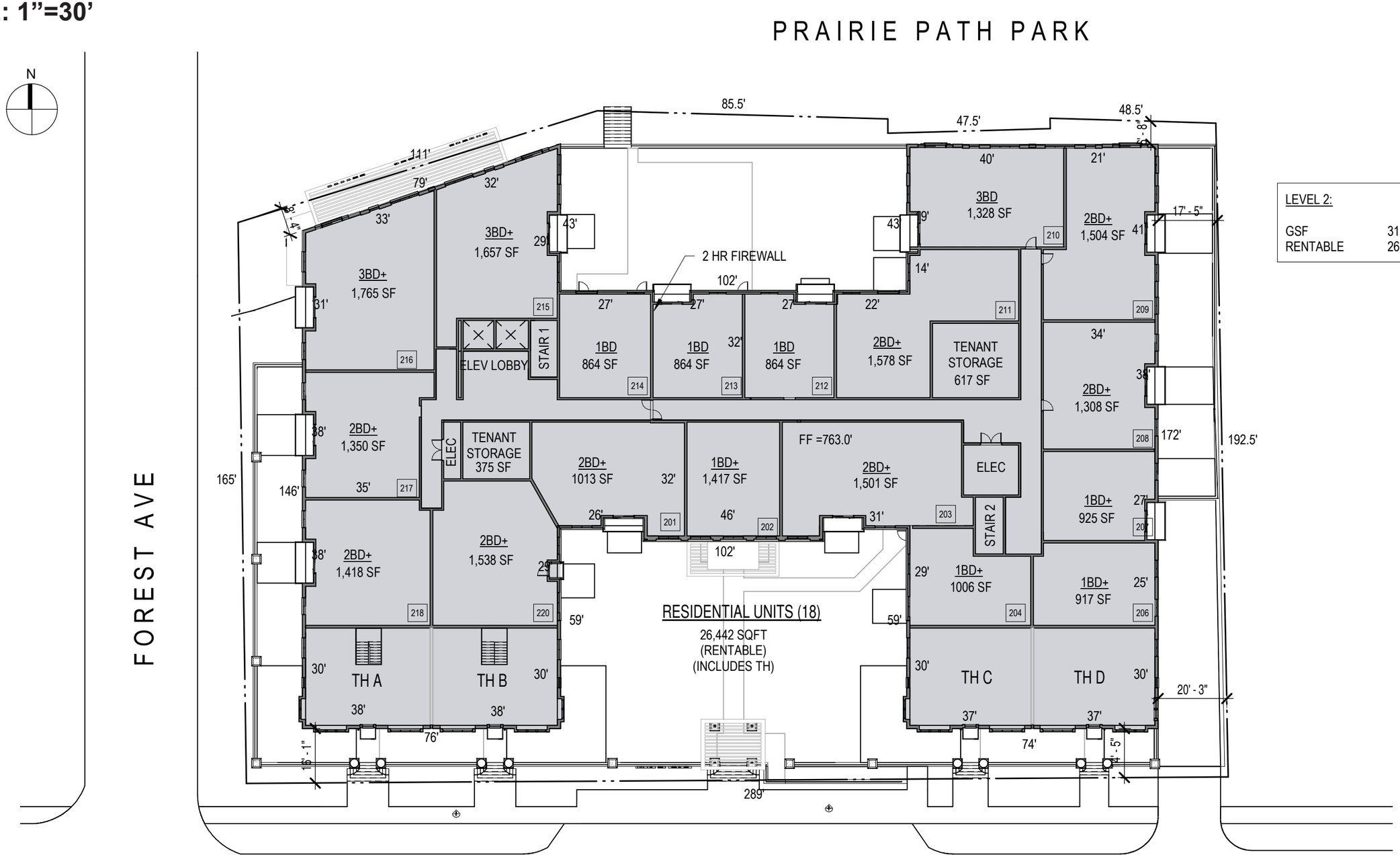
5

LEVEL 2 FLOOR PLAN

SCALE: 1”=30’



LEVEL 2:

GSF	31,942 SF
RENTABLE	26,442 SF

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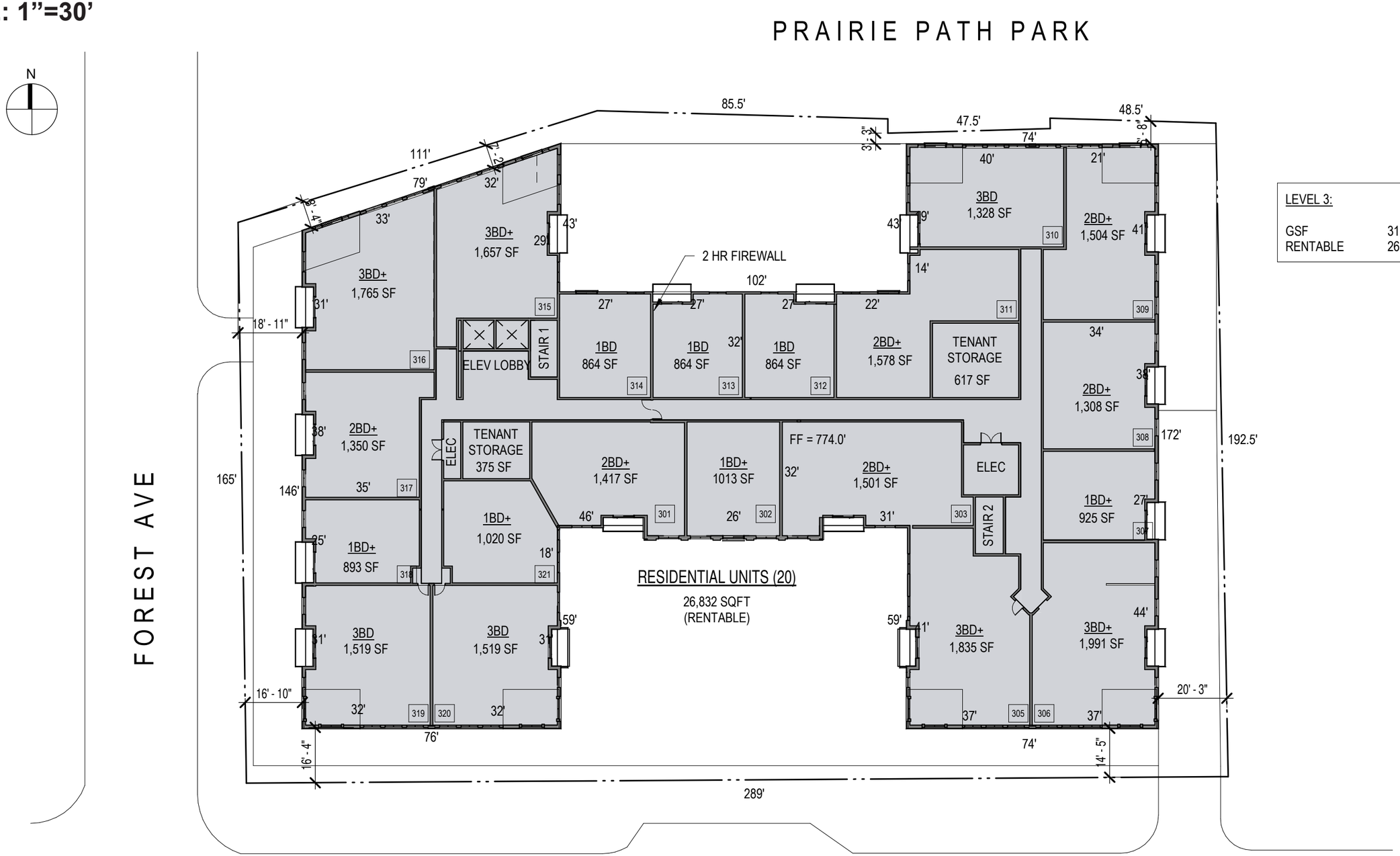
LEVEL 3 FLOOR PLAN

SCALE: 1”=30’



LEVEL 3:	
GSF	31,942 SF
RENTABLE	26,832 SF

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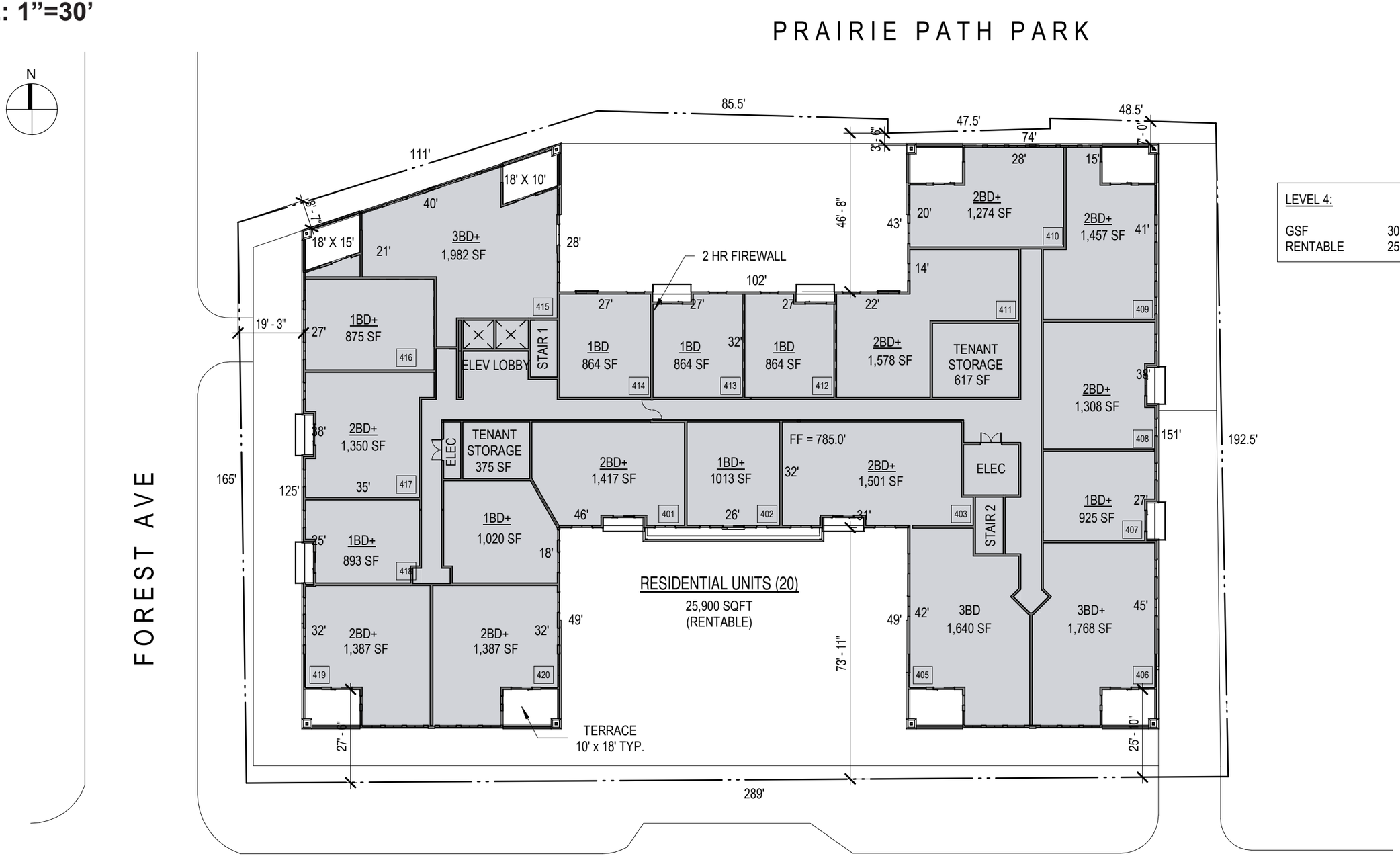
LEVEL 4 FLOOR PLAN

SCALE: 1”=30’



LEVEL 4:	
GSF	30,568 SF
RENTABLE	25,900 SF

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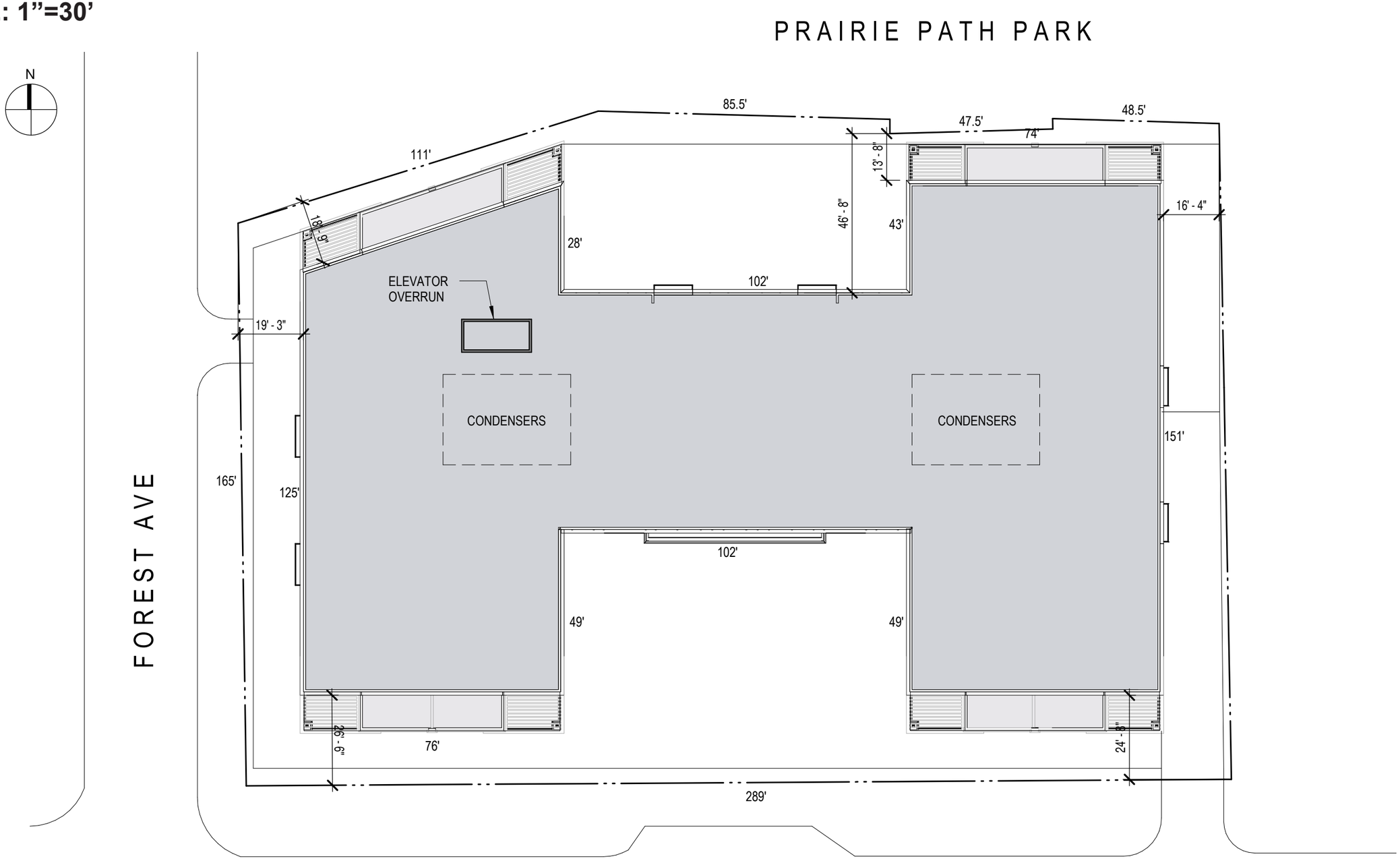
ROOF PLAN

SCALE: 1”=30’



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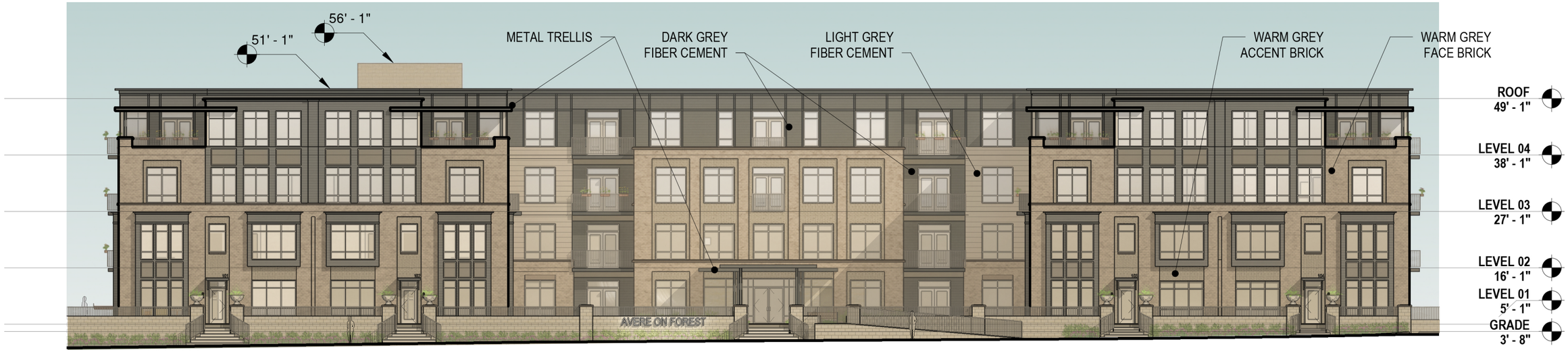
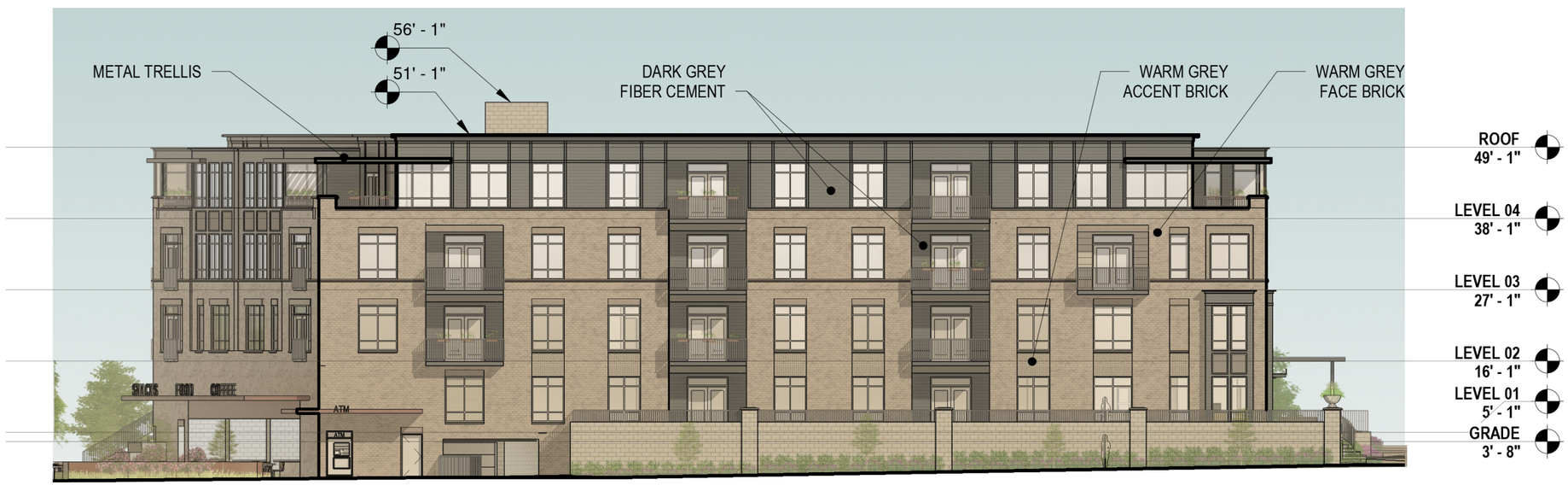
BUILDING ELEVATIONS



SOUTH ELEVATION

SCALE: 1" = 20'-0"



WEST ELEVATION

SCALE: 1" = 20'-0"

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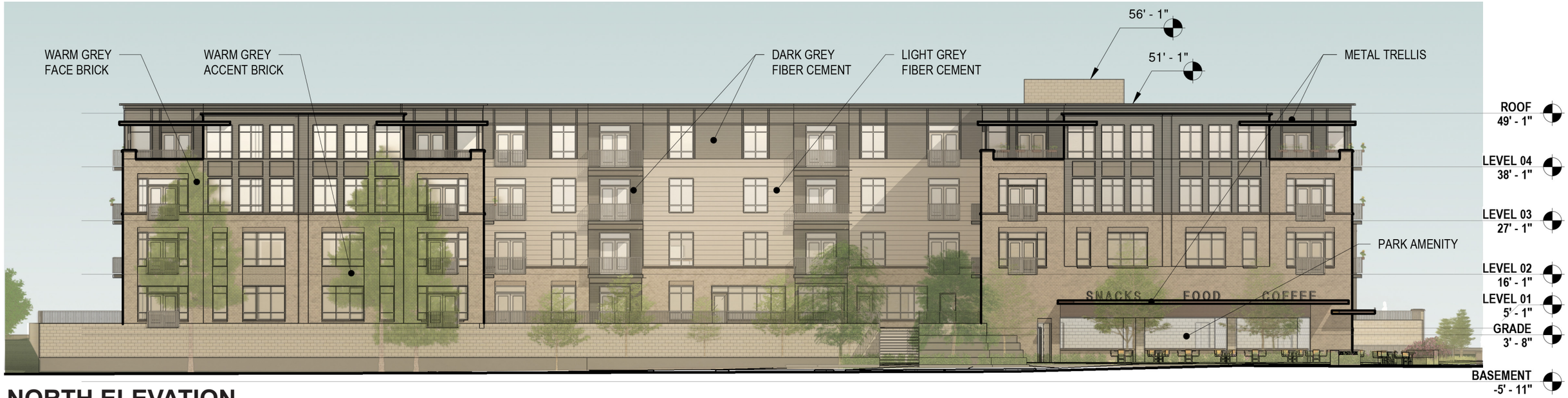
REVA DEVELOPMENT PARTNERS LLC

