



Agenda
Village of Glen Ellyn
Historic Preservation Commission Meeting
Thursday, July 13, 2023
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

Visitors are most welcome to attend all public meetings and can find copies of the Agenda online at www.glenellyn.org prior to the meeting. Any individual with a disability requiring reasonable accommodation in order to participate in a meeting should contact the Village of Glen Ellyn ADA Coordinator, 630-469-5000, at least five (5) business days in advance of the next scheduled meeting.

- A. Call to Order**
- B. Approval of Minutes**
 - 1) Approval of minutes from the April 20, 2023 meeting
- C. Current Business**
- D. Old Business**
- E. New Business**
 - 1) Discussion: Possible package of economic incentives to encourage remodeling (for historic homes)
- F. Chairman's Report**
- G. Staff Report**



Minutes
Village of Glen Ellyn
Historic Preservation
Regular Meeting
April 20, 2023
7:00PM
Glen Ellyn Civic Center Gallagan Board Room

Board or Commission: Historic Preservation
Meeting: Regular
Quorum: No

Date: April 20, 2023
Called to Order: 7:05 p.m.
Adjourned: 8:14 p.m.

MEMBER ATTENDANCE:

Penn French	Chairman	Present
Nathan Darga	Commissioner	Present
John Day	Commissioner	Present
Donna Leak	Commissioner	Present
Barb Lemme	Commissioner	Present
Robert Margetts	Commissioner	Present
David Schlembach	Commissioner	Present

Also Present:

Marty Scott	Director of Community Development	Present
Kelley Kalinich	Trustee Liaison	Present
Elisa Pollina	Recording Secretary	Present

Public Present:

Bill Zentner	Contractor	
Sasa Gajic	Roofer	

A. CALL TO ORDER

The April 20, 2023 regular meeting of the Historic Preservation Commission was called to order by Chairman French at 7:05 PM at the Glen Ellyn Civic Center.

B. PUBLIC COMMENT – None

C. ANNOUNCEMENTS – None

D. APPROVAL OF MINUTES FROM JANUARY 26, 2023 MEETING & FEBRUARY 16, 2023.

MOVE TO APPROVE THE MINUTES OF REGULAR MEETINGS OF 1/26/2023 AND 2/16/2023

RESULT: Motion Unanimously Carried

MOVER: Commissioner Day

SECONDER: Commissioner Lemme

AYES: 7

E. OLD BUSINESS - None

F. NEW BUSINESS -

1. 677 Highland Avenue – Exterior Alteration of Landmarked Property (House/Garage Roof Replacement) – Director Scott reports Brenden and Sara Heiberger, the owners of 677 Highland Avenue, have requested a meeting before the Historic Preservation Commission to discuss a roof alteration to their landmarked home. Previous owners of 677 Highland Avenue came before the Historic Preservation Commission in July 23, 2005, to request a landmark designation for their home. The Commission held a public hearing and unanimously voted to recommend approval of the landmarking of the property citing that the home meets the following criteria: 1. The Comprehensive Plan indicates that historic properties such as 677 Highland Avenue contribute to the character of Glen Ellyn because of its age, design, and construction. 2. The property is consistent with the zoning classification for the area. 3. The structure is harmonious with the surrounding neighborhood. 4. This structure is largely the same as when originally constructed and it represents a structure from that era. 5. Philo Warren Stacy, a person of historical significance to Glen Ellyn, was the original owner of the house. On August 8, 2005, with the passing of Ordinance No. 5381, the Village Board designated 677 Highland Avenue a local Glen Ellyn Landmark. At the time of landmarking, the following information about the home was shared with Village staff: “Built in 1892, this residence has already been plaqued by the Historical Society as the residence of Philo W. Stacy, son of Moses and JoAnne Stacy, the original owners of Stacy’s Tavern. Philo farmed the majority of the land he was given, married Betsey Taylor, and donated land known as Stacy’s Park to the Village. He fought in the Civil War and was involved in founding the first library in Glen Ellyn and the first Baptist Church, this Queen Anne style home has most of the original shingles, siding and decoration, with the exception of the rear, where the present homeowners put on a small addition. This home features 296 original windows of varying size, none of which were broken or sold when the home was moved from its original location on Main Street in 1994.”

The homeowner is requesting a roof alteration to their landmarked home. The alteration will remove all of the original cedar shake roof shingles and underlayment from the

principal structure and remove all of the old three-tab asphalt shingles from the detached garage, constructed in 1996. In addition, the project proposes installation of Ice and Water shield minimum of 24” beyond the inside of the exterior wall, new synthetic roofing underlayment, vents, chimney counter flashing, and pipe flashing. The petitioner proposes new Atlas Pinnacle Architectural Shingles, asphalt shingles in the color of hearthstone. Currently, the home is experiencing roof leakage that is causing negative impacts on the interior.

Chairman French states this is one of the most important historic homes in Glen Ellyn. It was built in 1892 and it is a well preserved home. He asks the homeowner if any of the roof lines will be changed. Sasa Gajic, roofer, states no the lines will remain the same – the roof is 19 year old. French asks if they considered replacing with cedar. Homeowner Heiberger states no due to economics and due to having a hard time insuring the home if cedar is used. He adds due to the location of the sun we decided on asphalt. French asks how you picked the roof. Heiberger states we liked the color and the flexibility in the material. Commissioner Darga asks do you know if it needs any plywood replaced. Gajic states we don’t know but will replace with like kind if it needs it. We will be able to tell once we remove.

Commissioner Day motions to approve the application of an exterior alteration to landmarked property at 677 Highland Avenue; Commissioner Schlembach seconds the motion.

MOVE TO APPROVE THE APPLICATION OF AN EXTERIOR ALTERATION TO LANDMARKED PROPERTY AT 677 HIGHLAND AVENUE

RESULT: Motion Unanimously Carried

MOVER: Commissioner Day

SECONDER: Commissioner Schlembach

AYES: French, Day, Darga, Lemme, Leak, Schlembach, and Margetts

Director Scott states this will now go to the village board for approval. I will let you know when that meeting will take place. Trustee Kalinich states because this was a unanimous approval this will go on the consent agenda and will automatically get approved.

2. Commission Review of Projects Completed in 2022 Submitted for 2023 HPC Awards – Director Scott presents the award nominations to the HPC. The information provided included the submission forms along with before and after pictures of the properties nominated. The HPC reviews the criteria for each category of awards.

There were 4 project nominations that were received. They are as follows:

200 N. Montclair - Remodel of the Year

286 Hawkinson Ct – Streetscape Compatibility of the Year

695 N. Main Street – Architectural Details Award of the Year

570 Hillside Avenue - Architectural Details Award of the Year

The HPC reviews the award submissions and decided that property 570 Hillside Avenue should be in the Restoration of the Year Award category.

Commissioner Day motions to award properties 200 N. Montclair as Remodel of the Year, 286 Hawkinson Ct as Streetscape Compatibility Award of the Year and 695 N. Main Street as Architectural Details Award of the Year; Commission Lemme seconds the motion.

MOVE TO AWARD PROPERTIES 200 N. MONTCLAIR AS REMODEL OF THE YEAR, 286 HAWKINSON CT AS STREETScape COMPATIBILITY AWARD OF THE YEAR AND 695 N. MAIN STREET AS ARCHITECTURAL DETAILS AWARD OF THE YEAR

RESULT: Motion Unanimously Carried

MOVER: Commissioner Day

SECONDER: Commissioner Lemme

AYES: French, Day, Darga, Lemme, Leak, Schlembach, and Margetts

Commissioner Lemme motions to award property 570 Hillside Avenue as Restoration of the Year Award; Commissioner Leak seconds the motion.

MOVE TO AWARD PROPERTY 570 HILLSIDE AVENUE AS RESTORATION OF THE YEAR AWARD

RESULT: Motion Unanimously Carried

MOVER: Commissioner Lemme

SECONDER: Commissioner Leak

AYES: French, Day, Darga, Lemme, Leak, and Schlembach

ABSTAINS: Margetts

G. HISTORICAL SOCIETY BUSINESS – Chairman French reports that the HSS is still looking for an Executive Director.

H. CHAIRMAN REPORT – Chairman French reports we will not be doing a House Walk this year. Members of the HSS board felt without leadership in place they are unable to participate. They also had concern with having enough volunteers for this event given they would be coming off of their big event a week prior. I continue to talk with various GE fundraising organizations and groups who might be interested in doing this with the HSS being the benefactor. More to come on this.

French reports we reserved the boathouse for May 11 to hold our annual event like we did last year. We tried to get a number of speakers however they were either not available or too expensive, so we will have to cancel this event. The Sears Home speaker may be available in October, so we may have the event in October which would be a

good segue to the House Walk in 2024 if we can do it. I will keep pursuing this.

French adds, I would like to get going on discussing the opportunity to vet, create and present a package of economic incentives to the Village Board to encourage remodeling verses tearing down. This is the best way for us to preserve for years to come and have a legacy impact. I would like to meet with Hinsdale before our next meeting so I can bring some information to the meeting on how they are approaching this topic. Trustee Kalinich states she spoke with the Village Board on this and there is great interest in this.

I. VILLAGE BOARD TRUSTEE REPORT – Trustee Kalinich reports the Comprehensive Plan is scheduled for a public hearing with the Village Board on April 24. Thank you all for your input. We had a subcommittee that consisted of Trustee Christiansen, Village Manager Franz, Assistant Village Manager Rodman and myself. The document feedback was reviewed with a fine tooth comb. This commission not only submitted feedback but also compliments. This was greatly appreciated. In most cases we were able to include most of the recommendations or the spirit of the recommendations into the document. If the document is approved on April 24 the items have until 2035 to be implemented. Going forward we will review a chapter on an annual basis so the entire document would be reviewed within 10 years. Thank you all for your feedback. This commission was well represented in your feedback. Chairman French adds thank you for your work.

J. STAFF REPORT – No report

K. ADJOURNMENT & NEXT MEETING DATE – Commissioner Darga motions to adjourn the meeting and Commission Margetts seconds the motion. The meeting was adjourned at 8:14 p.m. The next HPC meeting is May 18, 2023

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Marty Scott, Staff Liaison



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

Meeting 7/13/2023 7:00 PM
Department: Community Development
Department Head: Martin Scott
Category: Discussion Item
Prepared By: Martin Scott

**AGENDA ITEM (ID # 2023-
713)**

DOC ID: 2023-713

Discussion: Possible package of economic incentives to encourage remodeling (for historic homes)

Statement of the Issue:

See attached staff memo.

Analysis:

See attached staff memo.

Budget Impact:

See attached staff memo.

Contribution to Strategic Plan

Action Requested:

None, this is a discussion item only.

Attachments:

1. Economic Incentives Discussion (1) - HPC
2. 07-13-23 - Staff-Information Memo



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Preservation Commission**
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Glen Ellyn, IL 60137

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Broadly Speaking...

*Historic Preservation **is** a way to protect and honor places, people, events, and ideas that are important to our collective understanding of the past.*

*Most historic preservation revolves around the representation of history through the **built environment**, but can also include historic landscapes, objects or structures, and archeological sites.*

*Historic Preservation **is not** anti-growth or anti-development.*

Why is historic preservation important for Glen Ellyn?

Sense of Place

Glen Ellyn's historic housing stock contributes substantially to the unique character and charm of the village. The historic commercial buildings create a vibrant and dynamic downtown.

Glen Ellyn's historic areas were built on a *human scale*, which helps to foster community and public life.



Why is historic preservation important for Glen Ellyn?

Sense of Continuity & Connection with the Past

Historic buildings are physical reminders of Glen Ellyn's past and provide the most direct link to its history.



Why is historic preservation important for Glen Ellyn?

Environmental Sustainability

Historic preservation conserves resources. Rehabilitation consumes less energy and fewer building materials than new construction and recovers the worth of past energy investment.

The scale of the village's historic core encourages cycling and walking and reduces the dependence on the car.



Why is historic preservation important for Glen Ellyn?

Economic Benefits

A higher percentage of cost for historic rehabilitation goes into labor, which benefits local economy. Heritage tourism and events hosted at historic sites bring in money from visitors to local businesses.



Why is historic preservation important for Glen Ellyn?

“Regret Only Goes One Way”

Historic buildings have intrinsic value, and many were built with higher-quality materials than new construction. Once a historic resource is demolished, it is lost forever.



Historic Designation

- National Register of Historic Places
- Local Landmark Designation

National Register Properties in Glen Ellyn



Stacy's Tavern (listed in 1974)



George Baker House Built in 1847
(listed in 2010)



Lake Ellyn Park (listed in 2017)

National Register Districts in Glen Ellyn



Glen Ellyn Downtown North & South Districts (listed in 2013)



Glen Ellyn Main Street District (listed in 1984)

Glen Ellyn Landmarks



Historic Resources Survey: The First Step

- Survey provides a snapshot of an area at a given time
- Identifies resources that have potential for National Register listing or local landmark designation, either individually or as a district
- Helps owners of historic properties identify significant features

Historic Resources Survey: Significance Ratings

- Significant (S) - possessing architectural or historical distinction
- Potentially Significant (PS) – distinctive, but with alterations (generally reversible)
- Contributing (C) – although not individually distinctive, contributes to the overall historic character of the survey area
- Not Contributing (NC) – extensively altered or less than 50 years old

Survey Summary

- About 1 in 10 homes were identified as being either significant or potentially significant for architectural or historic distinction either because they are a good example of a specific architectural style or the home is associated with a historic event or person of prominence.
- That adds up to roughly 300 homes representing a number of architectural styles

Architectural Styles: Mid-to-Late 1800s

Greek Revival



591 N. Main Street

Queen Anne



Orrin O. Dodge House (1891)
542 Hillside Avenue

Gable Front -
Farmhouse



Amos Churchill House
486 Phillips Avenue

Architectural Styles: Early 1900s

American Foursquare



547 Hill Avenue (c. 1905)

Prairie



704 Hillside Avenue (1905)

Cottage



**William A. Newell House
366 Glenwood Avenue**

Architectural Styles: Early 1900s

Bungalow



546 Forest Avenue

Craftsman Bungalow



342 Montclair Avenue (1917)

Cape Cod



272 Hill Avenue

"The Crescent"
Sears Kit House

Architectural Styles: Circa 1920s

Colonial Revival



345 Montclair Avenue (c. 1920)

Brick Colonial Revival



335 Main Street (1925)

Dutch Colonial



600 Euclid Avenue

Architectural Styles: Circa 1920s

Tudor Revival



692 Lenox Road

Tudor Revival

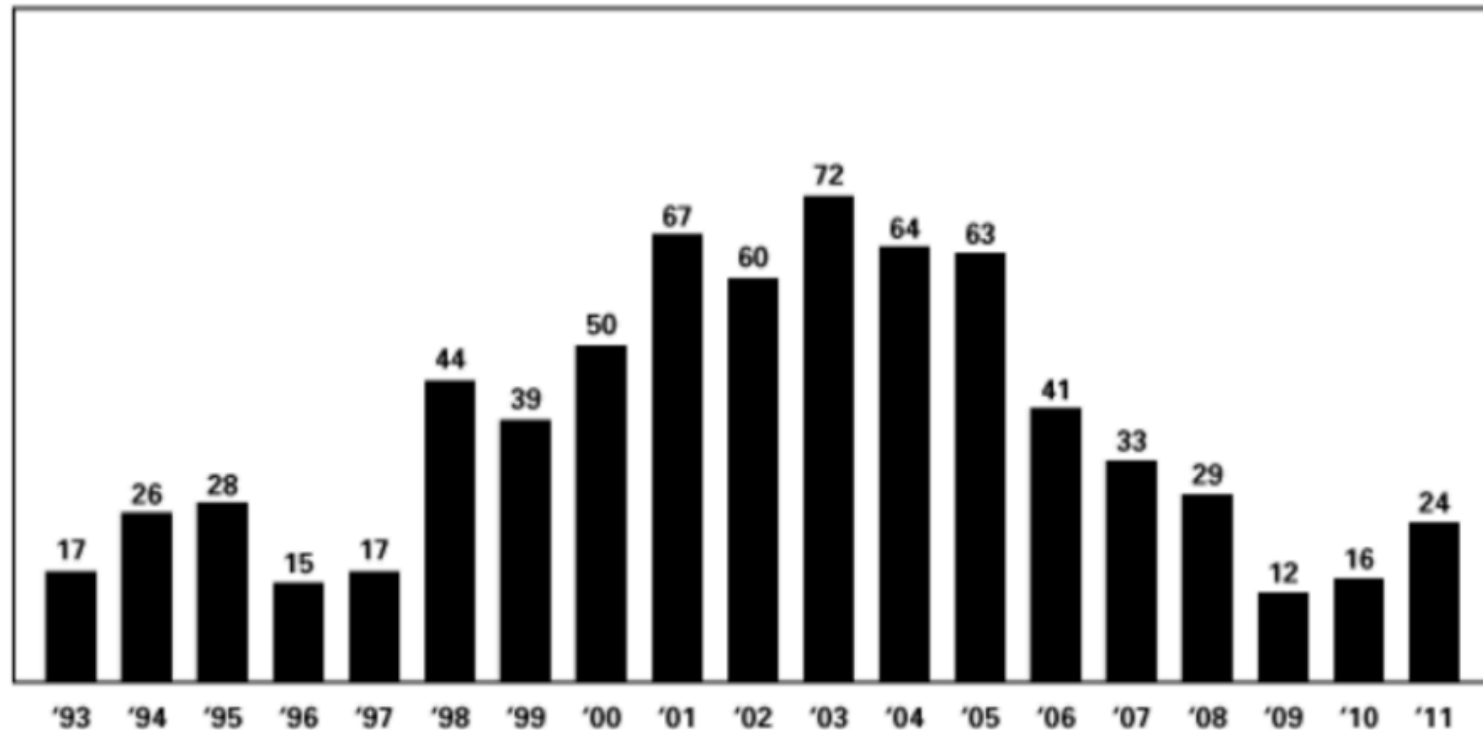


**George T. Jennings House (1928-1931)
330 Park Boulevard**

But How Many Historic Homes Remain?

Since the village surveys were done between 2004 – 2018, what we don't know is how many of those homes have been torn down since

Number of teardowns in Glen Ellyn



Three Phase Plan For Us In Considering What A Package Of Economic Incentives Would Look Like

Phase I: Discovery-Information Gathering and Educating Ourselves

Phase II: Articulating Our Intent/Approach That Fits Glen Ellyn

Phase III: Outline and analyze the options of incentives to consider recommending to the Board and how the program works

Phase I: Discovery - Information Gathering and Educating Ourselves

- Update the statistics on # of tear-downs in Glen Ellyn over last 20 years
 - Does village have these records based on permits issued?
- Determine how many of the tear-downs have been homes that were identified as being architecturally or historically significant
 - Cross check tear-down list w/ list from the Resources Surveys 2004-2018
- Educate ourselves on current zoning and building codes that factor in/heavily influence a buyer or current homeowner's decision to tear-down vs. remodel
 - e.g., Lot coverage ratios, height restrictions
- Understanding/learning how other communities have tried to address this issue: Hinsdale, Lake Forest, Oak Park, Elmhurst.
 - What's worked/made a difference? What hasn't?

Phase II: Articulating Our Intent and Approach That Fits Glen Ellyn

- State our Objective, Goal, Philosophy to guide what our recommended program of incentives would be
- Outline what the benefits would be to individual homeowners and to the community at large. Why in everybody's best interest?
- Compile an opt-in list of older homes that would benefit from looser rules on the allowable size of additions, property tax rebates, and other incentives that could make keeping an old house standing more feasible than tearing it down and building new

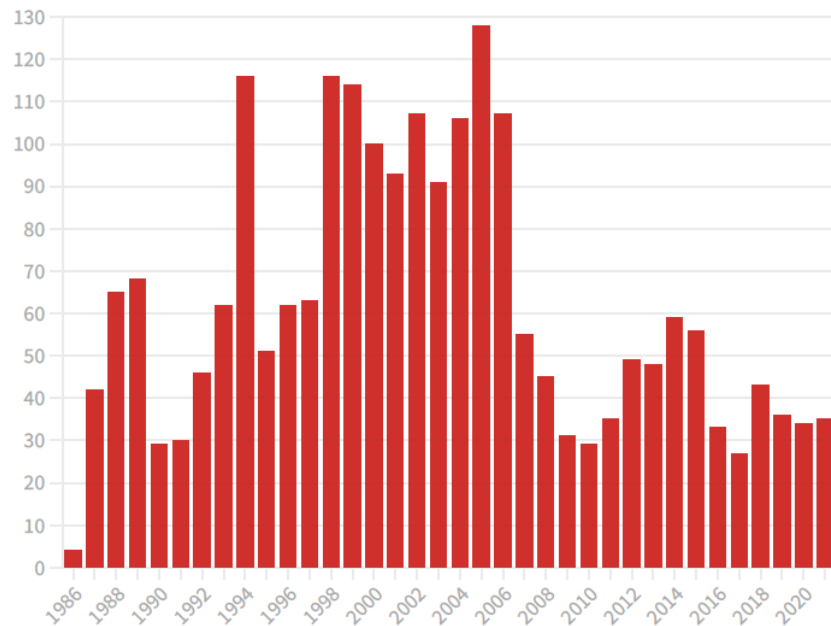
Phase III: Outline and analyze the options of incentives to consider recommending to the Board

- Plus/minuses of each
- Individual incentives vs. a suite/package
- How the program would work: the process
 - What criteria does your home have to meet to be eligible?
 - If it does, how do you get on the list?
 - How do you apply?

Hinsdale Has Had Twice The Number of Tear-downs

Annual Hinsdale demolitions

Since 1987, Hinsdale has lost an average of 63 houses a year. The numbers have been relatively low in recent years, partly due to supply chain slowdowns and the relative depletion of available sites.



Source: Community Development Department, Village of Hinsdale

**The question the HPC in Hinsdale asked themselves:
“What can we give you that owners of a new build wouldn’t get?”**

Thus was born the notion of a voluntary overlay district. For homes that meet the requirements and get listed, a document attached to their deed indicates they are entitled to the benefits of the preservation program.

Their Philosophy: Discourage teardowns without shutting them down.

Give homeowners/buyers better options to consider versus just assuming it’s a tear-down

MEMORANDUM

TO: Glen Ellyn Historic Preservation Commission
FROM: Marty Scott, Director of Community Development
DATE: July 1, 2023
RE: Informational Memo for the July 13, 2023 HPC Meeting

Next Thursday's Commission meeting includes two agenda items as describe below.

1. **Discussion: Possible package of economic incentives to encourage remodeling (for historic homes)** - Chair French has raised this concept in the past and has conducted some research in preparation for a future presentation. The presentation is not prepared but he will lead a general conversation to solicit Commission feedback.
2. **Discussion: Possible speaker event in October** – The October speaker event is still being planned. Chairman French may provide an update during the meeting.

If you have any questions or comments prior to the meeting please feel free to email or call me.