

AGENDA

Glen Ellyn Historic Preservation Commission Meeting
Thursday, August 18, 2022 - 7:00 p.m.
Village Hall, Room 306
535 Duane Street, Glen Ellyn, IL 60137



1. Call Historic Preservation Commission Meeting to Order.
2. Public Comment (Non-Agenda Items).
3. Approval of Minutes from May 19, 2022 Meeting.
4. Old Business.
 - a. Recap of Annual Historic Preservation Awards Presentation
5. New Business.
 - a. Welcome & New Member Introductions
 - b. Priority & Goals for Next Fiscal Year
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
Taylor Gendel, Associate Planner
Brian Baltudis, Facilities Manager
Lori Gloude, Administrative Assistant II
Elisa Pollina, HPC Recording Secretary
Karen Hall, Executive Director of the Glen Ellyn Historical Society



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

Meeting 8/18/2022 7:00 PM
Department: Community Development
Department Head: Emily Rodman
Category: Minutes
Prepared By: Taylor Gendel

**AGENDA ITEM (ID # 2022-
2533)**

DOC ID: 2022-2533

Approval of Draft Minutes from May 19, 2022 Historic Preservation Commission Meeting

Statement of the Issue:

Please review the minutes from the May 19, 2022 Historic Preservation Commission meeting.

Analysis:

N/A

Budget Impact:

N/A

Action Requested:

Please review meeting minutes prior to the August 18th meeting.

Attachments:

1. May 2022 Historical Preservation Commission Minutes



Minutes
Village of Glen Ellyn
Historic Preservation
Regular Meeting
May 19, 2022
7:00PM
Glen Ellyn Civic Center Room 306

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

Date: May 19, 2022
Called to Order: 7:04 p.m.
Adjourned: 8:40 p.m.

MEMBER ATTENDANCE:

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

Also Present:

Taylor Gendel	Associate Planner	Present
Karen Hall	Executive Director of the Historical Society	Present
Kelley Kalinich	Trustee Liaison	Present
Elisa Pollina	Recording Secretary	Present

Public Present:

Ian Dawson	Glen Ellyn Resident	
Tim Loftus	Chairman of Plan Commission	
Mike Wilson	Glen Ellyn Resident	
Zak Wilson	Glen Ellyn Resident	

A. CALL TO ORDER

The **May 19, 2022** regular meeting of the Historic Preservation Commission was called to order by Chairman French at **7:04 PM** at the Glen Ellyn Civic Center.

B. PUBLIC COMMENT – Tim Loftus states that a pre-application is coming before the plan commission to demolish buildings that are in the Historic District. I ask the HPC to urge the village not to do this. There has been an extensive amount of time spent on preserving the historic district.

C. ANNOUNCEMENTS – None

D. APPROVAL OF MINUTES FROM April 21, 2022 MEETING

MOVE TO APPROVE THE MINUTES OF REGULAR MEETING 4/21/2022

RESULT: Motion Unanimously Carried

MOVER: Commissioner Lemme

SECONDER: Commissioner Day

AYES; French, Darga, Lemme, Day

E. OLD BUSINESS

1. *Recap of Historic Preservation Month Event held May 12, 2022* – Staff Planner Gendel states the event was well attended. There were 63 attendees. There is a list of people who would like follow-up. She asks the HPC what they would like her to send to those individuals as a follow-up. The HPC asks Gendel to send the digital handouts as well as the attachments. Gendel adds that the surveys that were received from the attendees stated that they liked the panel. Chairman French asks the HPC what they would do differently next year. The HPC thought the presentation from the Ramsey's could be dialed back. Chairman French thanks Staff Planner Gendel, the HPC and homeowner Ian Dawson for their contributions to the event.

F. NEW BUSINESS -

1. Voting for Annual Historic Preservation Awards – Staff Liaison Gendel and Chairman French present the award nominations for 2021 to the HPC. The information provided included the submission forms along with before and after pictures of the properties nominated. There were 8 project nominations that were received.

They are as follows: 335 Main Street - Restoration of the Year

564 Taylor Avenue - Restoration of the Year

186 Sunset Avenue - Streetscape Compatibility of the Year

715 Pleasant Avenue - Streetscape Compatibility of the Year

379 Greenfield Avenue - Remodel of the Year

402 Fairview Avenue - Remodel of the Year
131 N. Park Blvd. - Architectural Details of the Year
650 Kenilworth Avenue - Architectural Details of the Year

The HPC reviewed the above properties and guidelines for each category. The HPC decided that property 564 Taylor should be in the Architectural Details category instead of remodel of the year.

The HPC reviews all Restoration of the Year properties and awards property 335 Main Street with Restoration of the Year.

The HPC reviews the Streetscape Compatibility Award nominations. After discussion the HPC awards 186 Sunset Avenue with the Streetscape Compatibility Award. An honorable mention is awarded to property 715 Pleasant Avenue.

The HPC reviews the Remodel of the Year nominations and awards 379 Greenfield Avenue with the Remodel of the Year Award. An honorable mention is awarded to 402 Fairview Avenue.