AVERE ON FOREST

DUANE & FOREST, GLEN ELLYN, IL

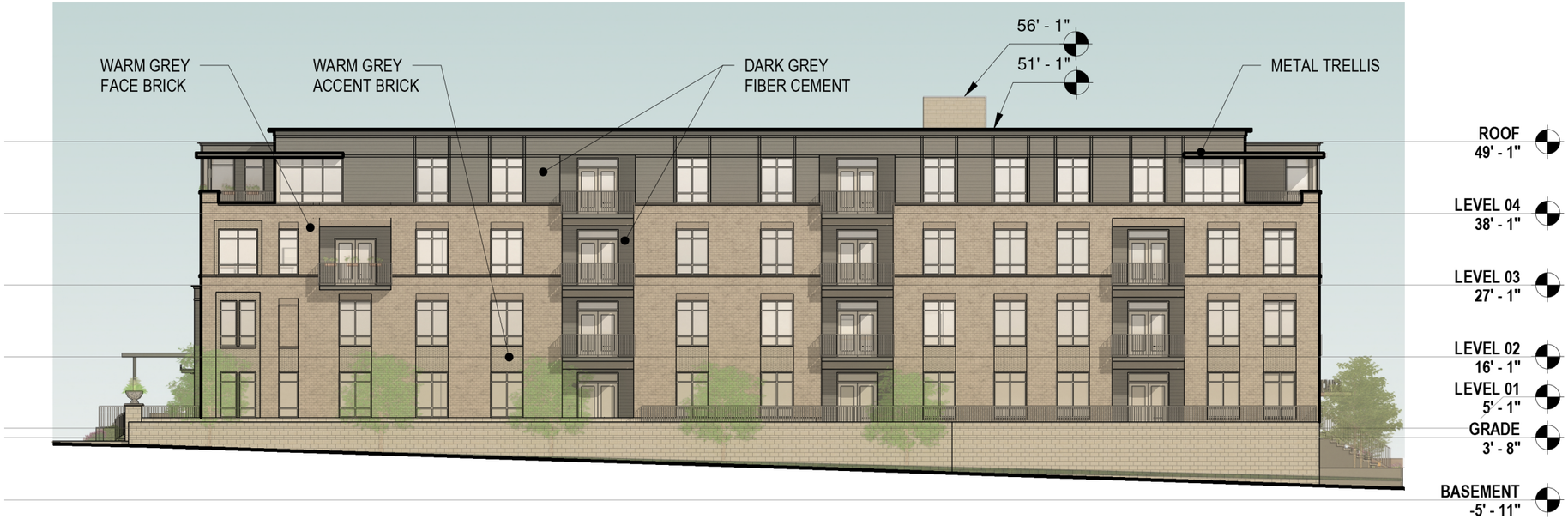
September 3, 2021 Project #: 21022

BUILDING ELEVATIONS



NORTH ELEVATION

SCALE: 1” = 20’-0”



EAST ELEVATION

SCALE: 1” = 20’-0”

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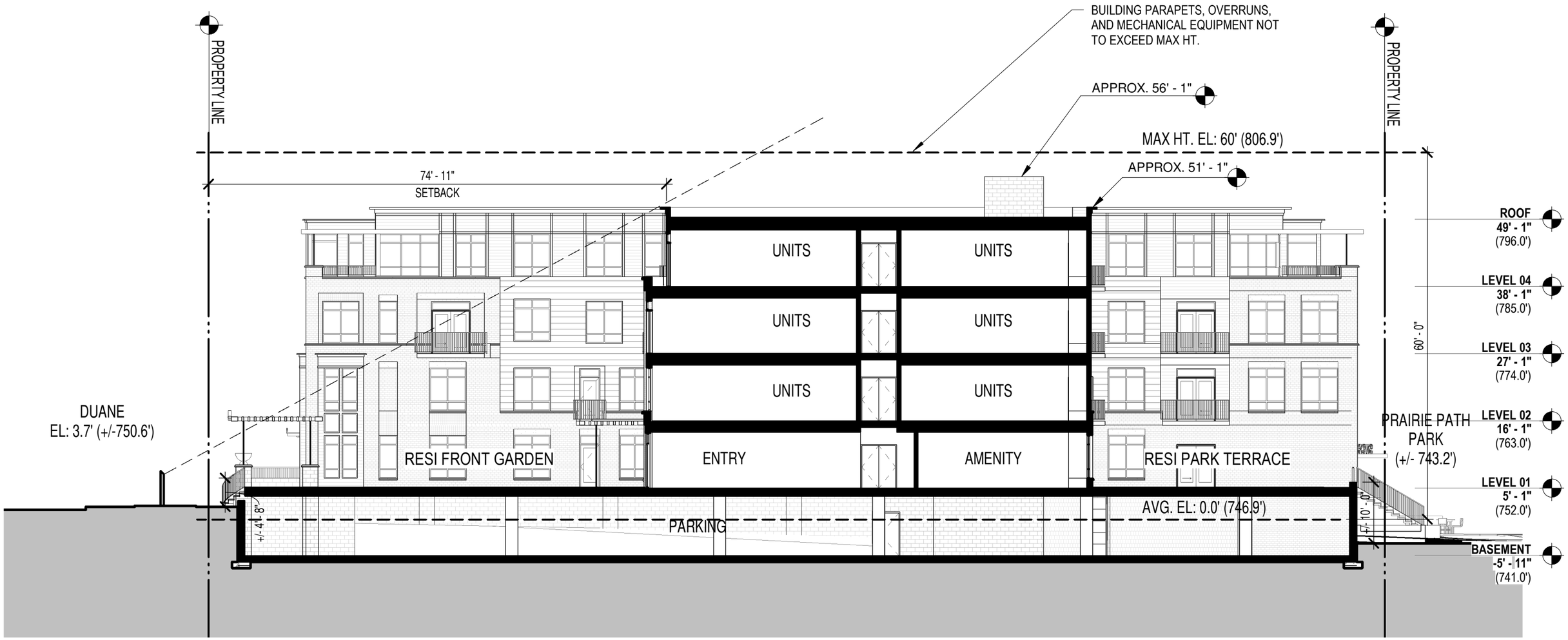
BUILDING SECTION

SCALE: 1”=20’



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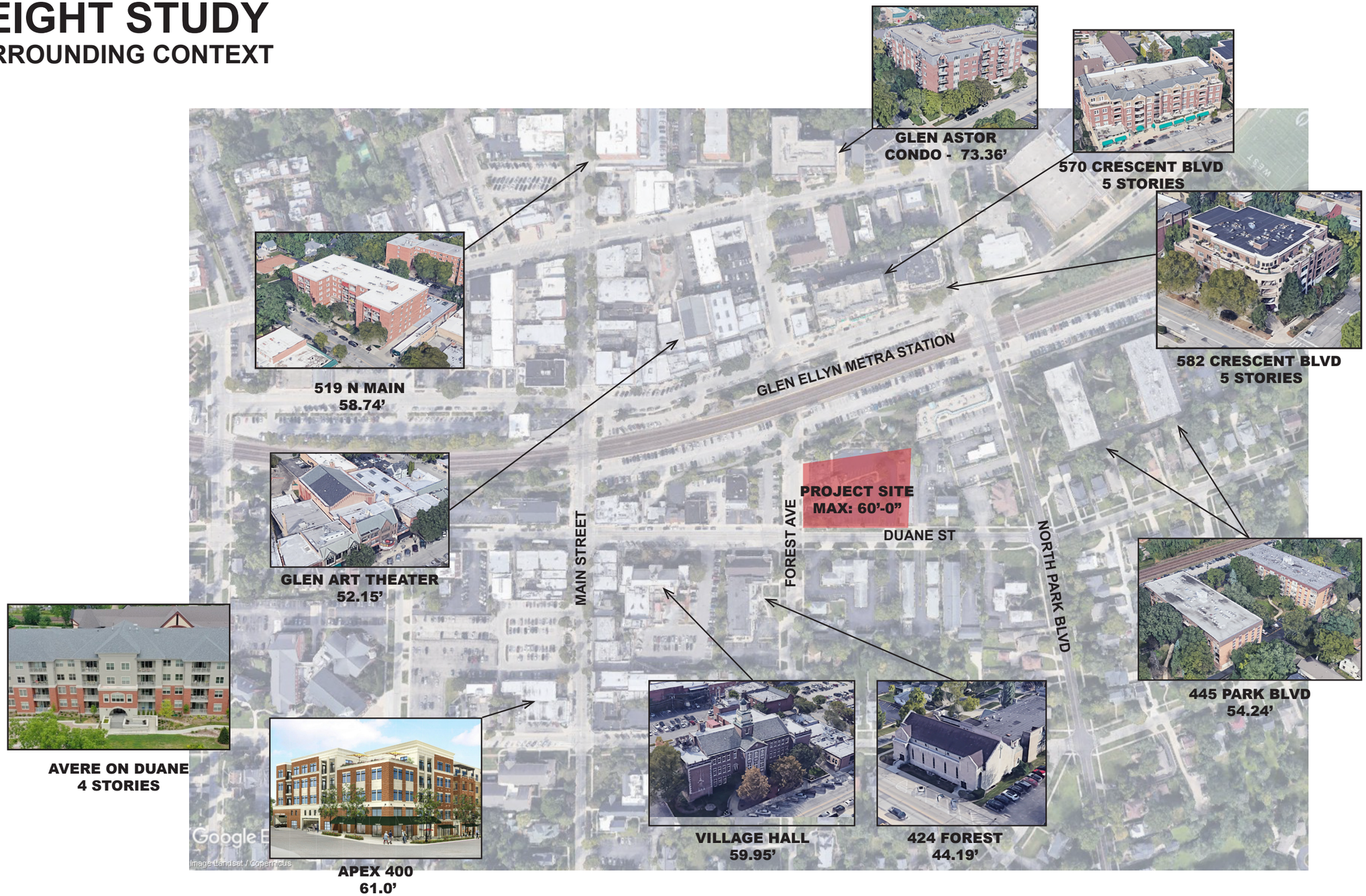
12

HEIGHT STUDY
SURROUNDING CONTEXT



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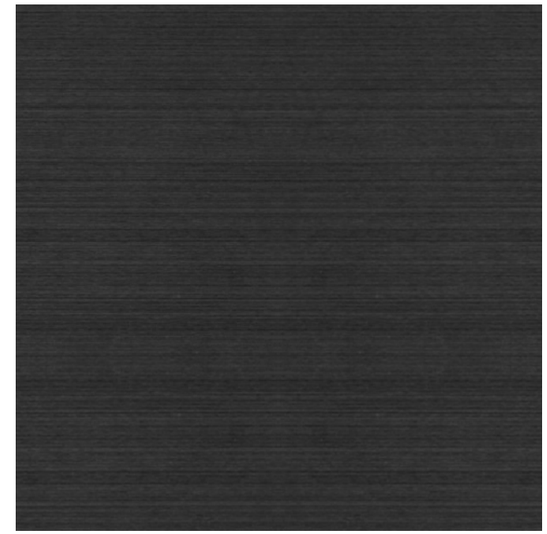
DUANE & FOREST, GLEN ELLYN, IL

September 3, 2021 Project #: 21022

MATERIAL PALETTE
OPTION A

FACE BRICK
COLONIAL ROSE

FIBER CEMENT LAP SIDING
LIGHT GREY



ALUMINUM STOREFRONT
CHARCOAL

ACCENT BRICK
COLONIAL ROSE

FIBER CEMENT LAP SIDING
DARK GREY

PAINTED ACCENT METAL
CHARCOAL

VIEW FROM SOUTHWEST
(FOREST & DUANE)

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REVA DEVELOPMENT PARTNERS LLC

AVERE ON FOREST

DUANE & FOREST, GLEN ELLYN, IL

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VIEW OF ENTRY

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AVERE ON FOREST

DUANE & FOREST, GLEN ELLYN, IL

September 3, 2021 Project #: 21022

VIEW FROM NORTH
(PRAIRIE PATH PARK)

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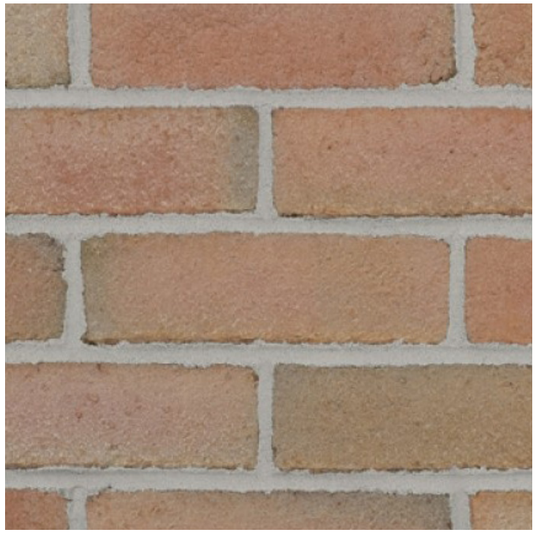
DUANE & FOREST, GLEN ELLYN, IL

September 3, 2021 Project #: 21022

MATERIAL PALETTE
OPTION B



FACE BRICK
COVINGTON

FIBER CEMENT LAP SIDING
LIGHT GREY

ALUMINUM STOREFRONT
DARK BRONZE

ACCENT BRICK
COVINGTON

FIBER CEMENT LAP SIDING
CLOVER GREEN

PAINTED ACCENT METAL
OIL RUBBED BRONZE

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REVA DEVELOPMENT PARTNERS LLC

VIEW FROM SOUTHWEST
(FOREST & DUANE)

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REVA DEVELOPMENT PARTNERS LLC

LANDSCAPE CONCEPT
PRAIRIE PATH PARK - MODIFICATION

US BANK REDEVELOPMENT - REVA DEVELOPMENT PARTNERS

PRAIRIE PATH PARK OPPORTUNITY SCHEME A - MODIFICATION

GLEN ELLYN, ILLINOIS

SCALE: 1"=20' 0 10' 20' 40' NORTH

SEPTEMBER 2, 2021

PREPARED FOR:
CLIENT NAME

PROJECT TEAM:
FIRM 1
FIRM 2
FIRM 3

THE LAKOTA GROUP.
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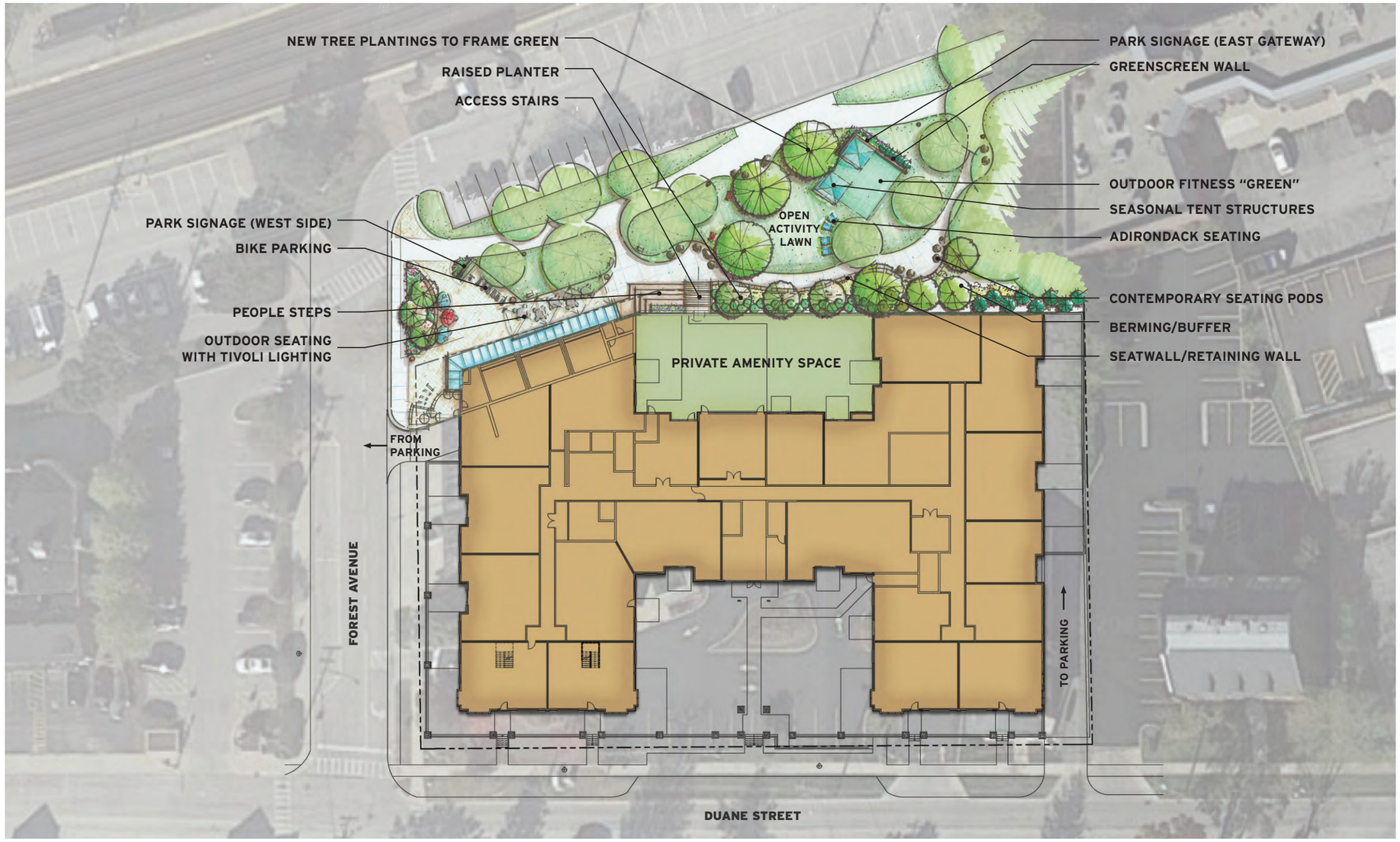
LANDSCAPE CONCEPT
PRAIRIE PATH PARK - RECONSTRUCTION



US BANK REDEVELOPMENT - REVA DEVELOPMENT PARTNERS

PRAIRIE PATH PARK OPPORTUNITY SCHEME B - RECONSTRUCTION

GLEN ELLYN, ILLINOIS

SCALE: 1"=20' 0 10' 20' 40' NORTH

SEPTEMBER 2, 2021

PREPARED FOR:
CLIENT NAME

PROJECT TEAM:
FIRM 1
FIRM 2
FIRM 3

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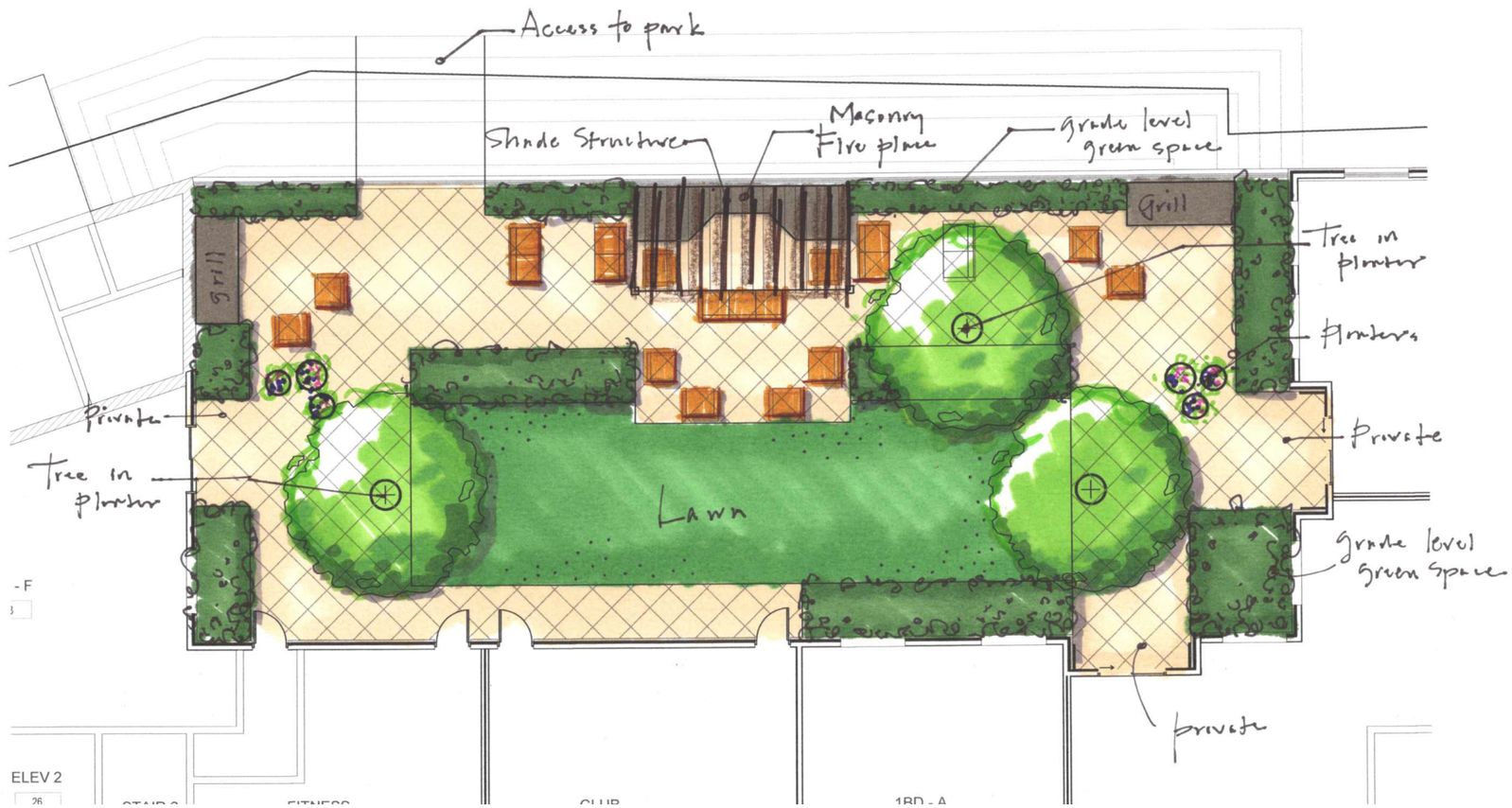
DUANE & FOREST, GLEN ELLYN, IL

September 3, 2021 Project #: 21022

LANDSCAPE CONCEPT
NORTH TERRACE

CONCEPTUAL



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AVERE ON FOREST

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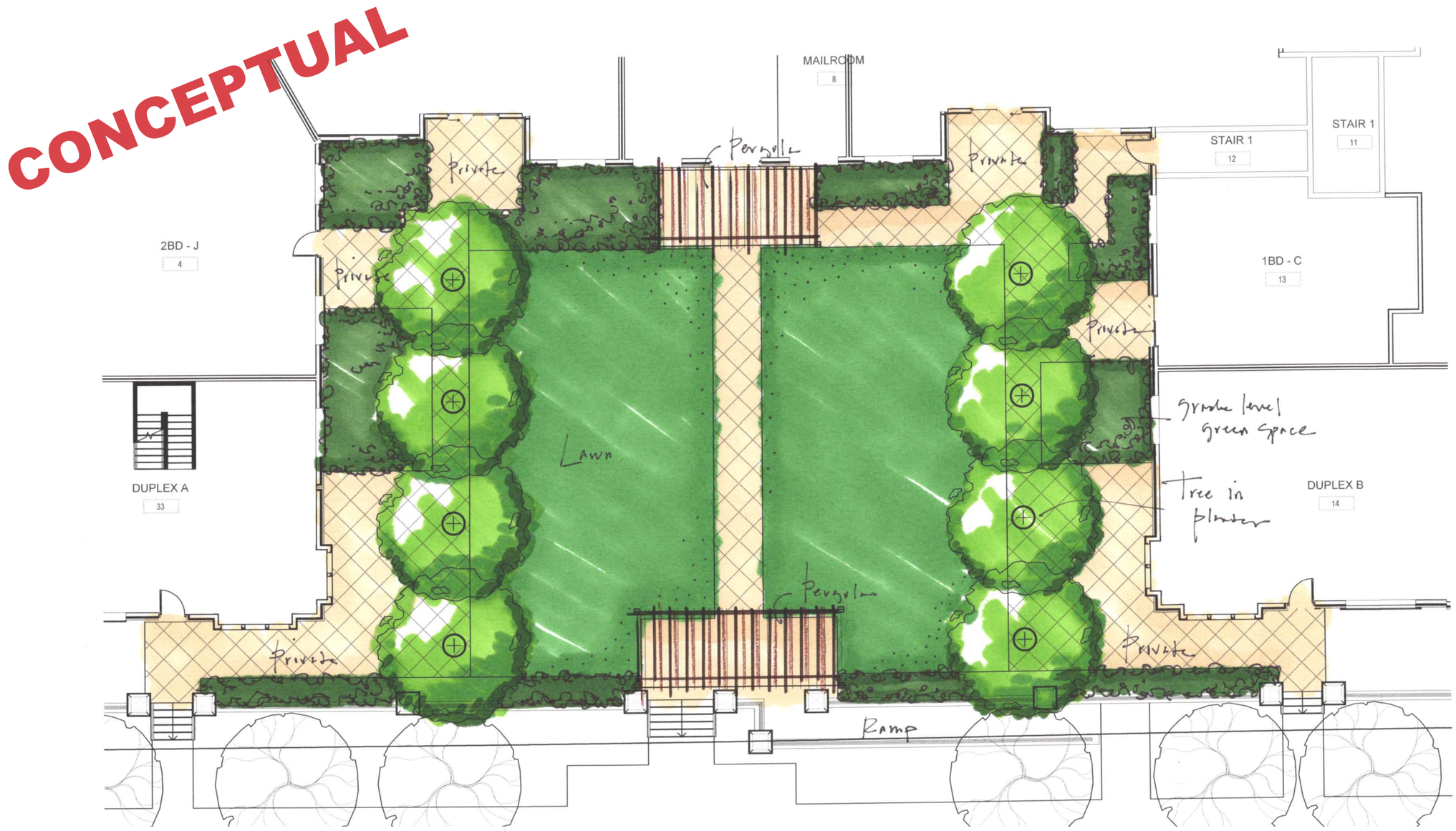
September 3, 2021 Project #: 21022

LANDSCAPE CONCEPT
SOUTH TERRACE



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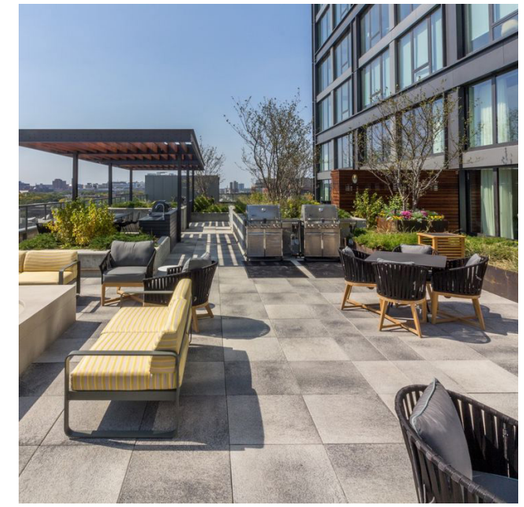
AMENITY AREAS
CONCEPTUAL IMAGES



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DUANE & FOREST

REVA DEVELOPMENT PARTNERS LLC

AVERE ON FOREST

DUANE & FOREST

GLEN ELLYN, IL

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OKW Architects

SPACECO INC.

KLOA Kenig, Lindgren, O'Hara, Aboona, Inc.

KT landscape architecture

THE LAKOTA GROUP.

PLAN COMMISSION PRE-APPLICATION PRESENTATION

SEPTEMBER 23, 2021

VILLAGE OF GLEN ELLYN 1834

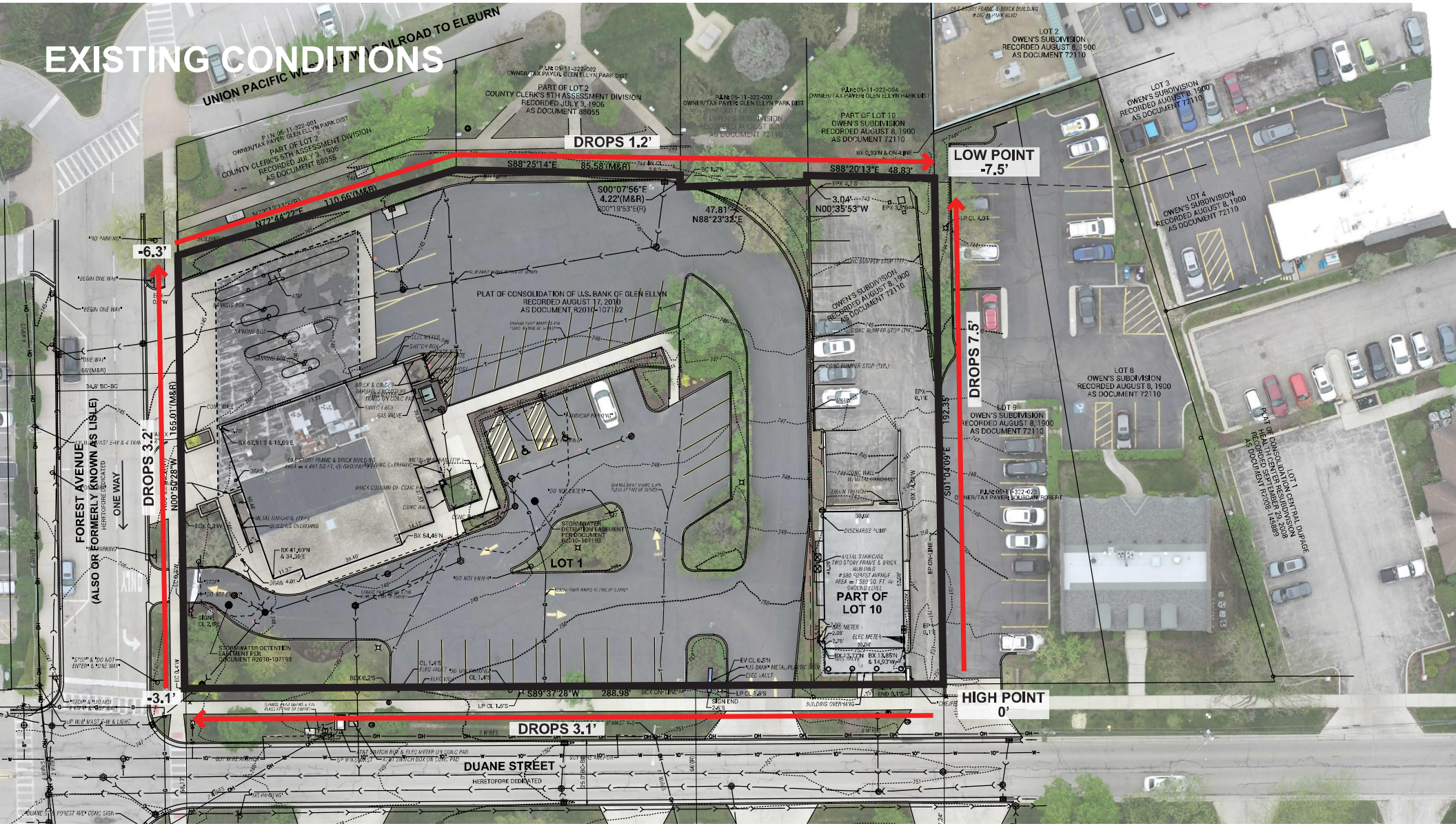
AVERE ON DUANE

SITE & CONTEXT

OKW Architects

REVA DEVELOPMENT PARTNERS LLC

EXISTING CONDITIONS



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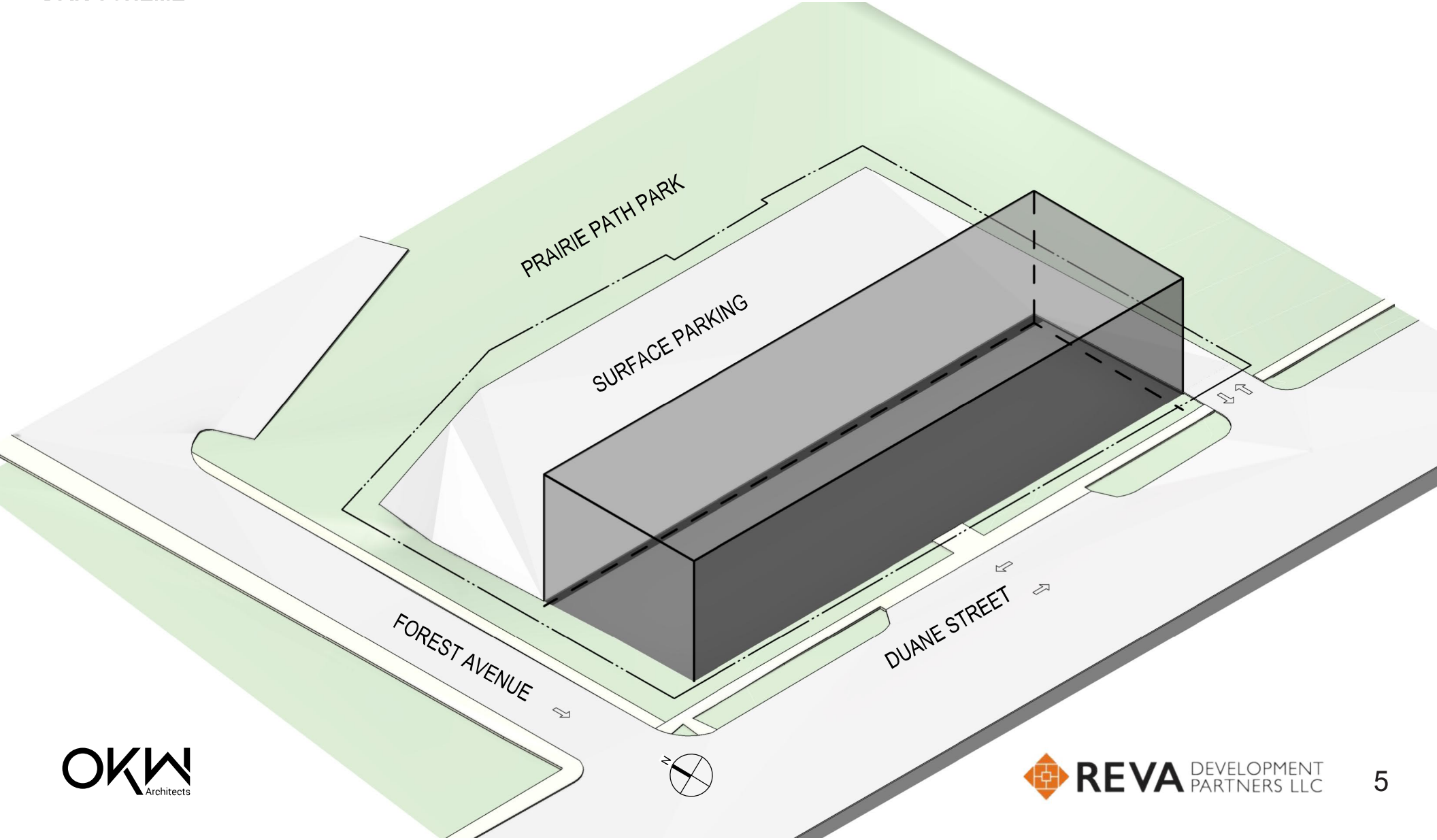
MASSING STUDY DIAGRAMS
BAR SCHEME



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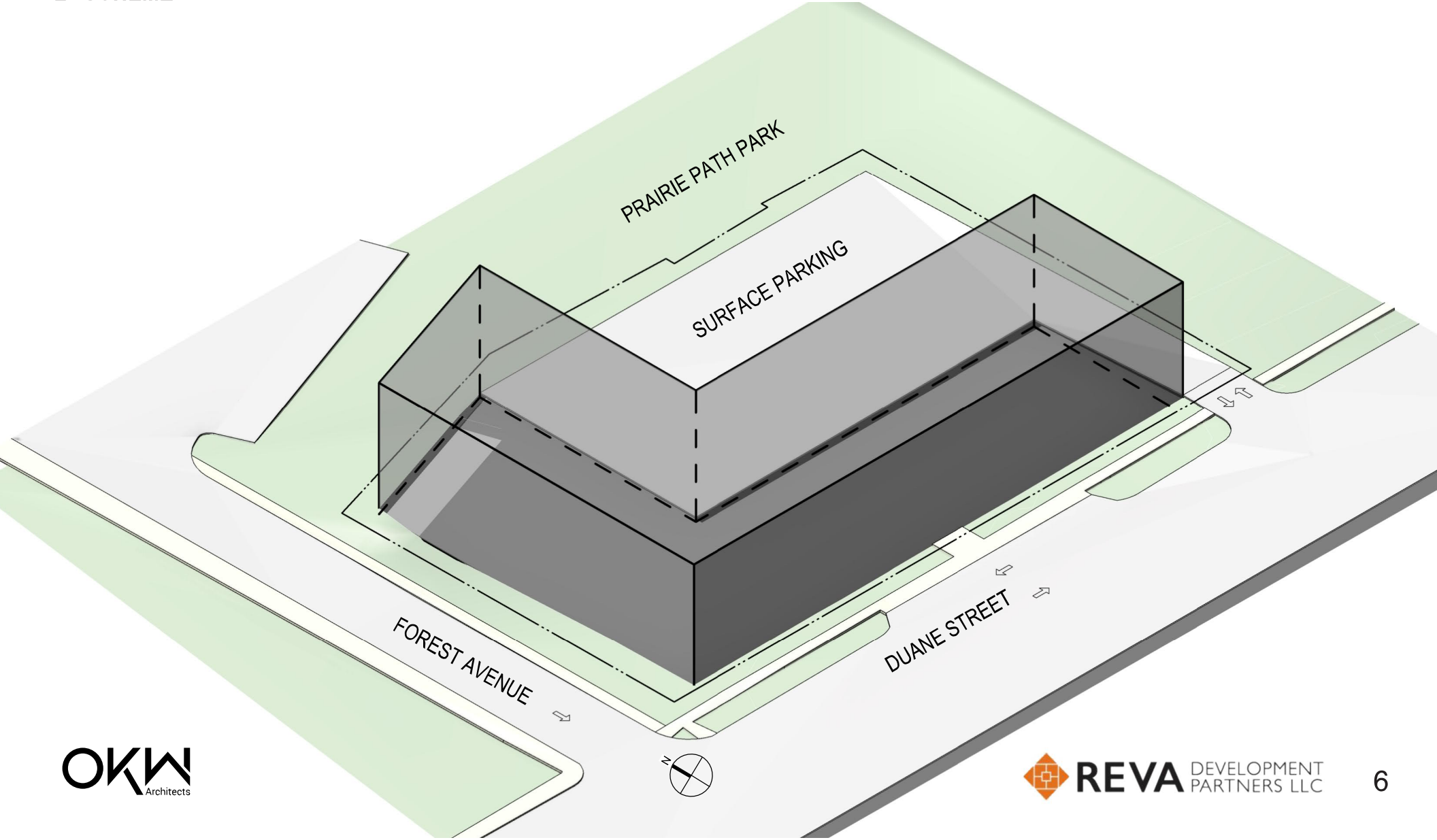
MASSING STUDY DIAGRAMS
"L" SCHEME



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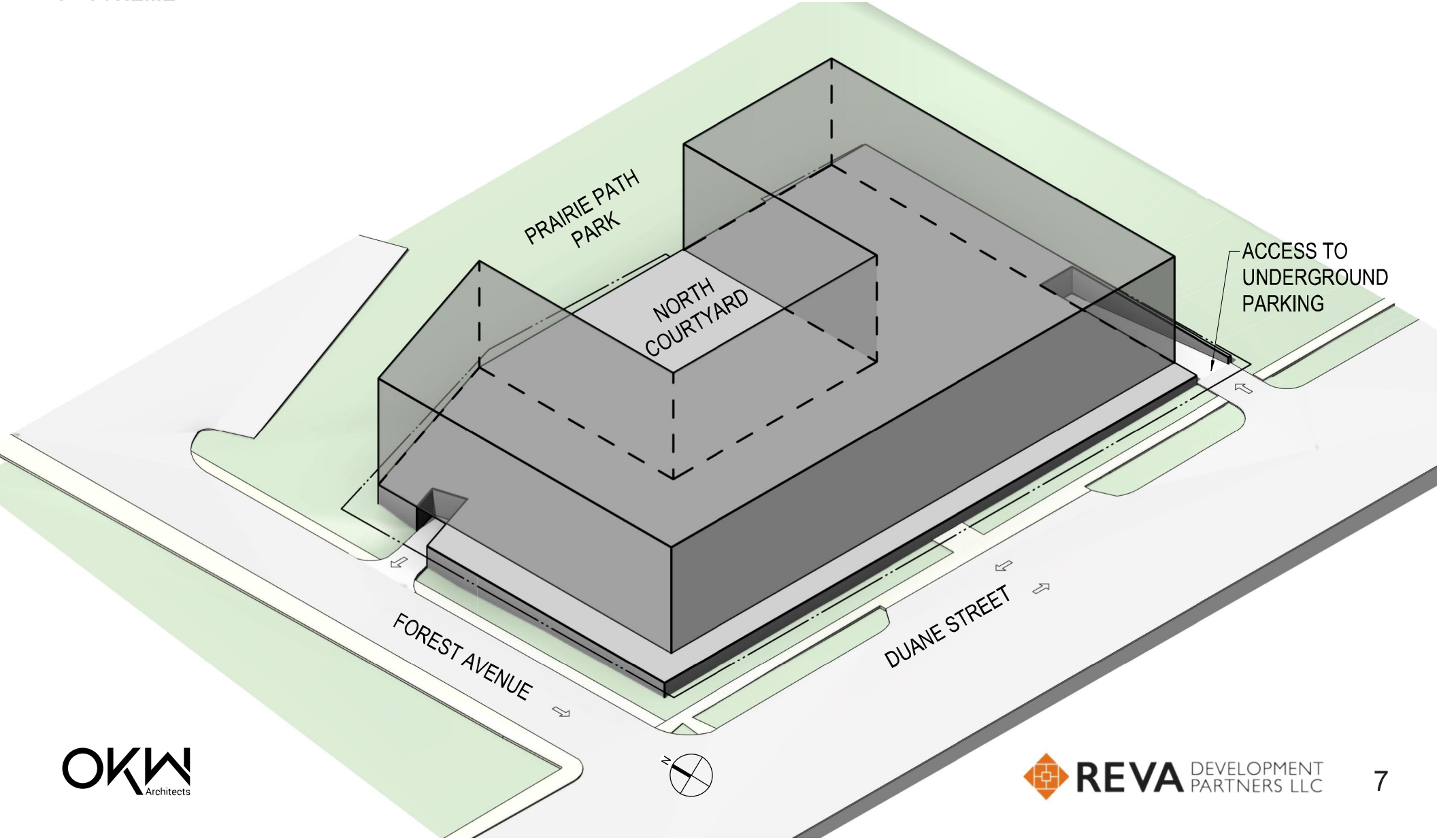
MASSING STUDY DIAGRAMS

"U" SCHEME



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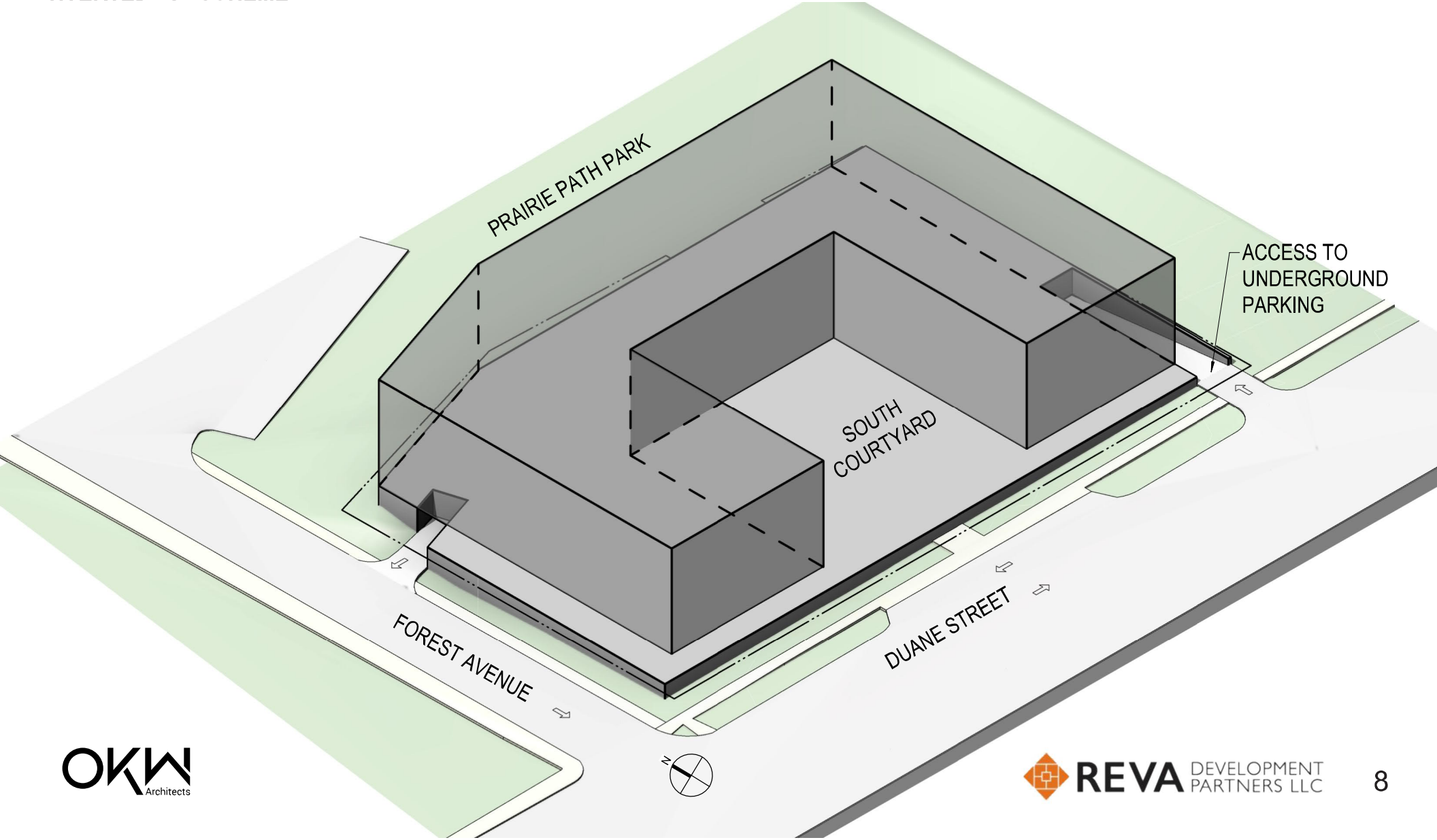
MASSING STUDY DIAGRAMS
INVERTED "U" SCHEME



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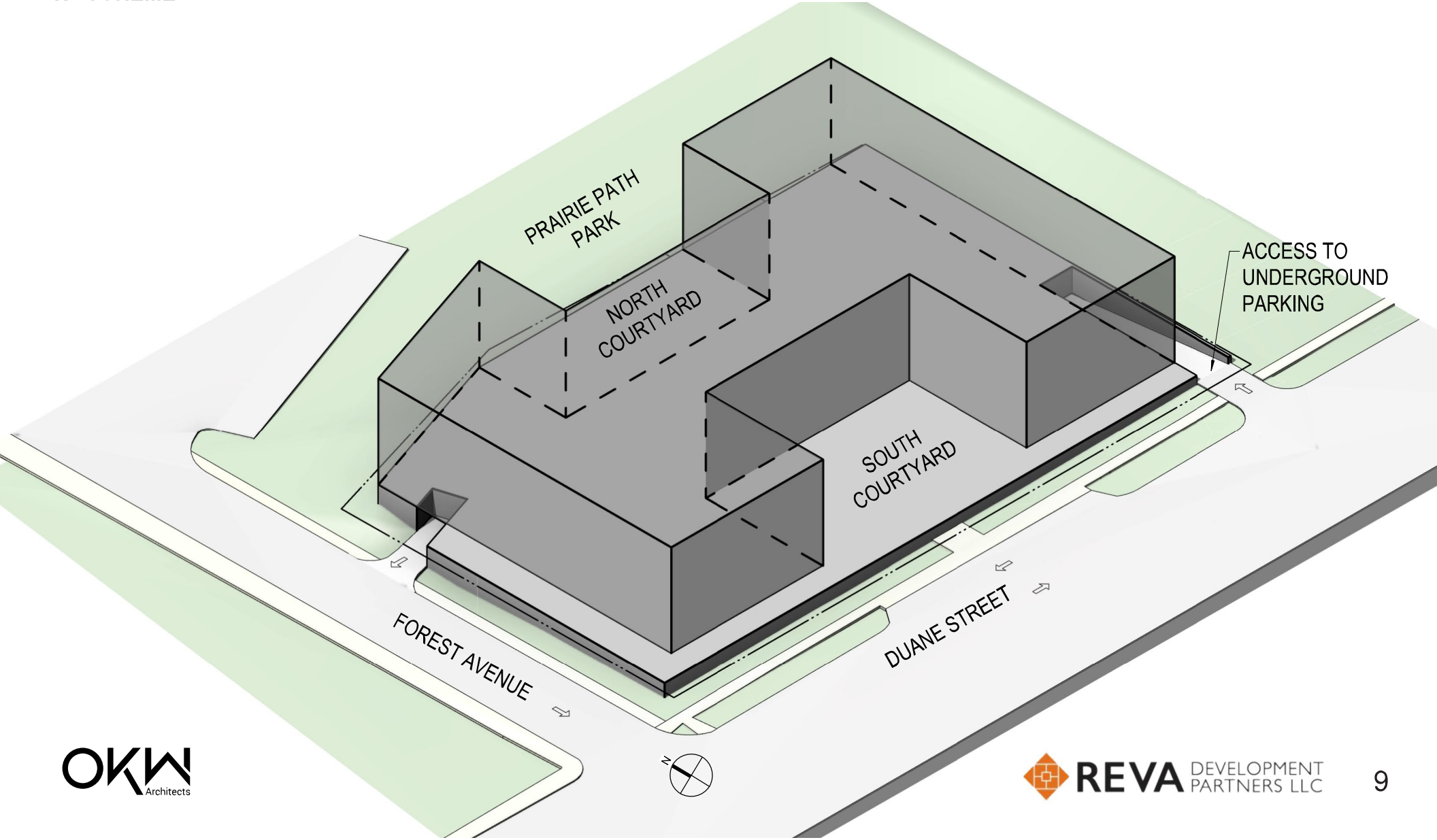
MASSING STUDY DIAGRAMS
"H" SCHEME



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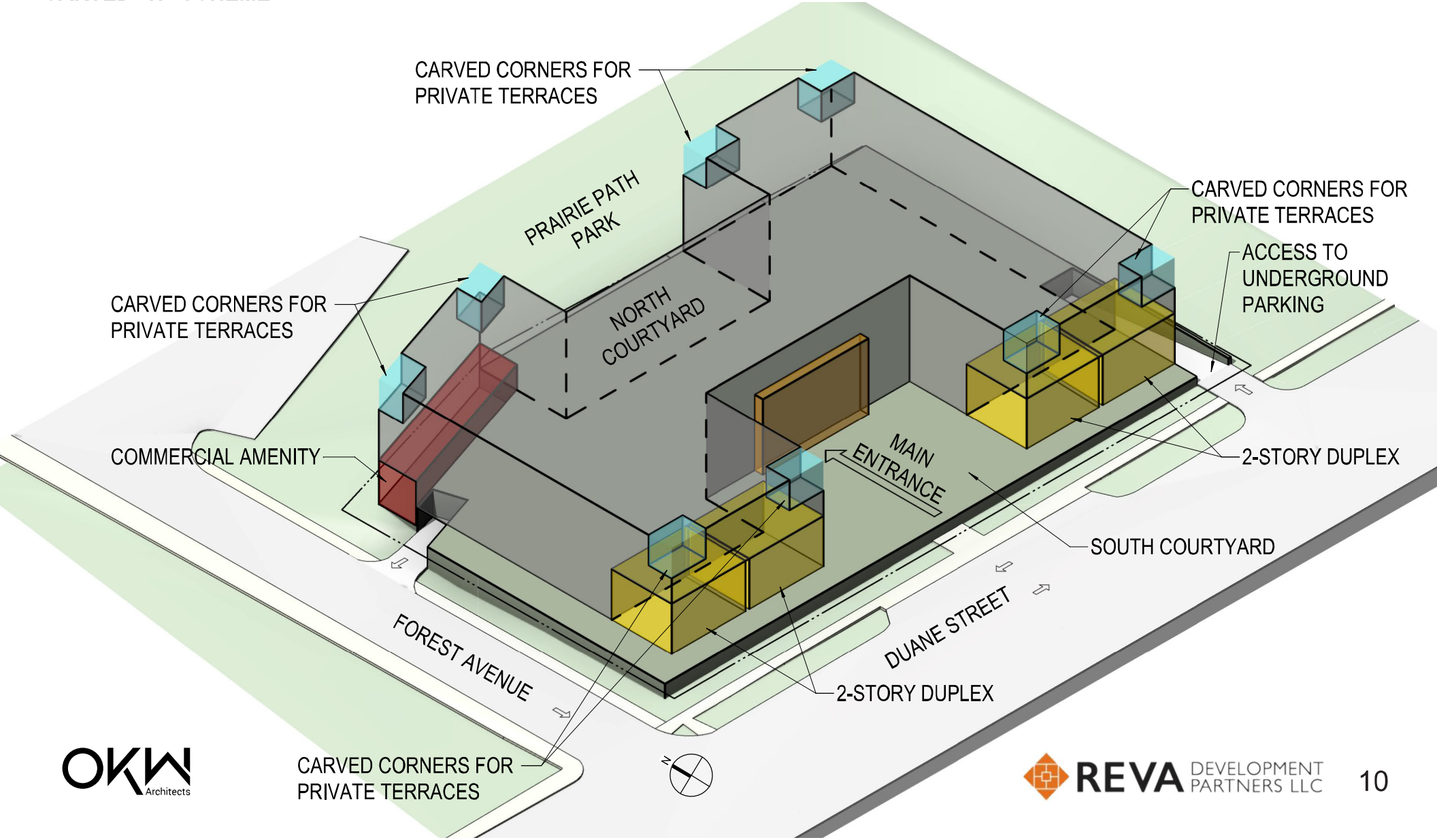
MASSING STUDY DIAGRAMS

CARVED "H" SCHEME



OKW Architects

REVA DEVELOPMENT PARTNERS LLC

SITE PLAN / LEVEL 1 FLOOR PLAN

SITE AREA: 1.25 ACRES

UNITS: +/- 77 RESIDENTIAL UNITS

131 PARKING SPACES (1.7 PER UNIT)

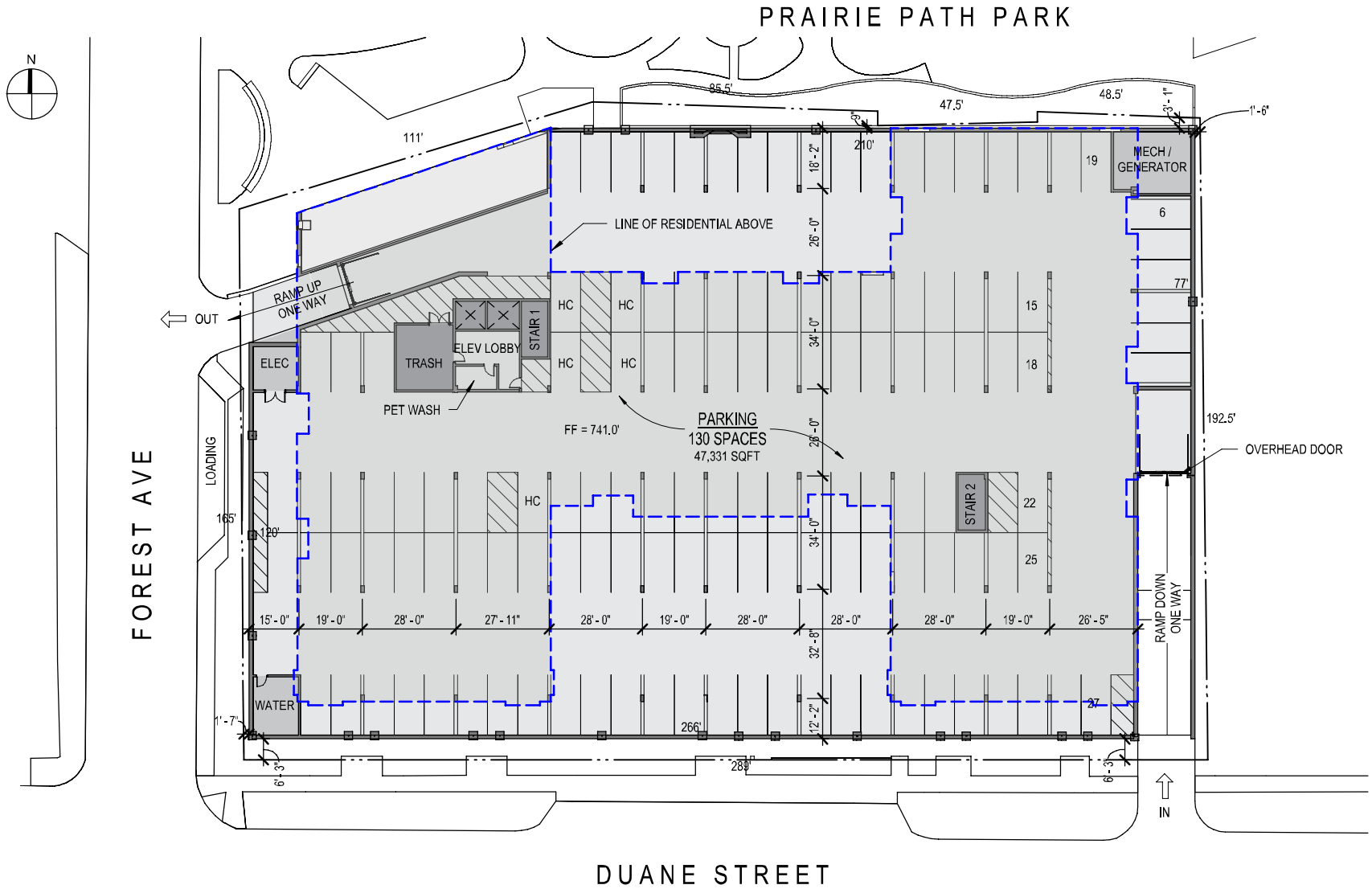
1,150 SF COMMERCIAL SPACE

4-STORY MIXED-USE BUILDING WITH UNDERGROUND PARKING

OKW Architects

REVA DEVELOPMENT PARTNERS LLC

BASEMENT PLAN



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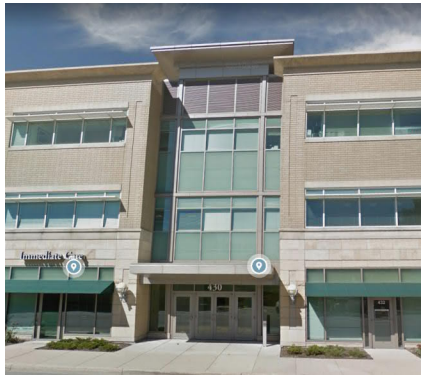
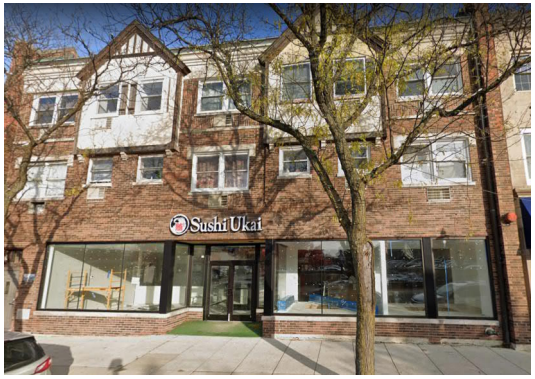
GLEN ELLYN CONTEXT
CIVIC, COMMERCIAL, INSTITUTIONAL





GLEN ELLYN CONTEXT
MULTI-FAMILY RESIDENTIAL

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VIEW FROM SOUTHWEST
(FOREST & DUANE)

VIEW FROM SOUTHWEST
(FOREST & DUANE)

VIEW FROM SOUTHEAST

VIEW FROM SOUTHEAST

VIEW OF ENTRY

VIEW OF ENTRY

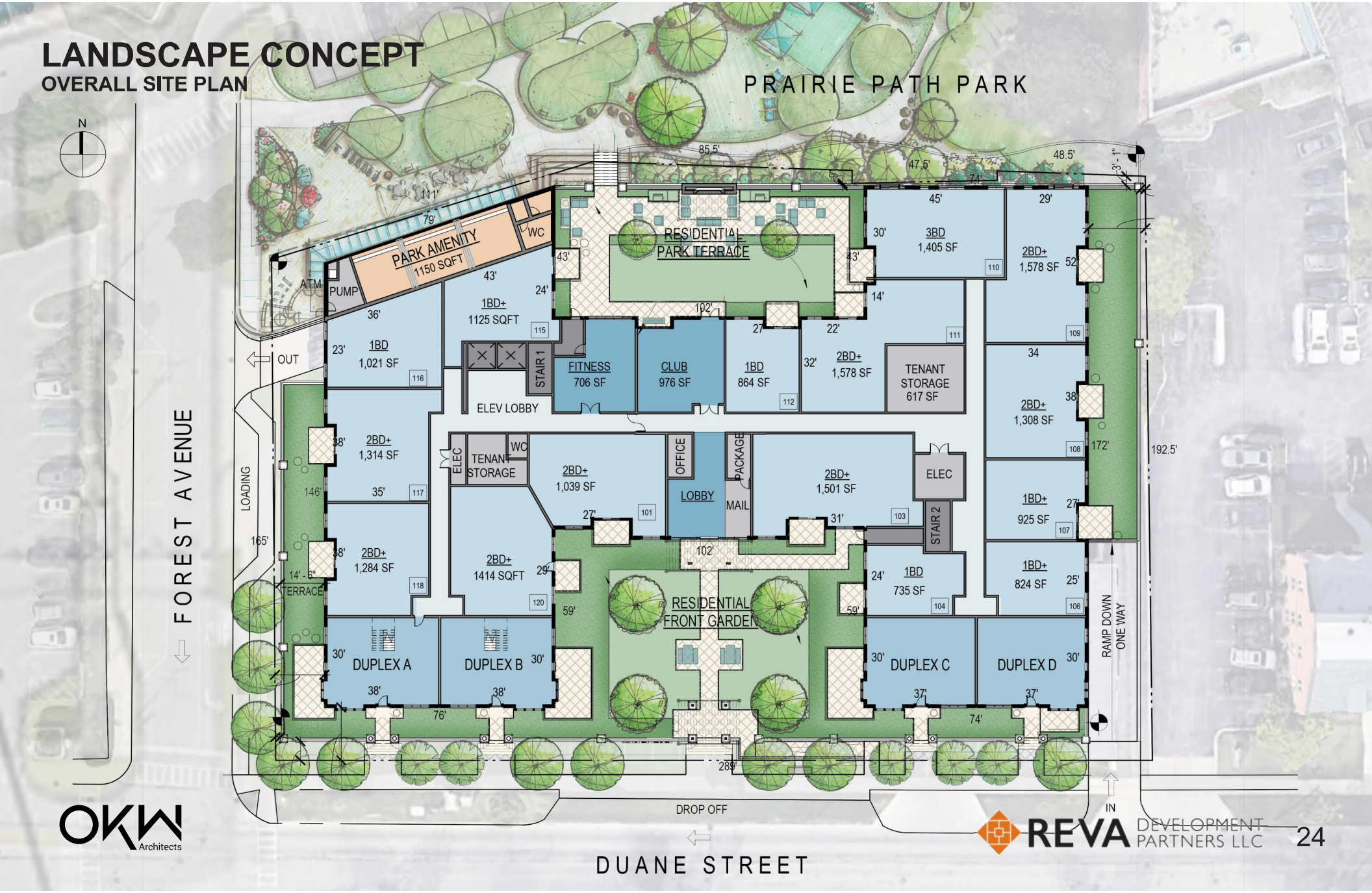
VIEW FROM NORTHEAST
(PRAIRIE PATH PARK)

VIEW FROM NORTHWEST
(PRAIRIE PATH PARK)

VIEW FROM NORTHWEST
(PRAIRIE PATH PARK)

LANDSCAPE CONCEPT

OVERALL SITE PLAN



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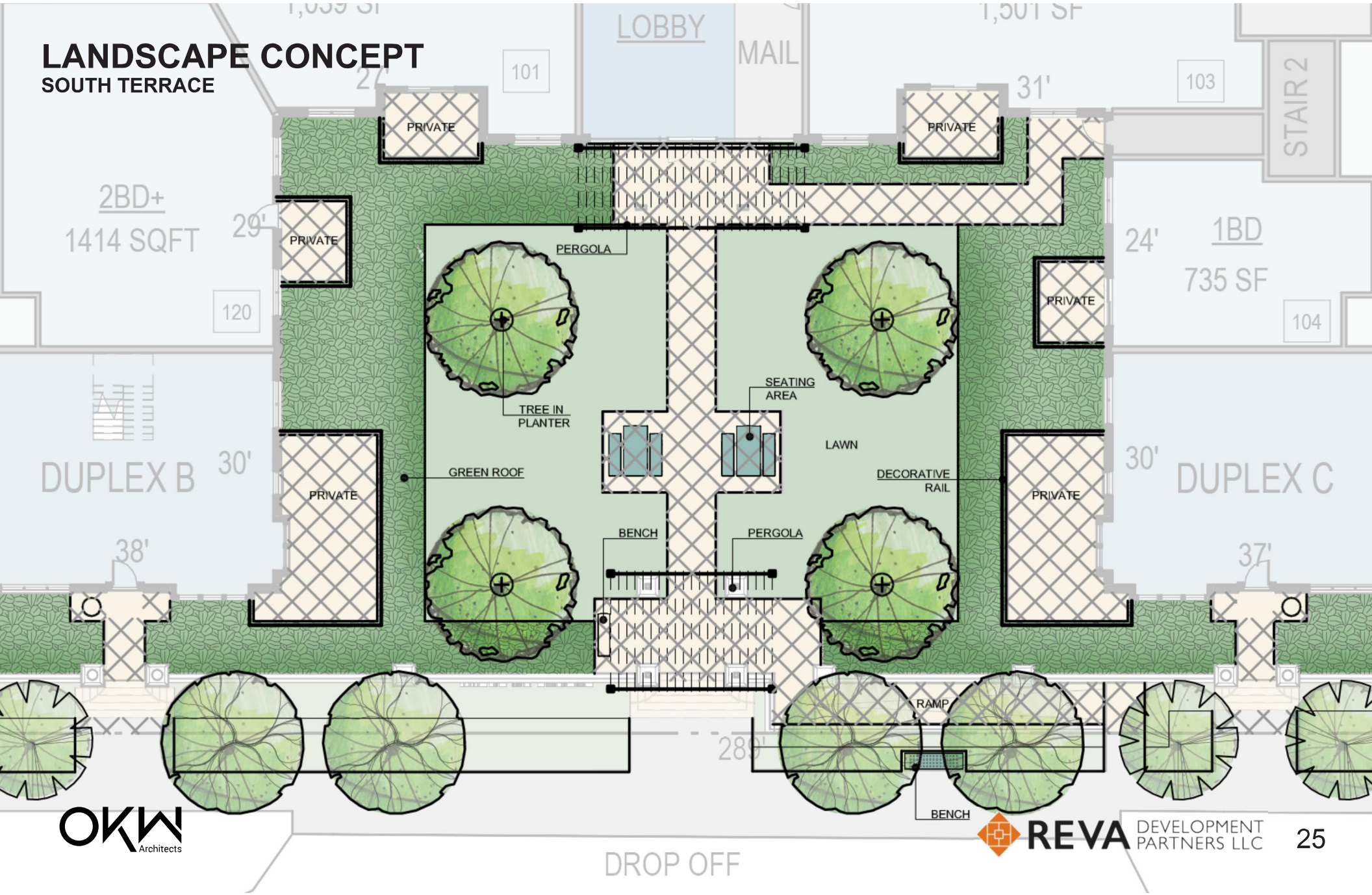
LANDSCAPE CONCEPT
SOUTH TERRACE



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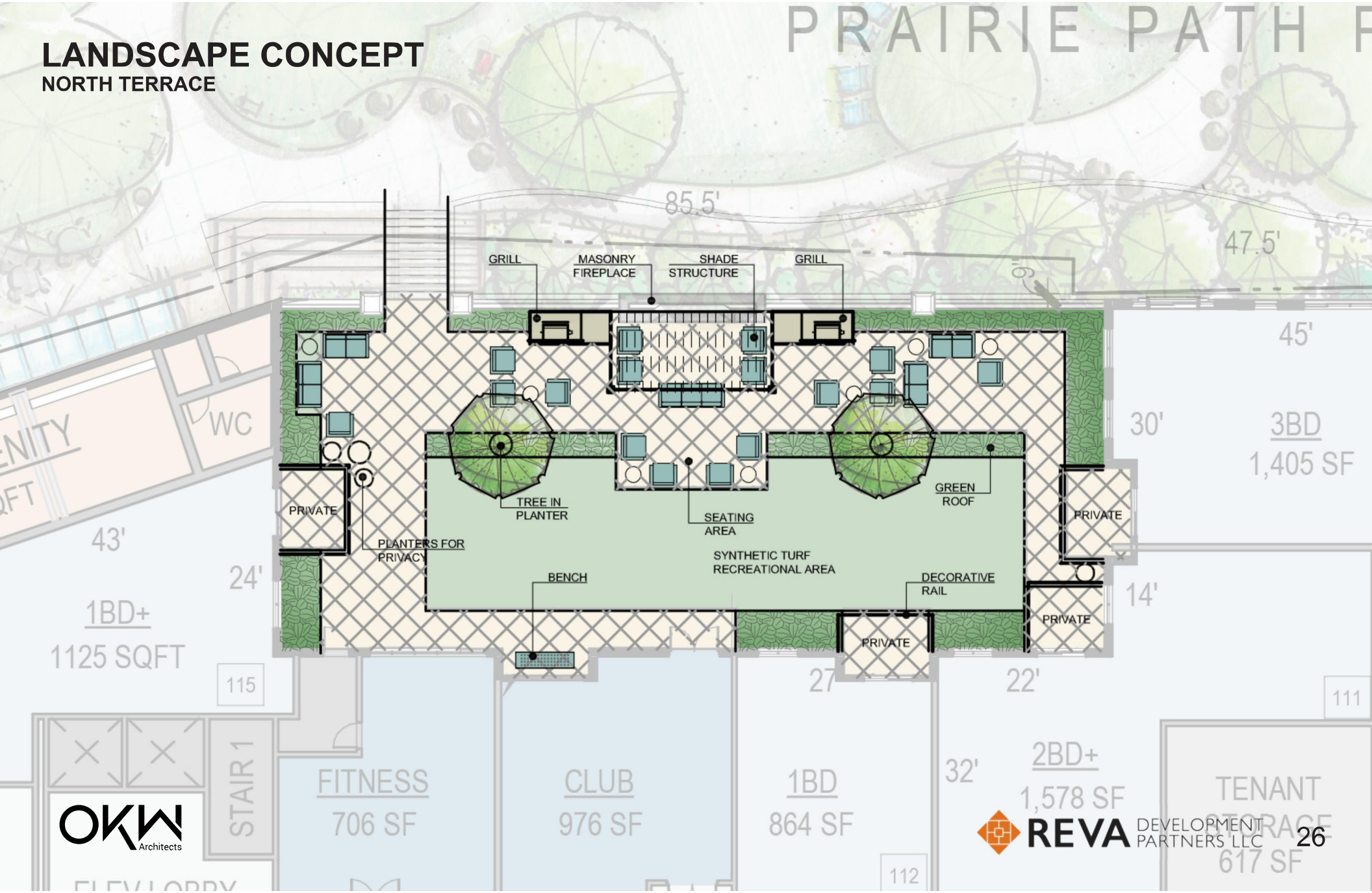
LANDSCAPE CONCEPT
NORTH TERRACE



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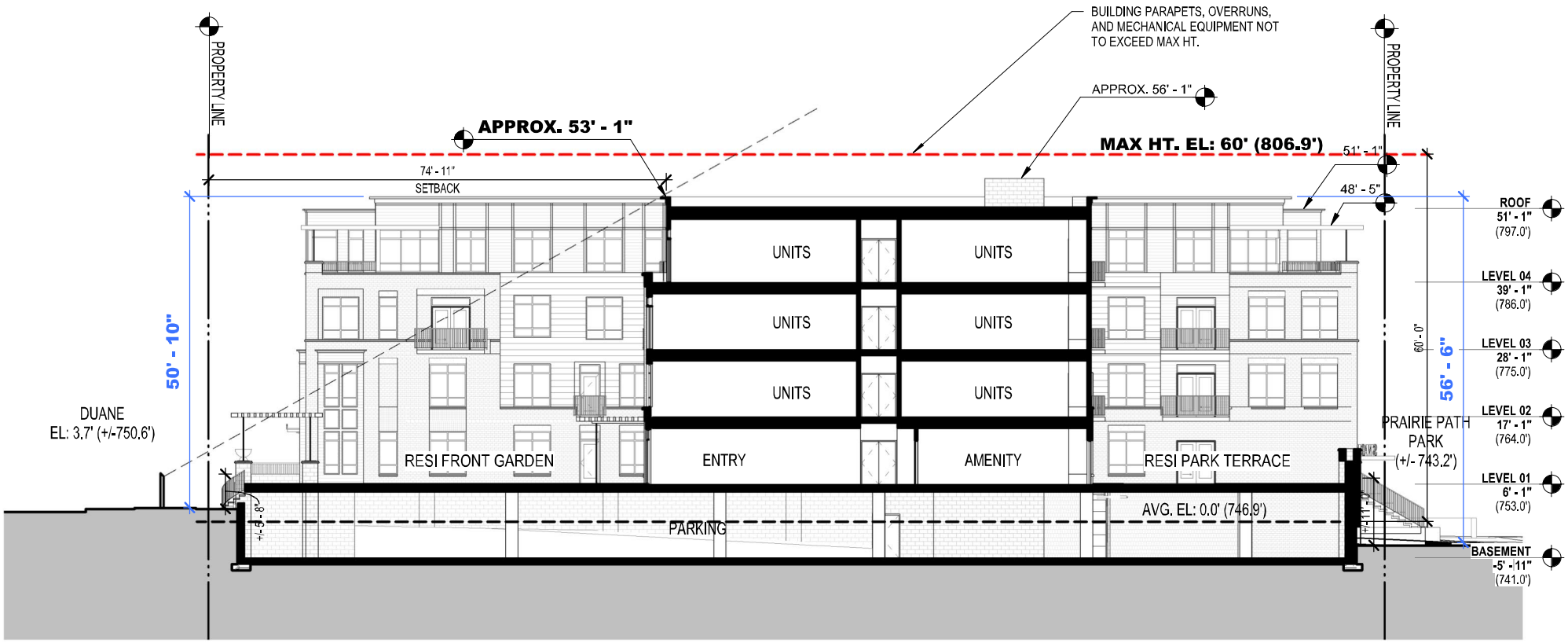
BUILDING SECTION

SCALE: 1”=20’



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HEIGHT STUDY
SURROUNDING CONTEXT

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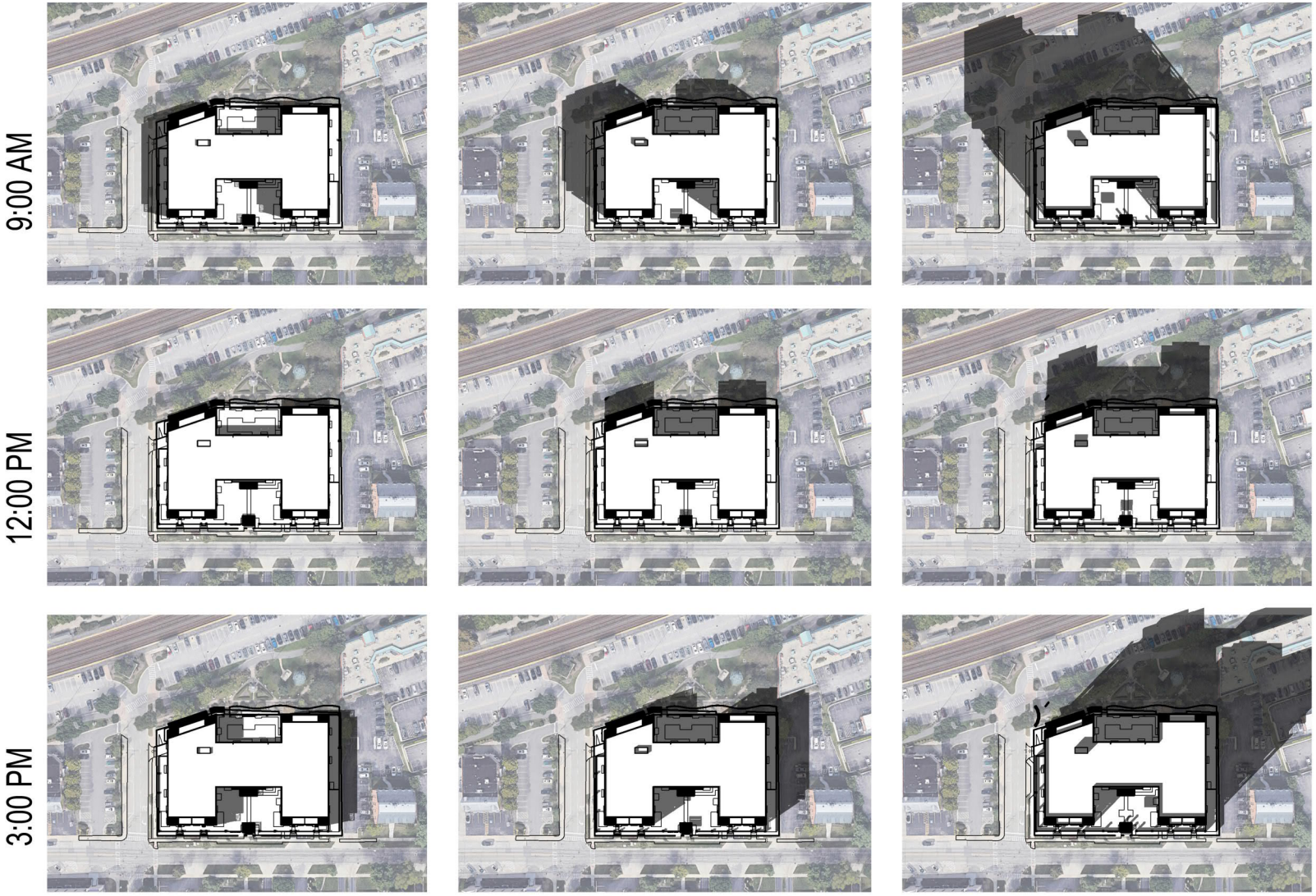
SUN STUDY DIAGRAMS



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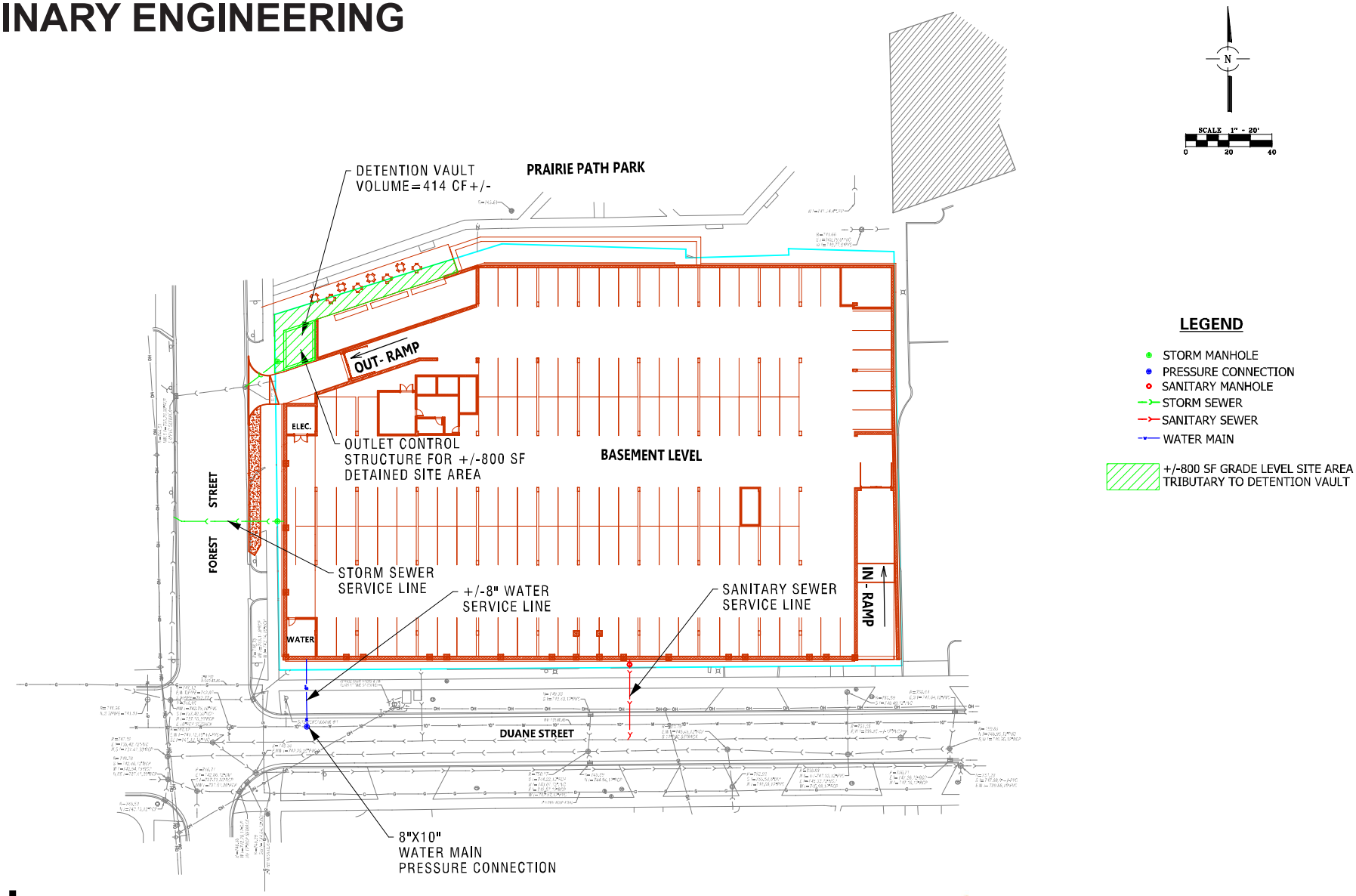
PRELIMINARY ENGINEERING



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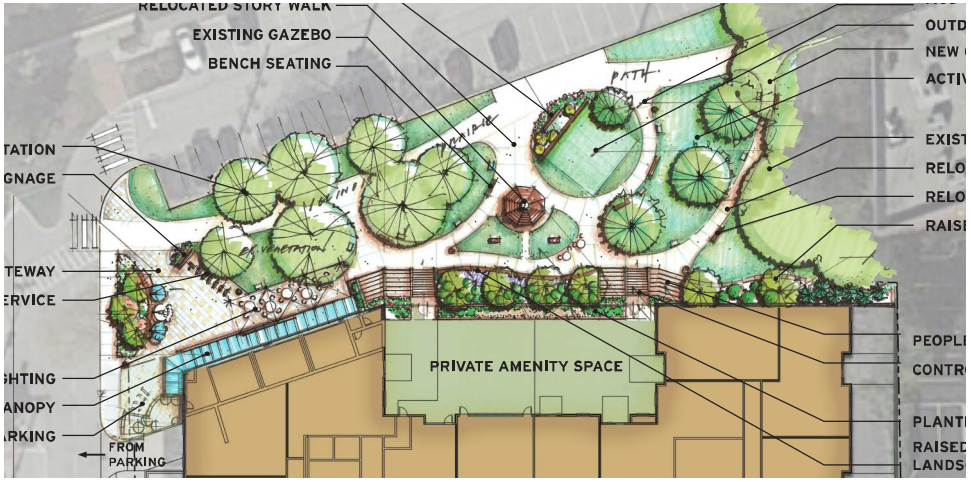
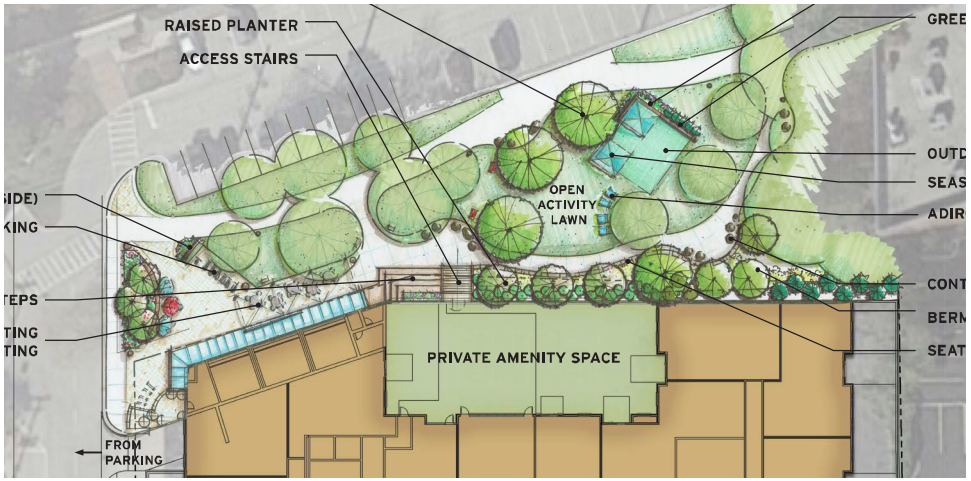
PRAIRIE PATH PARK OPPORTUNITY

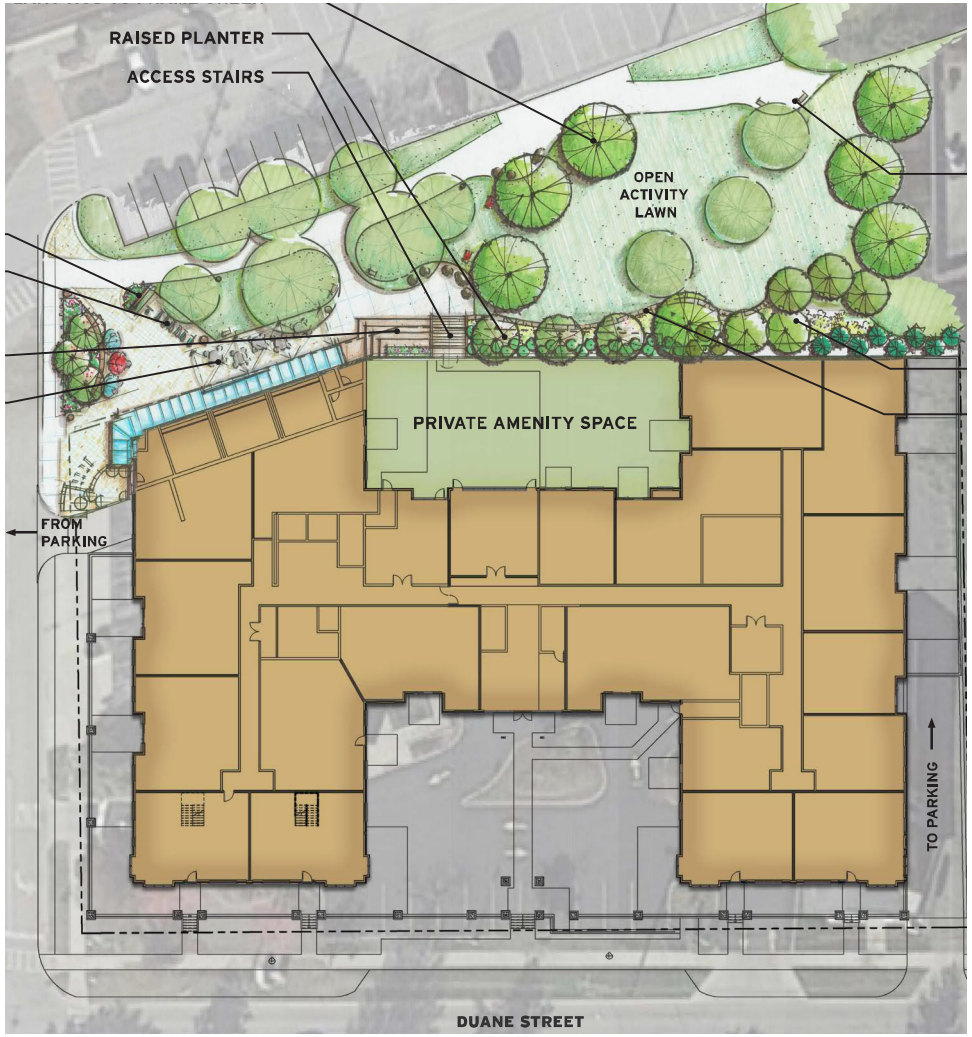
SCHEME A - MODIFICATION



SCHEME B - RECONSTRUCTION



SCHEME C - RECONSTRUCTION



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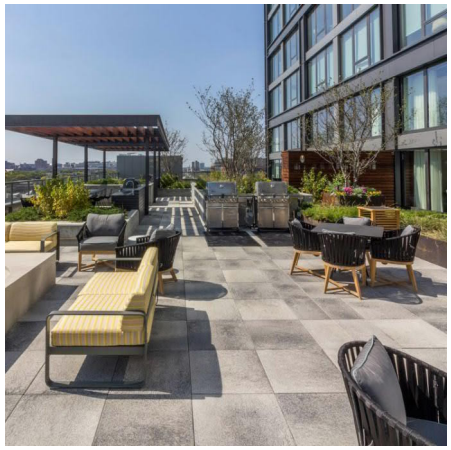
AMENITY AREAS
CONCEPTUAL IMAGES



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AVERE ON DUANE
REPRESENTATIVE INTERIORS

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UNIT MIX MARKET ANALYSIS

AVERE on Forest Unit Mix			
Unit Type	**Units**	**SF**	**% of Units**
1 BR	12	866	16%
1 + Den	16	957	21%
2 + Den	28	1,425	36%
3 BR	9	1,421	12%
3 BR + Den	8	1,803	10%
Duplex Townhome	4	1,936	5%
Total	**77**	**1,306**	**100%**

Market:	Units	Avg. SF	% 1 BR	% 2 BR
Glenwood Station	86	913	60%	40%
Apex 400	103	900	75%	25%
AVERE on Duane	48	1,334	17%	83%

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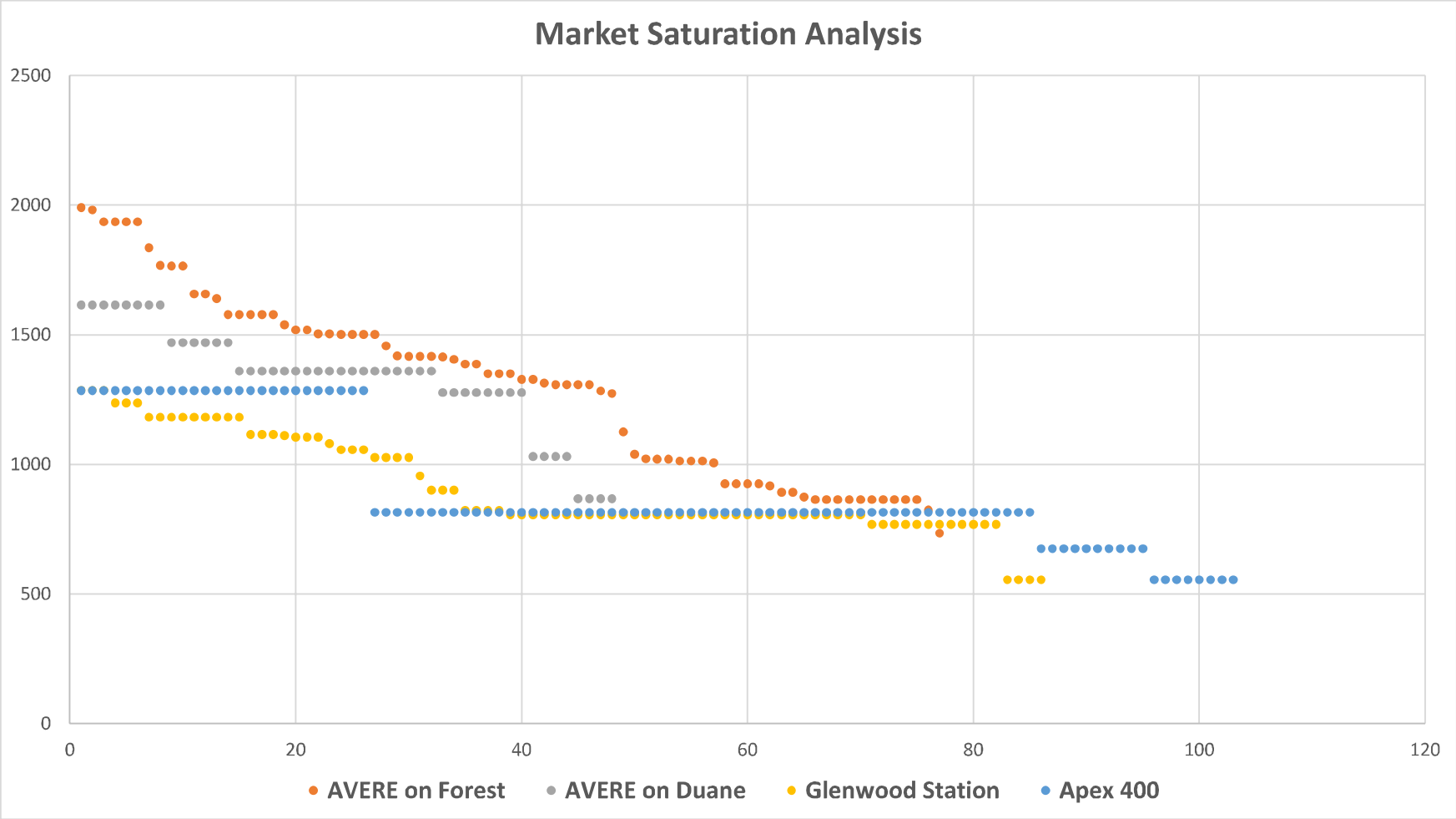
MARKET SATURATION ANALYSIS



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PARKING ANALYSIS

Parking Analysis- Duane demand vs. Forest

AVERE on Duane Parking			
Type	**Leased**	**Total**	**% Leased**
Garage	45	48	93.8%
Surface	28	28	100.0%
Total	**73**	**76**	**96.1%**
Spaces per Unit	*1.52*	*1.58*	

AVERE on Forest Parking	
Type	**Total**
Garage	131
Surface	0
Total	**131**
Spaces per Unit	*1.70*

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WHAT WE'VE LEARNED

Demand for more diverse unit mix

-Strong demand for large units and Penthouse units with private outdoor space

-Strong demand for townhome style units (direct/private access, multi-level, larger spaces)

Demand for amenity areas

- Expanded clubrooms/fitness/gathering areas
- Expanded outdoor amenity space

Demand for indoor parking and storage

KEY ISSUES FOR CONSIDERATION

TIF

- Sophisticated solution, structured parking, landscaping & offsite improvement
- Escalation in construction costs (lumber/steel)

Traffic/Circulation

- Need to coordinate best ingress/egress solution in conjunction with new Metra station

Collaboration with Park District

- Need to assist in maximizing utility of Prairie Park
- Sun study

AVERE ON FOREST

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KT landscape architecture

SPACECO INC.

KLOA Kenig, Lindgren, O'Hara, Aboona, Inc.

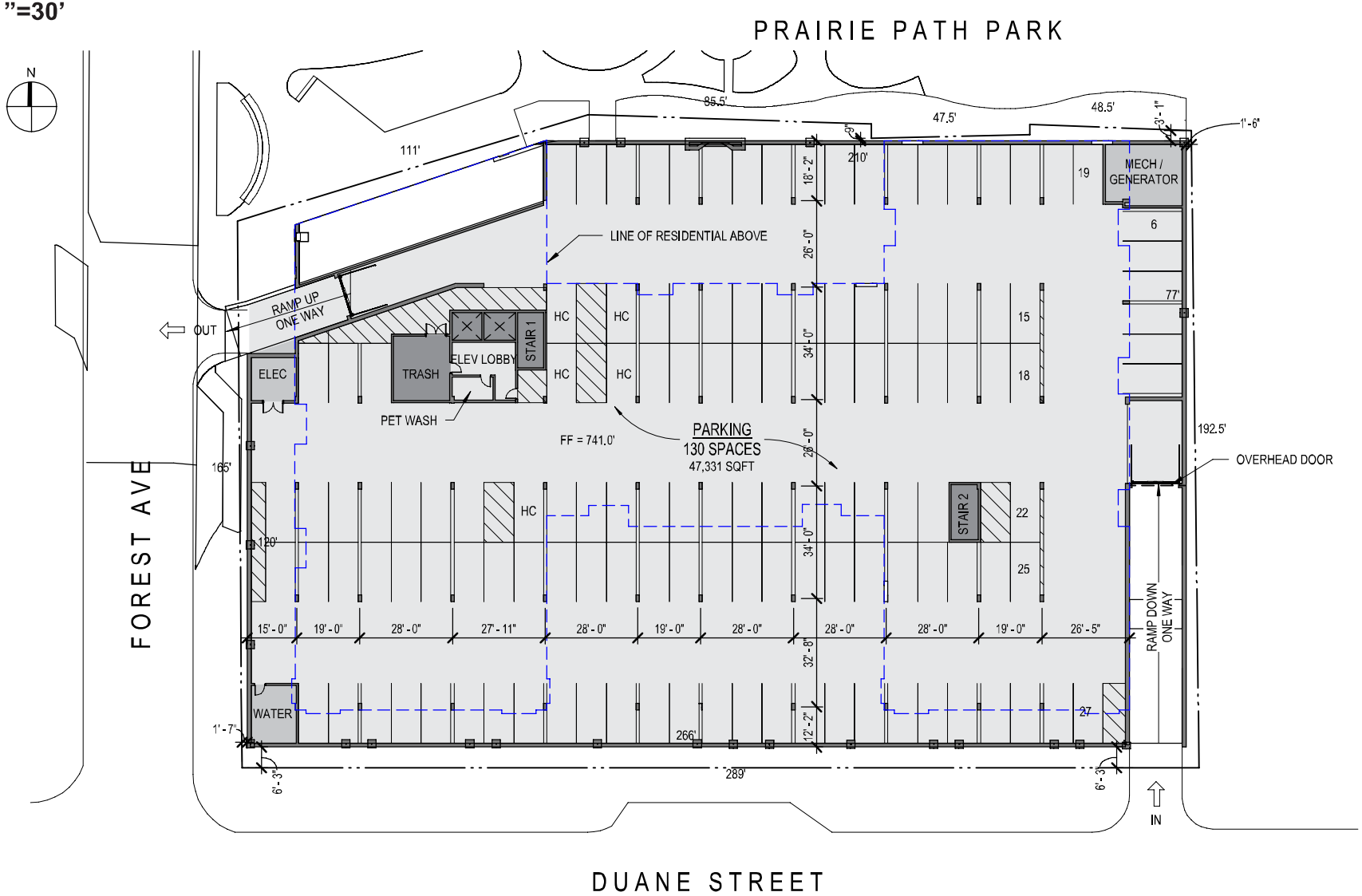
THE LAKOTA GROUP.

VILLAGE OF GLEN ELLYN 1834

REVA DEVELOPMENT PARTNERS LLC

BASEMENT PLAN

SCALE: 1”=30’



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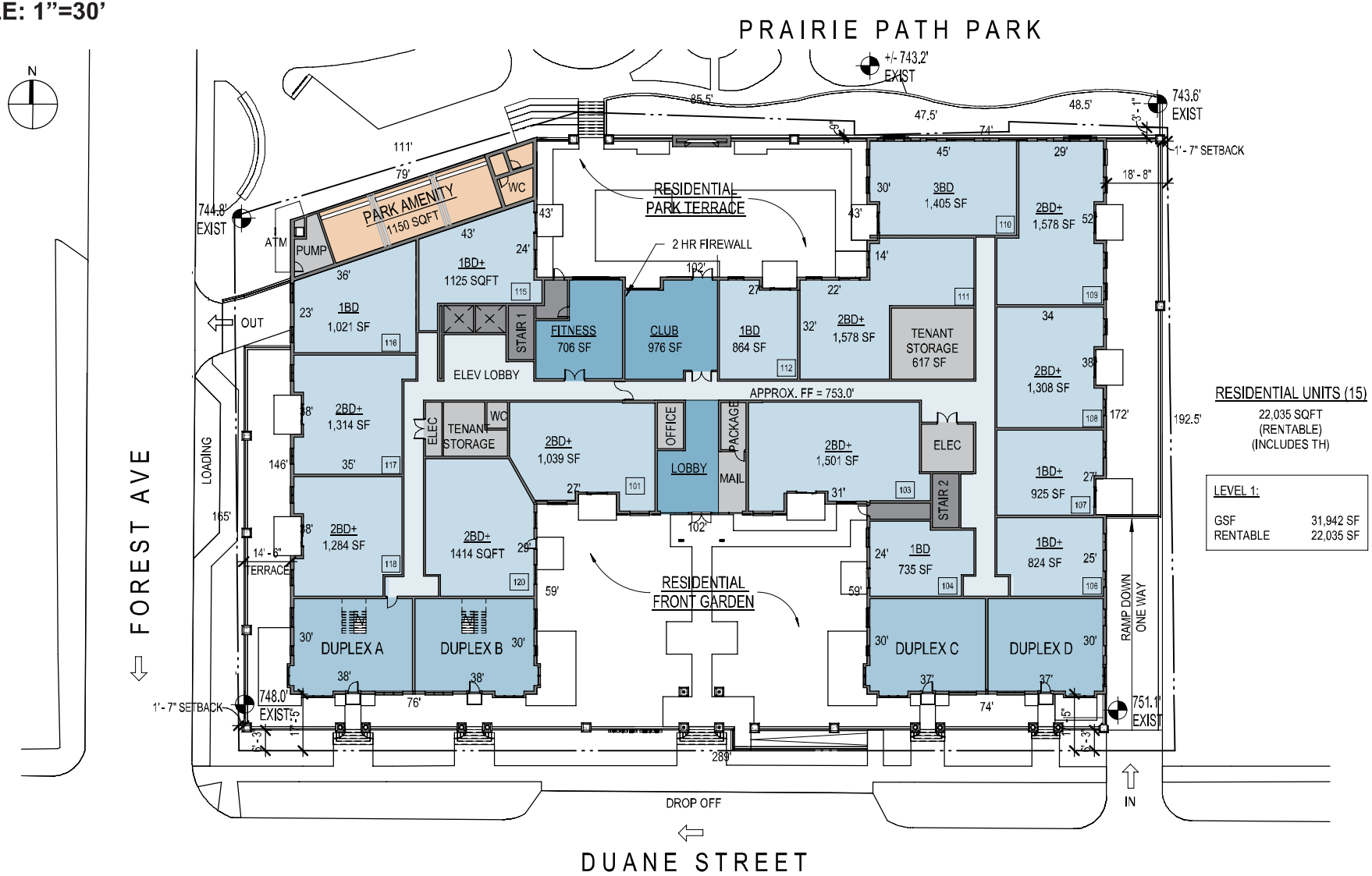
LEVEL 1 FLOOR PLAN

SCALE: 1”=30’



RESIDENTIAL UNITS (15)

22,035 SQFT
(RENTABLE)
(INCLUDES TH)

LEVEL 1:	
GSF	31,942 SF
RENTABLE	22,035 SF

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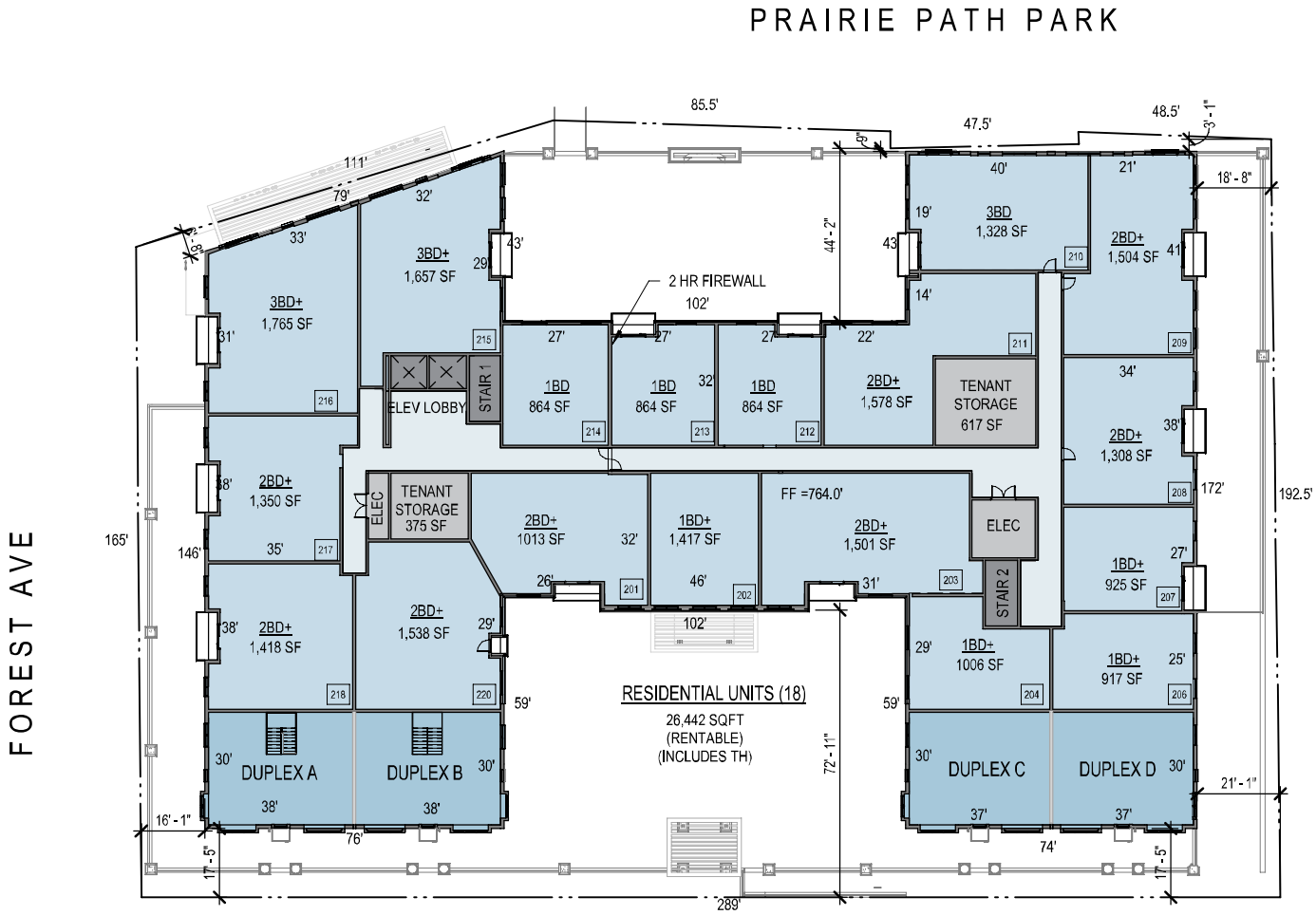
40

LEVEL 2 FLOOR PLAN

SCALE: 1”=30’



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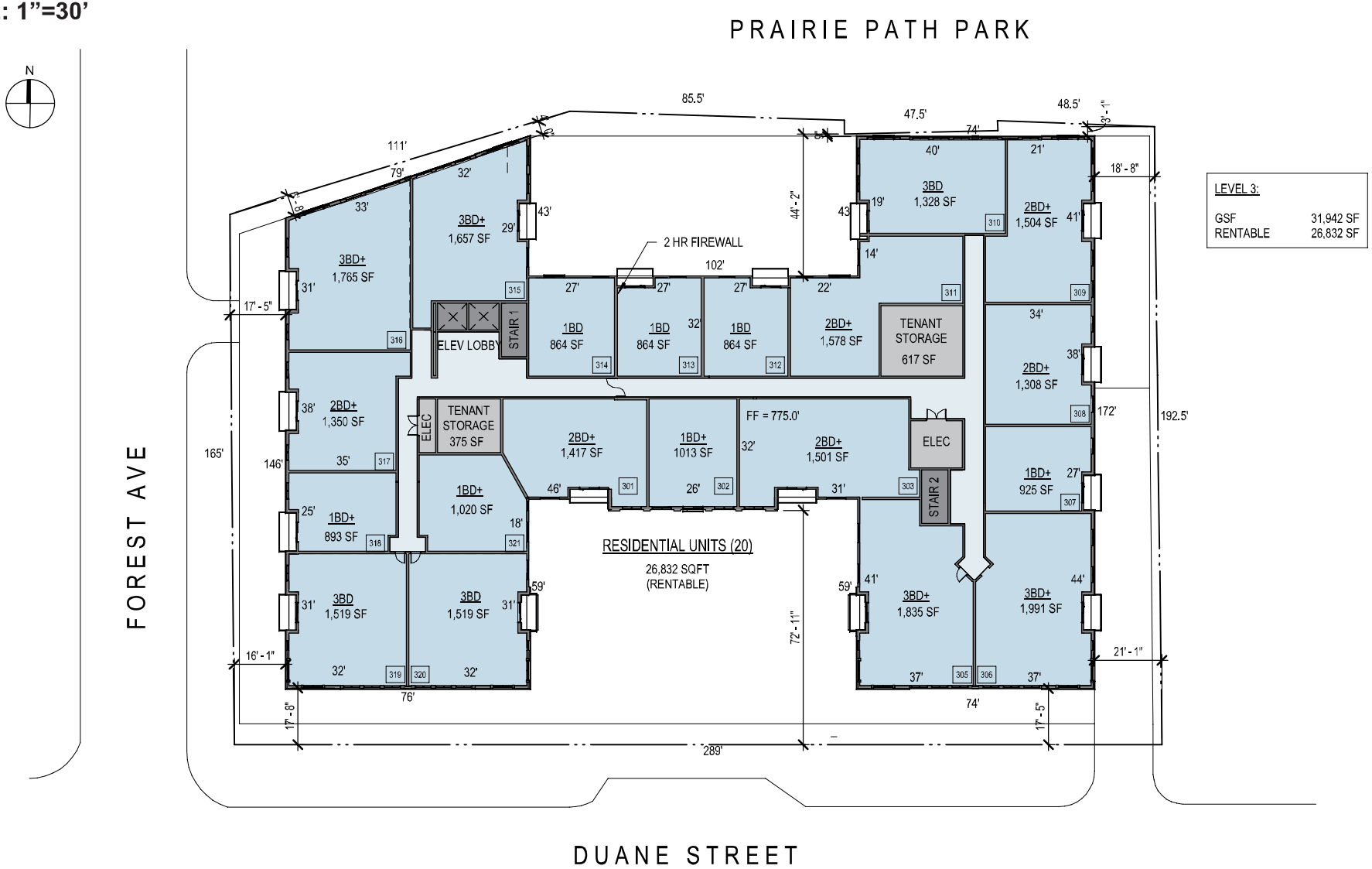
LEVEL 3 FLOOR PLAN

SCALE: 1”=30’



LEVEL 3:	
GSF	31,942 SF
RENTABLE	26,832 SF

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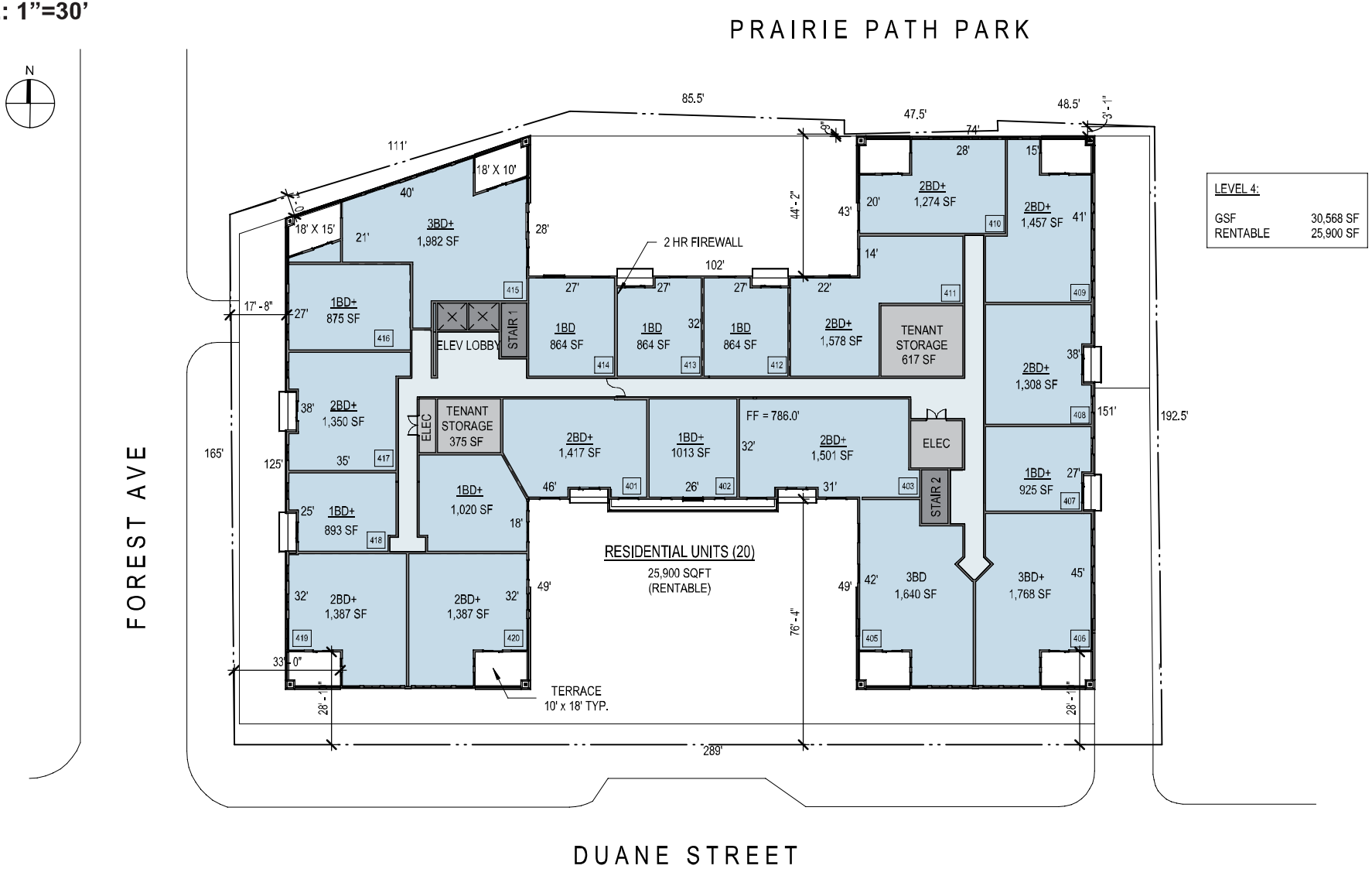
LEVEL 4 FLOOR PLAN

SCALE: 1”=30’



LEVEL 4:	
GSF	30,568 SF
RENTABLE	25,900 SF

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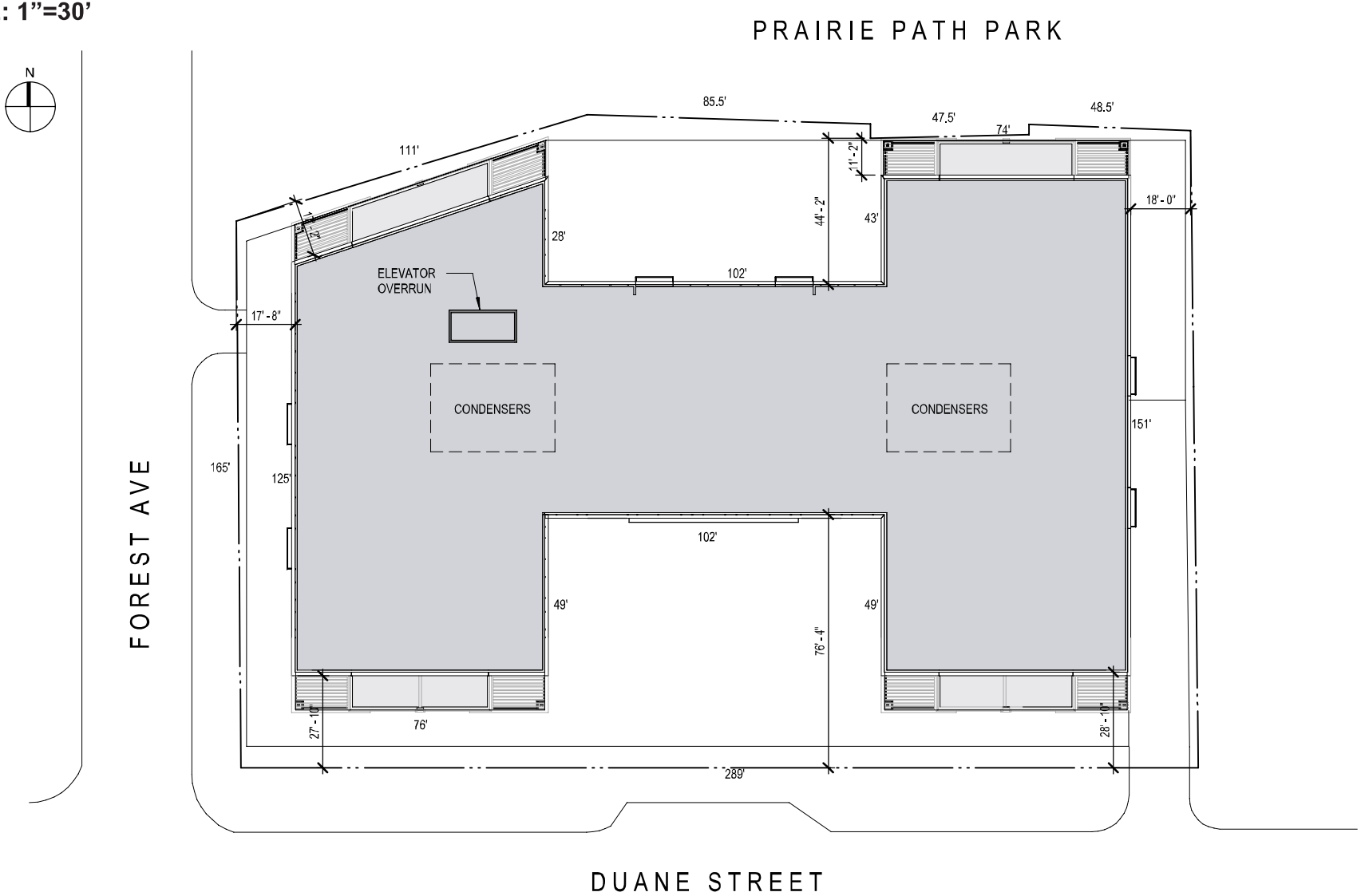
ROOF PLAN
SCALE: 1”=30’



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BUILDING ELEVATIONS

SOUTH ELEVATION

SCALE: 1" = 20'-0"

WEST ELEVATION

SCALE: 1" = 20'-0"

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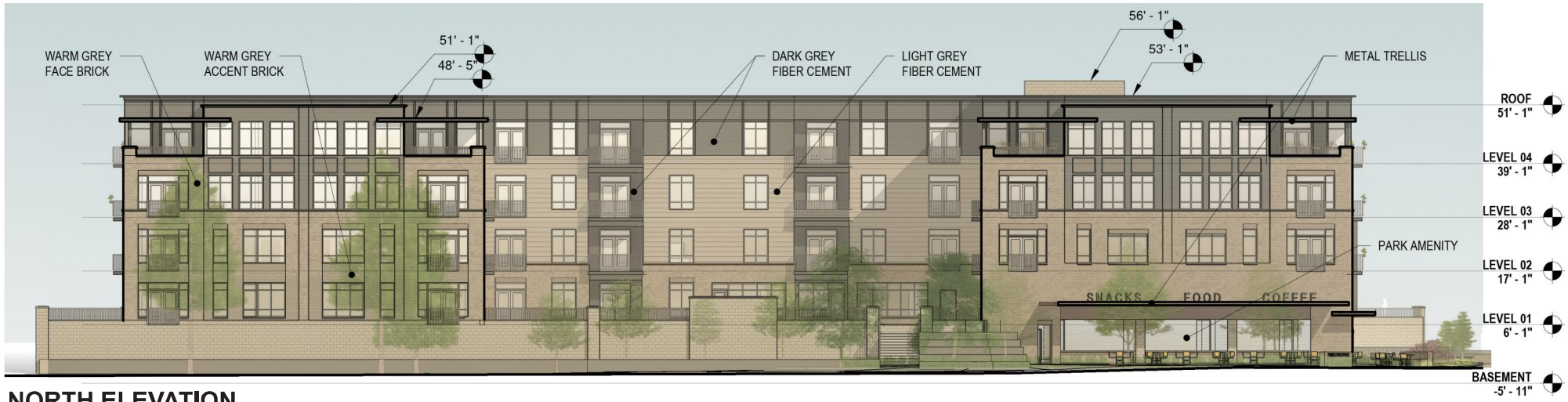
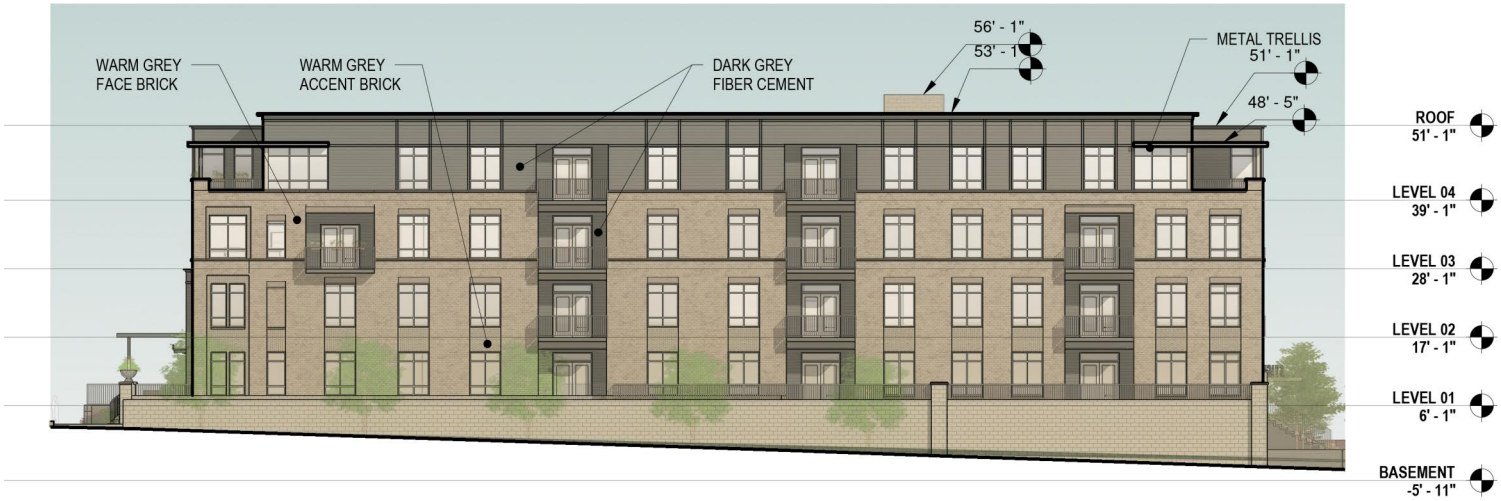
BUILDING ELEVATIONS



NORTH ELEVATION

SCALE: 1" = 20'-0"



EAST ELEVATION

SCALE: 1" = 20'-0"

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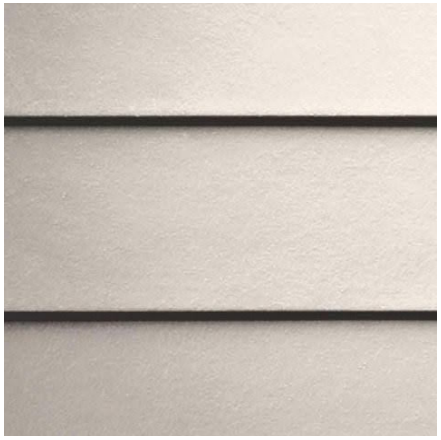
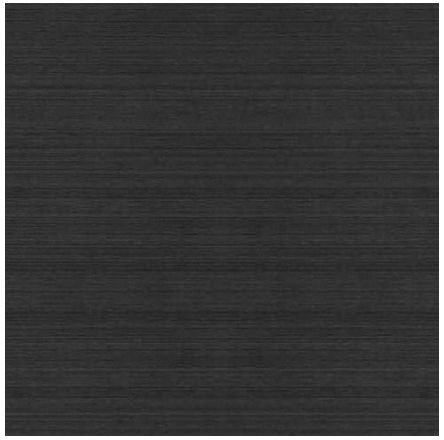
REVA DEVELOPMENT PARTNERS LLC

MATERIAL PALETTE
OPTION A

FACE BRICK
COLONIAL ROSE

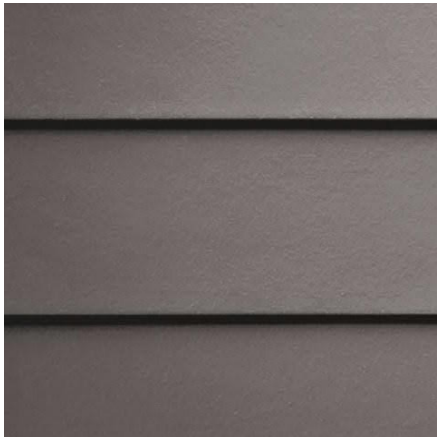


FIBER CEMENT LAP SIDING
LIGHT GREY



ALUMINUM STOREFRONT
CHARCOAL

ACCENT BRICK
COLONIAL ROSE



FIBER CEMENT LAP SIDING
DARK GREY

PAINTED ACCENT METAL
CHARCOAL

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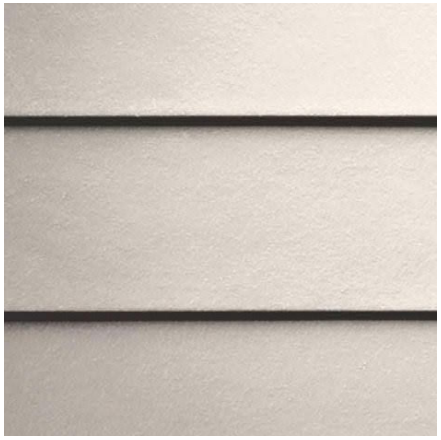
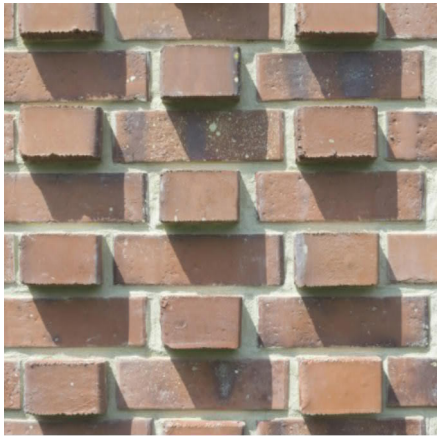
MATERIAL PALETTE
OPTION B

FACE BRICK
COVINGTON



FIBER CEMENT LAP SIDING
LIGHT GREY

ALUMINUM STOREFRONT
DARK BRONZE



ACCENT BRICK
COVINGTON

FIBER CEMENT LAP SIDING
CLOVER GREEN

PAINTED ACCENT METAL
OIL RUBBED BRONZE

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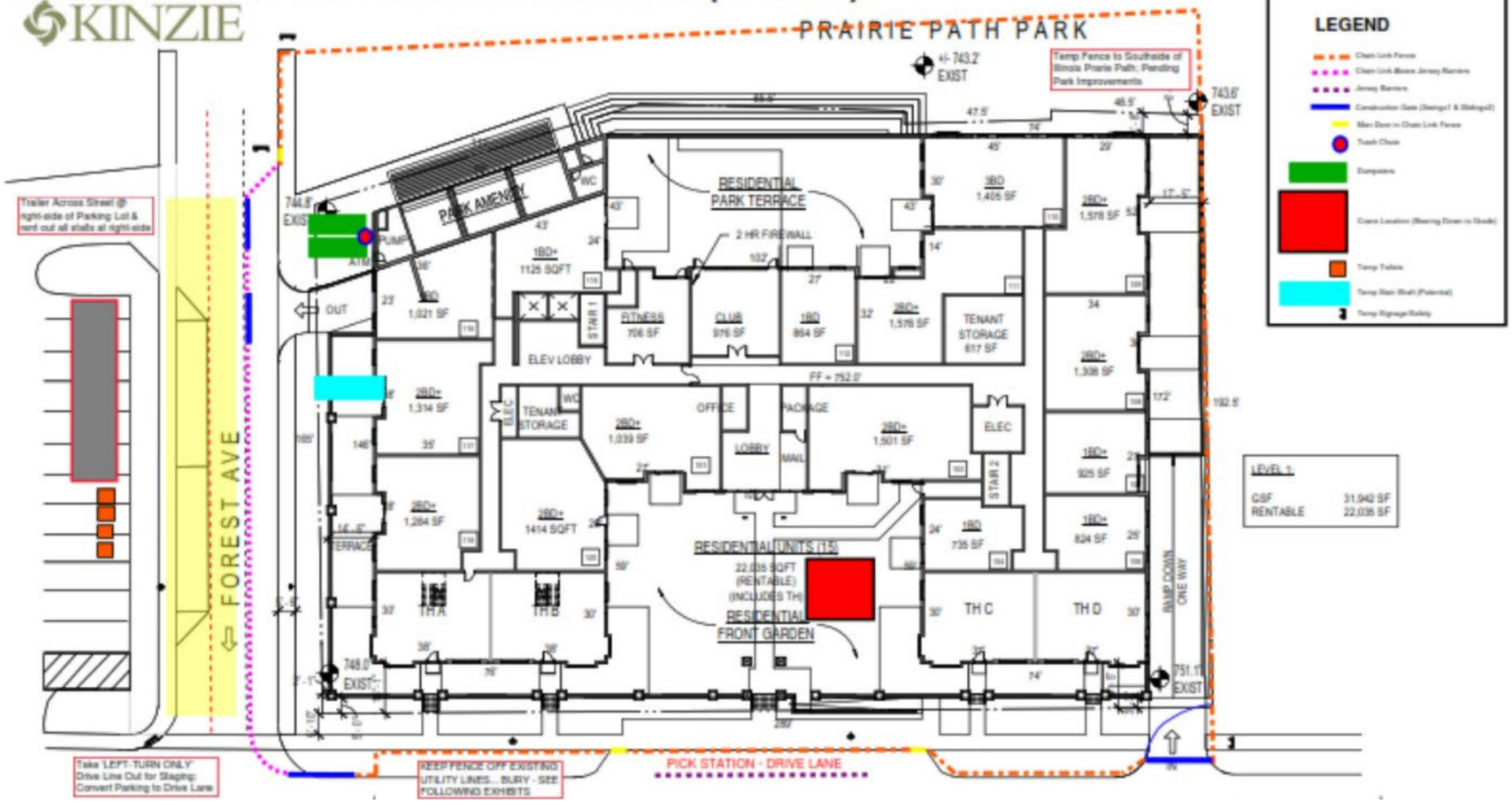
GLEN ELLYN USB - SITE LOGISITCS (DRAFT)

KINZIE



OKW Architects

REVA DEVELOPMENT PARTNERS LLC

DRAFT MINUTES
REGULAR PLAN COMMISSION MEETING
September 23, 2021

Call to Order and Roll Call

The meeting was called to order at 7:02 p.m. by Acting Chairperson Angela Fanella, who introduced the evening's agenda along with meeting participants Village Board Trustee Liaison Steve Thompson, Planning Manager Kelly Purvis, and potentially Community Development Director (who ultimately did not join the meeting, though Associate Planner Atrian Fard did).

Roll was called. Present: Acting Chairperson Angela Fanella and Plan Commissioners, Laura Brown, Matt Halkyard, Mohammed Saeed and Jamie Vondruska. Chairperson Tim Loftus and Commissioners Lloyd Berry and Peter Cooper were absent.

Public Comment Non-Agenda Items

There was no public comment pertaining to non-agenda items.

Approval of Plan Commission Meeting Minutes

Commissioner Vondruska moved to approve the draft minutes of the September 2, 2021 Plan Commission meeting; seconded by Commissioner Halkyard, the motion passed by voice vote.

Commissioner Vondruska moved to approve the draft minutes of the September 9, 2021 Plan Commission meeting; seconded by Commissioner Brown, the motion passed by voice vote.

Motions to Open and Continue the Public Hearing to consider a PUD Amendment for Apex 400 at 400 N. Main

Motions to open and continue to Oct. 7, 2021 the Public Hearing to consider a PUD Amendment for Apex 400 at 400 N. Main Street was made by Commissioner Brown and seconded by Commissioner Vondruska. The motions passed by voice vote.

Motions to Open and Continue the Public Hearing to consider a PUD Amendment, Zoning Map Amendment and Lot Consolidation Request for Avere on Duane, 437 Duane Street & 424 Prospect Avenue

Motions to open and continue to Oct. 14, 2021 a Public Hearing to consider a PUD Amendment, Zoning Map Amendment and Lot Consolidation Request for Avere on Duane, 437 Duane Street & 424 Prospect Avenue were made by Commissioner Brown and seconded by Commissioner Vondruska. The motions passed by voice vote.

Pre-Application Meeting for 453 Forest Avenue, 576-580 Duane Street – Avere on Forest
Staff Introduction

Village Planning Manager Kelly Purvis introduced the proposal for a multi-family residential building brought forward by Reva Development Partners, explaining that 73 apartment units along with four townhomes are envisioned for the site, located at the northeast corner of Duane and Forest, across

from Leonard's Funeral Home. She displayed illustrations of the proposed development, pointing out terraces and lawn features, and said that two color palettes are being considered for the building, both of which meet Village guidelines. The four-story building, she related, is envisioned to reach 49 feet to the top of the roof, 51 feet to the top of the parapet, and 56 feet at the highest point, the elevator overrun. No height deviation is sought, she added, explaining that 60 feet is permitted by-right. She emphasized that the proposal is in Phase I of the review process. The complex would be predominantly residential, she said, but a small, local vendor (ice cream, coffee, beer, wine, etc.) is envisioned adjacent to the park amenity planned for the northwest part of the site. A standalone ATM is proposed, inclusion of which would require a zoning code text amendment, she said. The developer, she reported, has been in contact with the Glen Ellyn Park District (GEPD) to discuss working together to improve Prairie Path Park and/or coordinate design of open space for the development. Entrance to the parking garage would be via one-way access from Duane, with the exit to Forest.

Planning Manager Purvis listed deviations identified:

- The proposed parking garage design ratio for the development is 1.68 per unit, a variation from 1.8 per unit, but which is in-line with Avere on Duane and more than what was approved for Glenwood Station (recently approved Village projects).
- Setbacks would vary from the permitted 15 feet along the Prairie Path; 25 feet on the Duane Street side; 30 feet on the east (or rear yard) side; and 25 feet on the west (front yard) side.
- The proposed lot coverage of nearly 86 percent exceeds the 65 percent allowed for a PUD.

Signage, storm water management and other aspects of the proposed project will be reviewed as the project moves forward, she explained, but asked for Commission feedback this evening on preliminary plans, specifically anticipated deviations, color palettes, and architectural design.

Acting Chairperson Fanella asked if there had been any complaints about parking at the recently built Avere on Duane. Planning Manager Purvis replied that Staff is not aware of any formal complaints, but noted that the developer has an arrangement to use parking spaces in the commuter lot across the street, and hasn't reached full capacity. Commissioner Brown asked if there were any plans to incorporate the commuter parking lot to the west of the site into the development. Planning Manager Purvis replied that at this time there are no formal plans to change the parking lot, but that the Village may consider open space or an event space for the property in the future

Petitioner Presentation

Warren James, principal of Reva Development Partners, introduced business partners and team members, and reported that the Avere project his firm recently completed at Duane and Prospect is 100 percent leased and occupied. He added that Reva has acquired the property at 424 Prospect, on which the developer plans to construct an outdoor living amenity for the benefit of Avere's residents. Turning to the Avere project now proposed for a site at Duane and Forest, he said that two parcels are under contract and that the site's grade change and location on a one-way street influenced the design concept. Mike Fitzgerald, principal at OKW Architects in Chicago, additionally listed Prairie Path Park, the future underpass, and the anticipated new railroad depot as "forces" that shaped the design for an "H"-shaped building featuring two courtyards, outdoor terraces and below-grade parking. He added that

townhome components serve to break up the building's scale, and suggested that such a multi-family development would serve as a "great transition" from single-family residential to commercial areas.

The building, continued Mr. Fitzgerald, will have a ramp on the Forest Avenue side and will host the loading zone. The "ceremonial" entrance, he said, will be on Duane Street. In conceiving the building's architecture, Mr. Fitzgerald said commercial, civic and institutional buildings in the community were studied, and a number of "common threads" discerned. The buildings, he observed, represent their use, are predominantly masonry, and present a level of detail that imparts a "handcrafted" feel. Examples multi-family architecture, he noted, feature masonry, stepping and varying roof styles. He described the architectural expression of the Petitioner's proposed development as "fresh," and different from other buildings in town, yet containing a familiarity through massing, masonry, siting, and elements such as bay windows. He likened the south configuration to "arms embracing [the] front yard," and said the north side would serve as a connection to Prairie Path Park. Recessed balconies, he said, will avoid a flat façade, and landscaping will embellish the roof of the garage. The first-floor units, he said, will have outdoor terraces with landscape in between. Outdoor seating also figures into the plan. He said that the submerged parking keeps the building height within the allowed limit, with the height appearing at 50 feet on the Duane side and 56 feet on the park side. Showing a series of diagrams to depict sun and shadow patterns, he maintained there would be no adverse effect on any of the adjacent properties.

Mr. James stated that engineering details will be provided in final engineering plans. Relative to Prairie Path Park, he said Reva has been collaborating on site schemes development with the Park District, and that these entities will work out a maintenance agreement. Discussing amenity space, Reva Principal Matt Nix described a kiosk area with a "curated mix of interesting tenants." A market analysis, he said, indicates that Reva is providing the largest units in the market at each level, which he said Reva perceives significant demand. He concluded the allotted parking is "just about the right amount." Noting that the development is in a TIF district, Mr. James related that the Petitioner is having discussions with the Board, and will work to avoid traffic issues, particularly vis á vis Metra.

Commissioner Halkyard asked if the Petitioner anticipated issues connected to garage pick-up on Forest and traffic related to people needing to get to the train. Referencing plans for the revised drop-off for the new depot, Mr. James said while circulation needs to be addressed, he doesn't see an impediment. Commissioner Vondruska asked about provisions for overnight guest parking. Mr. James said the Petitioner would like to work with the Village to utilize existing parking, namely in the new civic parking garage. Planning Manager Purvis interjected that overnight parking is permitted in commuter lots as well.

Commissioner Vondruska wondered, given tenants could be people looking to downsize or to get into the community, about the affordability of larger units. He said he applauds the design, which he called a "nice departure" from other complexes, and complimented the green space. He said he'd like to see setbacks that allow for landscaping to soften the garage sides, and expressed optimism that the area by the Prairie Path Park might be developed to provide a "purposeful" place where people can relax. Voicing agreement with Commissioner Vondruska, Commissioner Brown praised the front yard concept. She asked if there would be a loading zone on Forest to pick someone up. Mr. James said one would be on Forest, and that people could also pick someone up from Duane. She was given an affirmative

response to her subsequent question as to whether there would be opportunity for a curb cut. She asked if the Petitioner had considered a low-pitched roof. Mr. James responded that sensitivity to height prompted the developer to try to utilize an architectural form that would keep the building under the maximum height. She asked if a rooftop garden is a planned. Citing code challenges, Mr. James said green roof elements are specified for atop the parking deck, and that the roof is to be utilitarian.

Commissioner Saeed inquired about a drainage system. Mr. James said rooftop collection will discharge into a storm sewer and a sanitary sewer is to be employed inside the garage. He said a back-up generator is proposed for managing water in the event of a power outage. Commissioner Fanella asked if Avere on Duane residents are folks downsizing, families with children, or young couples. Reva's Matt Nix said a wide variety is represented. Commissioner Fanella suggested that the Library and Rotary Club might have some thoughts on utilizing Prairie Path Park. Mr. James said the petitioner is happy to collaborate.

Public Comment

Planning Manager Purvis read into the record the following letters:

Amy Crowley, 580 Hillside Ave.: *"Hello, I live on Hillside Ave, and my home backs up to 1- and 2-story apartments and condos on Duane, next to Leonard's. I'd like to know if the village is considering any developers with low-rise plans for the site. Single or double story residences give the Village a neighborhood feel, and allow new construction to blend in with existing homes and businesses. Are any 'shorter'/smaller options being considered for this site? Thank you!"*

Ed Melka, 41 N. Main: *"I have submitted this to the village President and board members and also on the village's Facebook pg.*

Glen Ellyn's infrastructure cannot handle the three massive apartment buildings currently being built and proposed. Glen Ellyn does not need another massive one! Trustees should remember Park Blvd and Main st are the only two lane streets feeding downtown Glen Ellyn! They already will not handle the traffic without major congestion! The trustees, plan commissioners and all the commissions I hope they remember they are Glen Ellyn citizens and represent all the citizens in Glen Ellyn. This project should be turned away. The Main st project should have not BEEN approved and there is a lot of speculation on the street on how that was approved!? Say no to the US Bank project on Duane!"

Julie Evans, 554 N. Park Blvd.: *"The proposed Avere on Forest development would be ideally located to address the needs of Glen Ellyn residents with disabilities who need centrally located, accessible housing within walking distance of Metra, PACE, employment opportunities and social/recreational opportunities as most do not drive. However, the proposed rental rates would be out of reach for many in this group. Please include affordable units within this development plan to allow residents with disabilities an opportunity to create a more independent future for themselves while remaining in Glen Ellyn where they have built their lives."*

Lee Marks, 425 Hawthorne, former chair of the Glen Ellyn Historic Preservation Commission, said that as a long-time preservationist he is disappointed in the design of the proposed development, preferring instead to see something akin to the Civic Center and the red brick office building east of the subject

property. And while he likes elements proposed for the potential development, he would like to see a more traditional architectural style applied in what he indicated is a distinctive community.

Sherry Theilgaard, 441 N. Park, said she moved to the community in 1976, after being charmed by the downtown. She said that, with the proposed development, she fears her "sunsets are going to be gone," and that she is also worried about traffic. She said the proposed building oversized for the lot, and would like to see trees and park space added. She also thinks Prairie Path traffic might be problematic.

Expressing concern about a lack of affordable housing, Eleanor Saliamonas, 626 Newton, argued that "a concentration of luxury apartments is not good for the social dynamics of the Village." She also expressed concern over energy efficiency, and was puzzled by the choice of synthetic turf, which she suggested could contribute to flooding.

Taivo Tammaru, 404 Prospect, stated that he is in support of the project, and suggested that the developer's track record overrides any concerns about market feasibility. Living near the Avere on Duane complex, he reports a livelier neighborhood and no traffic issues. He said he is a licensed architect.

Steve Swanson, 159 N. Main, said he agrees with Ms. Saliamonas. He also said he is bothered by the utilitarian roof, an approach that renders the structure a "very 20th Century building." He suggested that a Village sustainability plan would be desirable, and is curious about such applications for the proposed building (which he said he likes otherwise). He concluded with concerns about bicycles and pedestrians near cars exiting the garage, and called for scrutiny to ensure safety.

George Heidenreich, 704 Grand Ave., said his family chose Glen Ellyn because it felt like a village, and was pleased with the high percentage of property owners. Influenced by short-term residency, he suggested, renters vote differently, but their decisions have long-term tax ramifications for property owners. "Do we really need more rental in Glen Ellyn?" he asked. He asserted that it changes the complexion of the town, and that the community has enough.

Saying that his view reflects the prior gentleman's sentiments, Rob Margets, 570 Hillside, advocated for condos (over rentals) to attract residents with "skin in the game." Explained that his residence backs up to Leonard's, he said traffic – specifically funeral and commuter traffic – would affect him. He wondered if the developers might consider a rooftop restaurant for the building, and thought trees that would grow big should be added along Duane Street.

Pam Albrecht, 587 Hillside, opined that the evening's program was a "great presentation," but favors a more traditional design and that sustainability "needs to happen." She asked when a scale model would be available to view, and wondered about attention given to sound attenuation.

Zak Wilson, 716 Crescent Blvd., asked if a planning analysis will be been done and if the lifespan of the development has been calculated. Citing the IRS, he said depreciation is 39 years for a commercial building and 27½ years for residential.

Planning Manager Purvis said a market study will be performed and a 3D model produced.

<u>Commissioner Discussion</u>

Observing that building height has been a "spark point" in town, Commissioner Halkyard said he appreciates the attention to this aspect of the proposed project. He said he is comfortable with the setback, sees park integration as a "great opportunity," and felt parking had been addressed. He thinks the proposed – on an underutilized space – will be a "great project for Glen Ellyn." Commissioner Vondruska said he agrees with sustainability goals suggested, and wondered how developers view LEED Certification for these types of projects. He told the audience that he anticipates further review of the proposed project. Commissioner Brown said she likes the plan proposed and appreciates the thought that went into it. She said she agrees with Mr. Marks on the desire for "more of a timeless architectural style" and that what was presented is "very 2021-2022." The prominent location, she suggested, calls for a design that represents the Village. Stressing the need for housing in the downtown, Commissioner Saeed said he supports the project. Acting Chairperson Fanella said that she likes the location for the project, and the treatment that hides parking. She said she's not crazy about the wall with the terraced effect, but does appreciate the inclusion of larger units and townhomes, and the green space. She suggested moving the building closer to Duane to provide more space on the Prairie Path side. While she embraces sustainability, she realizes the economic challenges. She urged sound-proofing, given the site's proximity to the train tracks.

Trustee's Report

Trustee Thompson reported that the Village Trustees declined to allow cannabis sales in the Village. He said the presentation shown this evening was also given to the Board. He said the Board is discussing burying power lines/utilities along Hillside from Main to Prospect, which would increase street parking. He said that next Monday the Board is to discuss engaging a consultant to help with the Roosevelt Road motel project, and ideas for redevelopment include commercial business and affordable housing. He also said the Board will be deliberating the 2022 Village budget. Asked the status of the Comprehensive Plan, Trustee Thompson responded that he had no update to deliver.

Chairman's Report

None.

Staff Report

Planning Manager Purvis said Staff awaits trustee comments on the Comprehensive Plan, but once received will be synthesized and given to the consultant to update the Draft. She introduced Planning Intern Josh Hankins and former Intern Adrian Diaz, in the audience, and said a new associate planner hired will be coming on board. Ms. Purvis said meetings are scheduled for Oct. 7th and 14th, but nothing is currently planned for the 28th. To a query as to when the Glenwood Station project would start, she said that demolition of the former McChesney building is likely to occur in November or December, but soils testing has pushed the project back some. Construction is to begin in the spring, she said.

Other Business

None.

Adjournment

Acting Chairperson Fanella adjourned the meeting at 8:57 p.m. following a voice vote on a motion to adjourn by Commissioner Vondruska, seconded by Commissioner Brown.

Respectfully submitted,

Barbara Dutton-Thomas
Recording Secretary