



Agenda
Village of Glen Ellyn
Historic Preservation Commission Meeting
Thursday, October 19, 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) Review and Approve Minutes from August 17, 2023 Meeting.

C. Public Comment (Non-Agenda Items)

D. Old Business

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

E. New Business

- 1) Discussion: Annual Certified Local Government Report to the State of Illinois.

F. Historical Society Business

G. Chairman's Report

H. Staff Report

- 1) Nomination received for Local Landmark - 558-560 Crescent.

I. Reminders

- 1) November 16, 2023 is the next regularly scheduled meeting of the HPC.

J. Adjourn

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.



Minutes
Village of Glen Ellyn
Historic Preservation
Regular Meeting
August 17, 2023
7:00PM
Glen Ellyn Civic Center Gallagan Board Room

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

Date: August 17, 2023
Called to Order: 7:02 p.m.
Adjourned: 8:40 p.m.

MEMBER ATTENDANCE:

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

Also Present:

Mike D'Onofrio	Interim Building Official	Present
Kelley Kalinich	Trustee Liaison	Present
Jeff Anderson	Director of Glen Ellyn Historical Society	Present

Public Present:

A. CALL TO ORDER

The August 17, 2023 regular meeting of the Historic Preservation Commission was called to order by Chairman French at 7:02 p.m.

B. PUBLIC COMMENT – None

C. ANNOUNCEMENTS – None

D. APPROVAL OF MINUTES FROM APRIL 20, 2023 MEETING.

MOVE TO APPROVE THE MINUTES OF REGULAR MEETINGS OF 4/20/2023

RESULT: Motion Unanimously Carried

MOVER: Commissioner Schlembach

SECONDER: Commissioner Darga

AYES: 6

E. OLD BUSINESS - None

F. NEW BUSINESS -

1. Discussion: Possible package of economic incentives to encourage remodeling (for historic homes). Chairman French states we talked about the opportunity for Glen Ellyn to encourage historical preservation through incentives. There are programs in the Chicago area that have worked that we can take a look at. Chairman French states I would like to hear from the commission on what historical preservation means to you. Preservation is not anti-growth and not anti-development. It is a balance for the economics and preservation. Preservation is important in GE because of Glen Ellyn's rich history and a sense of place. There is a higher percentage of cost in preservation. When something is gone, it is gone forever. In 2004-2018 Glen Ellyn invested a lot of money in surveys and identified properties of historic significance and architecturally significant because of the detail. This is the character that creates Glen Ellyn. What information do we need to know related to tear downs and what would our approach be and what would we recommend to the board. The economic package of incentive process may take some time to determine. It took Hinsdale four years to implement their incentive program. It requires a lot of coordinated efforts with changes in zoning codes and coordination with the finance commission (property tax rebates, property grants etc.). Our recommendations will have overreaching implications that will likely impact other commissions as well.

Trustee Kalinich states having these conversations early will help the other commissions plan.

Chairman French emphasizes the importance of updating the statistics on teardowns in Glen Ellyn from our survey before proceeding. Commissioner Margetts volunteers to take on the task of gathering this data.

Chairman French provides an overview of Hinsdale's strategic approach, which centered on addressing the question of how to provide homeowners with an option superior to new construction. The solution involved enabling homeowners to expand their properties through additions, thereby surpassing the appeal of new construction. This required zoning adjustments, which were facilitated by the introduction of alternative zoning codes to obviate the need for variances. In addition, financial incentives such as

property tax rebates, an expedited permit process, and waived permit fees were introduced. These measures, although taking several years to implement, have proven highly successful, with 80 homes enrolling in the program within the first six months.

Chairman French invites the HPC to share their insights. How can we give something that is better than new construction and is that the question we should ask?

Commissioner Margettes suggests a slight modification; proposing that instead of "better," we could use the term "alternate."

Commissioner Darga states there are two tiers to this initiative. If the first tier is to promote people rehabbing their house, then the financial incentives can be easily offered. That doesn't require laws or zoning codes to be changed. However, zoning codes are more difficult. Rules will need to put in and we would have to look at the unintended consequences of that and consider which commission would handle those. Perhaps we start with the financial incentives and see how that goes and perhaps a year later introduce zoning code and variance changes.

Commissioner Margetts states I like the idea of tying the plaqueing and landmarking of the home as part of the tag that they have to do to receive the financial incentives.

Commissioner Darga states we need to determine what the goal and criteria is. I do like the idea of landmarking the home if we are giving money to preserve the home. And do we only offer this to historically significant homes only or everyone.

Chairman French states Hinsdale created an overlay map and that was the mechanism used for the historic district; and any home within that overlay map could apply.

Trustee Kalinich states my home is historically significant. While incentives financially can be motivating, it is very expensive to remodel. The variances would have been a much bigger incentive for me and much more motivating. Often times architects won't even get involved renovating a historically significant home.

Commissioner Schlembach states we want to encourage long term preservation of the home. I think we should address the interior of the home such as wall and attic insulation that the home owner should do in order to get the incentives.

Commissioner Darga states it comes down to who the target audience is and what is the goal. Do we want to stop teardowns, or do we want help remodel historically significant homes or a combination of both.

Chairman French states this is about encouraging homeowners to a specific outcome. He asks the HPC if there is anything else they would like to address.

Commissioner Day thanks French for all his research on the program. He adds, the village did a housing assessment and as part of my involvement on the committee, I made sure housing preservation was also included.

Trustee Kalinich states I think there would be tremendous support from the village

board to pursue this path of identifying how we can help encourage residents to preserve their homes. I feel confident based on our discussions having to do with the Comprehensive Plan there is great support for preservation both residential and commercial.

G. HISTORICAL SOCIETY BUSINESS – Historical Society Director Anderson reports that our Fall Kick-Off Reception at the Historical Society will be on September 21 5:00-7:00 pm, after which the HPC will hold their monthly meeting.

H. CHAIRMAN REPORT – No report

I. VILLAGE BOARD TRUSTEE REPORT – Trustee Kalinich reports the Comprehensive Plan is on our agenda for August 28 and we do anticipate there will be a public hearing and will be presented to the public. We are optimistic we will have a version that will be supported by the village board. We are appreciative of the thoughtful input this commission has provided.

J. STAFF REPORT – Staff Liaison D’Onofrio informs the commission that he will be the liaison for this commission for the next several months.

K. ADJOURNMENT & NEXT MEETING DATE – Commissioner Day motioned and Commissioner Margetts seconded to adjourn the meeting. The meeting adjourned at 8:40 p.m.

Next Meeting Date - September 21, 2023 at the Glen Ellyn Historical Society

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Mike D’Onofrio, Staff Liaison



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

Meeting 10/19/2023 7:00 PM
Department: Community Development
Department Head:
Category: Discussion Item
Prepared By:

**AGENDA ITEM (ID # 2023-
1005)**

DOC ID: 2023-1005

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

Statement of the Issue:

Analysis:

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Attachments:



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

Meeting 10/19/2023 7:00 PM
Department: Community Development
Department Head:
Category: Discussion Item
Prepared By:

**AGENDA ITEM (ID # 2023-
1006)**

DOC ID: 2023-1006

Discussion: Annual Certified Local Government Report to the State of Illinois.

Statement of the Issue:

The 2021 report is in the attached. The Commission is requested to discuss achievements for 2022 and 2023 to assist with preparation of reports for these years.

Analysis:

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Attachments:

1. CLG FY 2021 Annual Report



Glen Ellyn Historic Preservation Commission Certified Local Government Annual Report

FY 2020-2021

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Overview & History

The Glen Ellyn Historic Preservation Commission (“Commission”) has many responsibilities in the Village. The Commission, under the original name Historical Sites Commission, was established in 1975 via Ordinance No. 1944 for the general welfare of the citizens of the Village to protect and encourage the continued utilization of areas, districts, places, buildings, structures, works of art, and other similar objects within the Village, including “Stacy’s Tavern”, eligible for designation by ordinance as Glen Ellyn Landmarks.

The Commission’s intent and purpose has further evolved to include additional responsibilities. The Commission hosts an annual awards program that aims to recognize

homeowners, builders, and architects for outstanding construction projects completed in the Village. Awards are given for renovations, remodels, streetscape compatibility (new construction) and architectural details.

A third responsibility that the Commission has undertaken is assisting with architectural

resource surveys within the Village. Since 2002, the Village has undergone five independent surveys that have collectively inventoried over 4,550 residential and commercial properties.

In addition to these responsibilities, the Commission has also hosted several community events designed to educate property owners on landmarking, tax incentive programs, and the national register. In the future, the Commission hopes to educate homeowners about local landmark districts.

This annual report has been prepared in fulfillment of the Village of Glen Ellyn’s annual reporting requirement under the National Park Service’s Certified Local Government Program established under the National Preservation Act. The Village of Glen Ellyn has been a “Certified Local Government” since 2004.

The Purpose

The Purpose of the Glen Ellyn Historic Preservation Commission is to encourage the rehabilitation and utilization of structures, places and works of art having a special *historic, architectural or aesthetic value* or interest to the community, and to identify those buildings and such worthy of designation as official Glen Ellyn landmarks.



Glen Ellyn Horse Trough located in front of the Glen Ellyn Civic Center

Landmark Designations

The landmark designation process is initiated when a Glen Ellyn Local Landmark Nomination Form is submitted to the Community Development Department. The structure being proposed for landmarking must be at least 50 years old and each nomination must provide substantial evidence that it meets at least two of the following criteria:

- Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration; or
- 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
- 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
- Its location as a site of an important archaeological, significant historic, or natural event; or
- 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
- It be one of the few remaining examples of a particular architectural style; or
- Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship; or
- 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

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

Each nomination is required to be submitted along with historic photographs or property information relevant to each case. Once a nomination form is submitted, the Commission will host a public hearing to consider recommending such designation to the Village Board of Trustees. If the landmark is granted the Village issues the property owner a plaque to display on the structure. All costs associated with landmarking are absorbed by the Village and come at no cost to the property owner.

Since 1992, the Commission has recommended approval of 44 landmark designations and 3 National Register Historic Districts (one residential and two in the Central Business District) to the Village Board of Trustees.

Some of the Village's most notable landmarks include: the Orrin D. Dodge house at 542 Hillside Avenue, which was lived in by Orrin Dodge, a prominent figurehead in the Village during the early 1920s; Charles Kerr, founder of Kerr Publishing in Chicago, built and lived in the home at 566 Hillside Avenue; the home at 525

Landmark Designations...

Continued from page 5...

Forest Avenue was built by Amos Churchill, a prominent builder in the community during the early 1900s and lastly, the Glen Ellyn Horse Trough is a cast iron trough that was donated to the Village in 1907 by prominent figurehead William Newton.

In September of 2020, the Commission reviewed the landmark nomination of 615 Riford Road and made a preliminary determination that the property qualified for landmarking. The Commission held a public hearing for the landmarking of 615 Riford Road and made a recommendation to the Village Board to designate the property as a landmark. After Village Board approval, the home became the 44th property in the Village to be landmarked.

Please see the following pages for the complete list of Glen Ellyn landmarks. Note, there have not been any landmark nominations that were rejected by the Commission, nor are there any landmark applications pending at this time.



Stacy's Tavern Museum Celebrates 175 Years

After being closed to the public during the pandemic, Stacy's Tavern Museum welcomed back in person tours for its 175's year. The museum, which stands on its original site on Geneva Road, is on the National Register of Historic Places. It is an 1840s wayside inn owned by the village of Glen Ellyn and operated by the Glen Ellyn Historical Society. The tavern was built by Moses Stacy and his wife, Joanna, in 1846. Stagecoach passengers traveling between Chicago and Galena paid five to six cents per mile .

Landmark Spotlight

In November, this French eclectic style home at 415 Riford Road was approved as the Village's most recent landmark. The home was build in 1937 and was originally a two bedroom lake cottage in a classic Tudor style with French inspiration.



List of Landmark Designations

B—Building A—Piece of Art P—Property D—District

DATE OF PASSAGE	ORD. #	TYPE	ADDRESS/LOCATION	ARCH STYLE/NOTES
1/13/1992	3890	B/D	574 N. Main	Queen Anne
1/13/1992	3891	B/D	583 N. Main	Queen Anne
1/13/1992	3889	B/D	577 N. Park	Queen Anne
10/11/1993	4055	B/D	563 N. Main	Gothic Revival
10/11/1993	4054	B	364 Prospect	Victorian
10/11/1993	4053	B	272 Hill	Bungalow
7/11/1994	4156	B	627 Euclid	Lexington
11/28/1994	4214	B	535 Duane	Colonial Revival
11/28/1994	4213	A		U.S. Post Office Mural "Settlers"
9/23/1996	4419	B	545 N. Park	Queen Anne
2/14/2000	4810	B	404 Prospect	Queen Anne
7/22/2002	5076	B	633 Davis	Victorian
7/14/2003	5179	B	557 Geneva	"L" Form
11/24/2003	5206	B	367 Duane	Wood Frame
10/25/2004	5300	B	602 Prairie	Queen Anne
5/23/2005	5361	B	342 Montclair	Craftsman
8/8/2005	5381	B	677 Highland	Queen Anne
10/10/2005	5400	B/D	620 N. Main	Victorian
4/10/2006	5456	B	490 Phillips	Queen Anne
5/17/2007	5575	B	421 Ridgewood	Gabled "L"
3/14/2011	5923	B	671 Prairie	Ranch
11/14/2011	5971	B	542 Hillside	Victorian
11/14/2011	5972	B	418 Ridgewood	Craftsman
2/13/2012	6001	B	525 Forest	Victorian
5/14/2012	6027	B	566 Hillside	Victorian
7/23/2012	6055	P		Glen Ellyn Horse Trough
7/23/2012	6056	B	369 N. Main	Queen Anne Bungalow
9/24/2012	6077	B	716 Crescent	Prairie
8/12/2013	6159	B	754 Lenox	Queen Anne

DATE OF PASSAGE	ORD. #	TYPE	ADDRESS/LOCATION	ARCH STYLE/NOTES
8/12/2013	6159	B	754 Lenox	Queen Anne
9/9/2013	6162	B	644 N. Main	Queen Anne
10/28/2013	6180	B	684 Highland	Tudor Revival
11/12/2013	6183	B	253 Anthony	Gable Front Cottage
2/10/2014	6213	A	815 Riford	Forest Hill of Glen Ellyn Cemetery
6/9/2014	6238	B	725 Highland	Tudor Revival
5/23/2016	6404	B	425 Arlington	Queen Anne w/ Craftsman influence
8/15/2016	6429	B	709 Crescent	Craftsman
1/9/2017	6476	B	250 Regent	Mid Century Modern Ranch
2/27/2017	6475	P	645 Lenox	Lake Ellyn Park & Boathouse
8/27/2018	6623	B	869 Hillside	Bungalow
8/27/2018	6624	B	371 Elm	Vernacular Homestead
1/13/2020	6749	B	475 Hawthorne	Dutch Colonial
11/8/2021	6912	B	615 Riford	French eclectic

Local Landmarks Removed from Designation

10/11/1993	4053	B	364 Prospect	Designation Rescinded on 2/24/2003
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Before and after of 484 N. Main Street, 2020's Commercial Remodel of the Year

Commission Activity

Certificates of Appropriateness

The Village of Glen Ellyn Historic Preservation Commission did not grant any Certificates of Appropriateness (COA) over the last year.

National Register Nominations

No national registry nominations were considered during this fiscal year.

Monitoring

The Village of Glen Ellyn Historic Preservation Commission did not provide any comments on alterations or demolitions to National Registry or Illinois Registry properties.

Survey Activity

The Village of Glen Ellyn has conducted five Architectural Resource Surveys on property north of Roosevelt Road since 2002. The Village has conducted these surveys for several purposes including:

- Expansion of the Village's body of data on existing historic homes;
- Creation of residential interest in preservation;
- Encouragement of homeowners to consider local landmarking;
- Encouragement of homeowners to apply for property tax freeze, available for restoration projects on historic properties;
- Maintenance of the Certified Local Government Status achieved by the Village in 2004, and the access to federal funding for historic preservation efforts that comes with the designation;

To date, the Village's five surveys have examined approximately 60% of the residential properties in the Village. Approximately 54.8% of the homes surveyed are either contributing or significant architectural or historic structures. These surveyed areas include some of the earliest subdivisions within Glen Ellyn, and contain several significant and potentially significant buildings.

Full survey reports are available on Glen Ellyn's website at www.glenellyn.org under Government—>Boards & Commissions ->Historic Preservation Commission.

Annual Awards

Upon recommendation of the Historic Preservation Commission, the Village gave six historic preservation awards and one honorable mention to properties in the Village. A list of award winners can be found on the next page under the May meeting date.

COVID-19 Pandemic

In March of 2020 Governor Pritzker issued an Executive Order allowing Illinois public bodies to meet remotely due to the COVID-19 pandemic without having a physical quorum requirement of the Open Meetings Act. The Historical Preservation Commission met several times throughout the height of the pandemic via Zoom. In August of 2021 the Commission reconvened for their first in-person meeting since June 2020.

Commission Activity Timeline

- August 2020 – Commissioners met virtually via Zoom to discuss budgetary requests for the 2021 fiscal year.
- September – Meeting cancelled.
- October – Meeting cancelled.
- November – Commissioners met virtually via Zoom and discussed the Commission’s initiatives for 2021 including how to expand engagement with the public.
- December – Commissioners met virtually via Zoom and heard a request for an alteration to a landmark home at 369 N. Main Street. Homeowners were approved to replace windows on one side of the house.
- January 2021 – Commissioners met virtually via Zoom and discussed Historical Society plaques that were planned to be incorporated into the CBD’s streetscape project. Other topics included a project to map historical sites and a review of a request for a window alteration to a landmark property at 507 Pennsylvania Avenue.
- February – Meeting cancelled.
- March – Commissioners met virtually via Zoom and discussed updates to Historical Society plaques and the criteria chosen to identify sites.
- April – Meeting cancelled.
- May – Commissioners met virtually via Zoom to discuss and approve an Application for Alteration to a Landmarked Property to Allow an Addition at 695 N. Main Street. Nominations for 2019’s Historic Preservation awards were presented and

voted upon. Recommendations to the Village Board for this year’s winners included:

- Restoration of the Year Award — 335 N. Main Street
- Remodel of the Year Award—Residential — 345 Spring Avenue
- Remodel of the Year Award—Commercial — 484 N. Main Street. Honorable mention went to 641 Hill Avenue
- Streetscape Compatibility Award — 429 Arlington Avenue
- Architectural Details Award — 773 Crescent Boulevard
- Certificates of Appreciation — 680 Grand Avenue and 205 Crest Road

Each winner received a certificate signed by the Village President and Historic Preservation Commission Chair. The homes were also given yard signs displaying their status as award winners.

- June – Meeting cancelled.
- July — Meeting cancelled.
- August — The Commission reconvened in person and discussed an application for alteration to a landmarked property at 671 Prairie Avenue. Property owner proposed to increase the size of the garage door opening by approximately 1 foot. The replacement door is wood and was painted in a color similar to the existing garage door. The request for alteration was approved. Two new commissioners and a student commission were welcomed to the Commission. Goals were discussed including the Glen Ellyn Historic Home Event. