

AGENDA

Glen Ellyn Historic Preservation Commission Meeting
Thursday, December 16, 2021 - 7:00 p.m.
Glen Ellyn Civic Center (3rd Floor)
535 Duane St.



1. Call Historic Preservation Commission Meeting to Order.
2. Public Comment.
3. Approval of Minutes from October 21, 2021 Meeting.
4. Old Business.
5. New Business.
 - a. Discussion of Preservation Month event
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
Brian Baltudis, Facilities Manager
Lori Gloude, Administrative Assistant
Elisa Pollina, HPC Recording Secretary



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

Meeting 12/16/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Minutes
Prepared By: Taylor Gendel

**AGENDA ITEM (ID # 2021-
1737)**

DOC ID: 2021-1737

October 21, 2021 HPC Minutes

Statement of the Issue:

N/A

Analysis:

N/A

Budget Impact:

N/A

Action Requested:

See attached minutes.

Attachments:

1. October 2021 Historical Preservation Commission Minutes



Minutes
Village of Glen Ellyn
Historic Preservation
Regular Meeting
October 21, 2021
7:00PM

Glen Ellyn Civic Center Galligan Board Room

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

Date: October 21, 2021
Called to Order: 7:12 p.m.
Adjourned: 8:11 p.m.

MEMBER ATTENDANCE:

Penn French	Chairman	Present
Nathan Darga	Commissioner	Present
John Day	Commissioner	Present
Phil Hartweg	Commissioner	Present
Ian Hood	Commissioner	Absent
Barb Lemme	Commissioner	Absent
Lisa Sallwasser	Commissioner	Absent

Also Present:

Kelly Purvis	Village Planning Manager – Staff Liaison	Present
Taylor Gendel	Associate Planner	Present
Karen Hall	Executive Director of the Historical Society	Absent
Kelley Kalinich	Trustee Liaison	Present
Elisa Pollina	Recording Secretary	Present
Jane Blatchford	Student Member	Absent

Public Present:

Brendan Moriarty	369 N. Main Street	
Carol Zindler	615 Riford Road	

A. CALL TO ORDER

The **October 21, 2021** regular meeting of the Historic Preservation Commission was called to order by Chairman Loftus at **7:12 PM** at the Glen Ellyn Civic Center.

B. PUBLIC COMMENT – None

C. ANNOUNCEMENTS – None

D. APPROVAL OF MINUTES FROM September 2, 2021 MEETING

MOVE TO APPROVE THE MINUTES OF REGULAR MEETING 9/26/2021

RESULT: Motion Unanimously Carried

MOVER: Commissioner Darga

SECONDER: Commissioner Hartweg

E. NEW BUSINESS

1. *369 North Main Street – Application for Exterior Alteration of a Landmarked Property*- Staff Planning Manager Purvis reports 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. In November the current homeowner, Brendan Moriarty submitted an application for exterior alteration to the landmarked property. The request was to replace one kitchen window, three dining room windows, and two bedroom windows facing Main Street, and one-bedroom window facing Phillips Avenue. The property owner was given approval for the replacement of the window along Phillips Avenue at the December 17, 2020 Historic Preservation Commission meeting, and was asked by Chairman Loftus to return to the Commission for

approval of replacement of the more decorative windows. At this time all windows have been replaced without prior approval by the commission. Staff reminded the homeowner that additional approval needs to be obtained by the commission. The homeowner 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. Chairman French asks the HPC if they have any questions.

Homeowner Moriarty adds we wanted to make the windows look exactly the same as they were before. We worked with a window manufacture to do that. I apologize for not getting prior approval for the rest of the windows.

Commissioner Darga adds the new windows look great. Darga asks was it difficult to find a window company to make the decorative windows. Moriarty replies no.

Chairman French adds there is so much character with your windows. We appreciate learning from your process.

Commissioner Hartweg motions to approve the request for final approval of the window replacements of landmarked home at 369 Main Street. Commissioner Day seconds the motion.

MOVE TO APPROVE THE REQUEST FOR FINAL APPROVAL OF WINDOW REPLACEMENTS OF LANDMARKED HOME AT 369 MAIN STREET

RESULT: Motion Unanimously Carried

MOVER: Commissioner Hartweg

SECONDER: Commissioner Day

2. *615 Riford Road - Public Hearing to Consider an Application for Landmarking of Single Family Home.* Commissioner Day motions to open a public hearing of the proposed property at 615 Riford Road for landmarking. Commissioner Darga seconds the motion.

MOVE TO OPEN A PUBLIC HEARING FOR THE PROPERTY AT 615 RIFORD ROAD FOR LAND MARKING

RESULT: Motion Unanimously Carried

MOVER: Commissioner Day

SECONDER: Commissioner Darga

Planning Manager Purvis and Associate Planner Gendel are sworn in. Associate Planner Gendel presents 615 Riford Road – The nominated 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 (see attached photos). Based on the Landmarking Criteria Section 2-13-3(A) of the Village code, 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. Landmark Planning and Historical Significance Report to the HPC (see attached report).

Homeowner Carol Zindler is sworn in. She states my daughter Maura had the idea to submit the application. We have lived in the home for 5 years. The home has some unique characteristics. It has a fireplace that is lined with metal; the stucco walls have shapes of leaves in them. There are 2 bedrooms on the main level and 2 bedrooms upstairs. The bathroom has the original tile. No one has modified this home.

Commissioner Darga thanks Zindler for the nomination and for preserving the home. He asks will the home need anything in the next few years such as windows. Zindler replies I don't see any changes that need to be made. I'd like to add some exterior lighting. We want this home to be protected and preserved.

Commissioner Hartweg motions to close the public hearing and Commissioner Day seconds the motion.

MOVE TO CLOSE THE PUBLIC HEARING FOR THE PROPERTY AT 615 RIFORD ROAD FOR LAND MARKING

RESULT: Motion Unanimously Carried

MOVER: Commissioner Hartweg

SECONDER: Commissioner Daly

Commissioner Day motions to recommend to the village board approval of the landmark application of 615 Riford Road based on 5 criteria of Section 2-13-3(A) of the village code. Commissioner Darga seconds the motion.

MOVE TO RECOMMEND TO THE VILLAGE BOARD APPROVAL OF THE LAND MARK APPLICATION OF PROPERTY 615 RIFORD ROAD

RESULT: Motion Unanimously Carried

MOVER: Commissioner Daly

SECONDER: Commissioner Darga

AYES: 4

Planning Manager Purvis states the recommendation will go to the village board for review and they will decide whether to grant landmark status. If granted, an ordinance will be sent in the mail regarding landmark status and it will stay with the property.

F. OLD BUSINESS - None

G. HISTORICAL SOCIETY BUSINESS – No report

H. CHAIRMAN REPORT – No report

I. VILLAGE BOARD TRUSTEE REPORT – Trustee Kalinich reports we've had 2 presentations on the U.S. Bank redevelopment site. The village board wants the EC and HPC to give feedback on the proposed redevelopment plans. The village is having a workshop on Monday to start the budget review process to approve the budget for next year.

On November 8 the village board will have a workshop to discuss 2 items that may be of interest to the HPC.

1. Update on the McKee House
2. A Recommendation to have an Architectural Review Board or Commission

J. STAFF REPORT – Planning Manager Purvis introduces new Associate Planner Taylor Gendel and states we are happy to have her with us.

K. ADJOURNMENT & NEXT MEETING DATE – A motion to adjourn the meeting was made by Commissioner Hartweg and Commissioner Darga seconded the motion. The meeting was adjourned at 8:11 p.m.

The next HPC meeting will on November 18, 2021 at 7:00 p.m.

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Kelly Purvis, Staff Liaison