The HPC reviews the Architectural Details award nominations and awards 131 N. Park Blvd and 650 Kenilworth with the Architectural Details Award. An honorable mention is awarded to 564 Taylor Avenue.

Commissioner Day motions to adopt the awards as presented; Commissioner Lemme seconds the motion.

MOVE TO ADOPT THE HISTORIC PRESERVATION AWARDS AS PRESENTED

RESULT: Motion Unanimously Carried

MOVER: Commissioner Day

SECONDER: Commissioner Lemme

AYES; French, Darga, Lemme, Day

Staff Liaison Gendel states awards will be handed out at the Village Board meeting on June 27, 2022.

G. HISTORICAL SOCIETY BUSINESS – Director Hall reports on the HSS upcoming events.
May 25 - FILM: Inhabitants: Indigenous Perspectives on Restoring our World - 7 p.m.
June 4 - Eighth Annual Glen Ellyn Vintage Auto Fest - 10 a.m. - 3 p.m.
June 16 - Second Annual Vintage and Antique Market: A GEHS Fundraiser - Thursday thru Saturday 10 a.m. - 5 p.m.

H. CHAIRMAN REPORT – Chairman French reports that Commissioners Hartweg and Hood have resigned from the Commission. We now have 2 open spots to fill. If you know of anyone who is interested, please have them fill out the online application.

- I. VILLAGE BOARD TRUSTEE REPORT** – Trustee Kalinich reports that the board is reigniting the process to review and develop the comprehensive plan. Each of the Trustees went through the document and provided comments. This is a premier project for us this summer. We hope to complete it by the end of the summer. The developer of the U.S. Bank site has decided not to move forward. The main reason has to do with rising costs that are associated with the project.
- J. STAFF REPORT** – Staff Liaison Gendel reports that the elevator at the Civic Center will be repaired in June. All commission meetings are being moved to the Police Station Community Room, however it is not available for our next meeting in June. Would the HPC like to forgo our meeting in June? Chairman French asks the HPC if they would like to schedule our next meeting in August. The HPC agrees to have the next meeting in August.
- Staff Liaison Gendel reports on the pre-application meeting with the plan commission next week, this is regarding the construction of a 5 story condo building and renovating the basement of the Glen Arts theater building. This project is not demolishing the theater. This project would be looking to demolish a house on Forest Avenue to allow for access to the parking garage for the residents of the building. The village does not allow 5 story buildings, the maximum is 4 stories. There are a number of issues with this project. These are very preliminary plans. Nothing formal has been submitted. The upcoming meeting is to provide more information on the project and to gain feedback from the plan commission.
- K. ADJOURNMENT & NEXT MEETING DATE** – A motion to adjourn the meeting was made by Commissioner Day and Commissioner Darga seconded the motion. The meeting was adjourned at 8:40 p.m. Next Meeting date – August 18.

MOVE TO ADJOURN THE HISTORIC PRESERVATION MEETING 4/21/2022

RESULT: Motion Unanimously Carried

MOVER: Commissioner Day

SECONDER: Commissioner Darga

AYES; French, Lemme, Day, Darga

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Taylor Gendel, Staff Liaison



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

Meeting 8/18/2022 7:00 PM
Department: Community Development
Department Head: Emily Rodman
Category: Discussion Item
Prepared By: Taylor Gendel

**AGENDA ITEM (ID
2022-2534)**

DOC ID: 2022-2534

Recap of Annual Historic Preservation Awards Presentation

Statement of the Issue:

N/A

Analysis:

N/A

Budget Impact:

N/A

Action Requested:

See attached Village Board memo.

Attachments:

1. HPC 2021 Awards Memo

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Taylor Gendel, Associate Planner
Patrick Hoffmann, Planning Intern

DATE: June 28, 2022 Village Board Meeting

RE: 2021 Historic Preservation Annual Awards



Background:

Each year the Historic Preservation Commission reviews projects completed within the previous year for its annual Historic Preservation Awards. Entries are accepted for residential (single-family and multi-family), commercial and institutional buildings. The Commission discusses the merits of each application and selects recipients for the following awards:

- Restoration of the Year Award: The Restoration of the Year Award is presented annually in recognition of an outstanding effort to restore the exterior of a home or building in a manner fitting its historic character while adhering to Glen Ellyn's restoration guidelines and contributing to the preservation of Glen Ellyn history. Entries are judged on the extent to which the exterior restoration is in keeping with the home's historic character.
- Remodeling Project of the Year Award: The Remodeling Project of the Year Award is presented annually in recognition of an outstanding effort to remodel the exterior of a home or building in a manner maintaining or improving the architectural integrity and contributing to the preservation of Glen Ellyn history. Entries are judged on the extent to which the exterior remodel is in keeping with the home's character.
- Streetscape Compatibility Award: The Streetscape Compatibility Award is presented annually in recognition of an outstanding effort to construct a new home or building in an architectural style and scale that contributes to the preservation of Glen Ellyn's historic streetscapes. A home can be of any age to qualify for this award. Entries are judged on their compatibility with the existing streetscape, in terms of architectural style and scale.
- Architectural Details Award: The Architectural Details Award is presented annually in recognition of an outstanding effort to restore an exterior detail element of a home, building or property in a manner fitting its historic character, and contributing to the preservation of Glen Ellyn history. Entries are judged on the compatibility of the element with the historic character of the home or building.

Award Recipients:

The Historic Preservation Commission discussed the annual awards at their May 19, 2022 meeting and selected the following projects completed in 2021 for awards:

Restoration of the Year Award

The Restoration of the Year Award will go to Justin and Suzanne Cafferty for their property located at 335 N. Main Street. The Cafferty's live in a 1925 Spanish Colonial home. The house was identified as being well-preserved and potentially eligible for individual listing on the National Register in the Village's 2014 Architecture Resource Survey. In 2020 the house was plaqued by the Village. The Cafferty's won the Restoration of the Year Award in 2020 for their home's window replacement, and in 2021 they completed a restoration of the home's roof that had sustained hail damage in 2019. The house has an original Ludowici green Spanish style clay tile roof that was fully restored and they tuckpointed the masonry chimney as well.

Remodel of the Year Award

The Remodel of the Year Award is given based upon the extent to which the remodeling project maintains the building's original character. The Historic Preservation Commission has chosen one home to receive the award this year, and a second to receive an Honorable Mention.

The Remodel of the Year award will go to Kyle and Kim Bowman for their property located at 379 Greenfield Avenue. Originally built in 1964, the homeowners note the home had a mix of "some good materials and bad design choices". The Bowman's completely renovated the interior of the home, including new plumbing, electrical and HVAC. On the exterior, they removed the weeping mortar, tuckpointed and painted the brick, installed new windows, a new roof, landscaping and driveway, and added a large front porch.

An Honorable Mention will be awarded to Kevin and Joyce Barrett for their remodeling project at 402 Fairview Avenue. The Barrett's added a rear sunroom addition to match the unique look of their 1969 home with modern rooflines, tall ceilings, transom windows, and high-end finishes.

Streetscape Compatibility Award

This year both nominees for Streetscape Compatibility were American four squares. Vintage four squares include the characteristic emphasis on the overall box or square shape of the home, classic porch columns, wide overhangs, horizontal banding and dormer detail. The intentional elements of scale, overall design and timeless material selections consistent with a vintage four square complement the existing streetscape, blending seamlessly with surrounding homes of varying ages and aesthetics all while reflecting an Americana classic architectural form.

The Streetscape Compatibility Award will go to Therese Shultz and Mark Klinge for their home located at 186 Sunset Avenue. New construction of this vintage American four-square design blends well into the surrounding neighborhood with a charming, covered porch.

An Honorable Mention was given to Tim and Jan O'Brien for their home located at 715 Pleasant Avenue. Their newly constructed four-square home was crafted with details reminiscent of original four-square designs developed between 1895 and 1930.

Architectural Details Award

Three homes will receive awards in the Architectural Details category for work completed in 2021.

The first recipient of the Architectural Details Award is Matthew Haber for his family's home at 131 N Park Boulevard. Their midcentury modern home was built in 1955 and in 2021 Matthew began exterior renovations including landscaping and driveway renovation that tried to stay true to the midcentury modern form in the materials, design, textures, massing, and organization.

A second Architectural Details Award goes to Tillie and Nathan Radebaugh for their home at 650 Kenilworth Avenue. The homeowners worked to renew the historical elements of their 1929 house by replacing windows and gutters to match the small details of the house and highlight them with historical colors. The Radebaugh's replaced all of the front windows with wooden, clad windows in a historical wineberry color.

Finally, an Honorable Mention in the Architectural Details category was awarded to Mylin Ackermann of 564 Taylor Avenue. The couple worked to repair the driveway retaining wall, and address water drainage issues and update landscaping. They worked to replace the 640 square foot concrete retaining wall with interlocking bricks in a way that preserved the house's historical aesthetic and added exterior lighting. They also repaired and painted the home's wood and iron exterior trim in the original color of sepia brown that makes the house blend nicely with the many surrounding Tudor-style homes.

Attachments: Project Nomination Packet and Awards Granted

Cc: Historic Preservation Commission
Emily Rodman, AICP, Interim Community Development Director
Atrin Khodadadi, Planner



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Meeting 8/18/2022 7:00 PM
Department: Community Development
Department Head: Emily Rodman
Category: Discussion Item
Prepared By: Taylor Gendel

**AGENDA ITEM (ID
2022-2535)**

DOC ID: 2022-2535

Welcome & New Member Introductions

Statement of the Issue:

Welcome to our 3 new HPC members: Donna Leak (appointed July 25 for a term ending July 31, 2025), David Schlembach (will be appointed August 22 for a term ending July 31, 2025) and Robert Margetts (will be appointed August 22 for a term ending July 31, 2023, filling Lisa's role)

Analysis:

Budget Impact:

Action Requested:

Attachments:



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**AGENDA ITEM (ID
2022-2536)**

DOC ID: 2022-2536

Priority & Goals for Next Fiscal Year

Statement of the Issue:

We will discuss some of our goals and priorities for the upcoming fiscal year.

Analysis:

Budget Impact:

Our budget this past year was \$500.00

Action Requested:

Attachments: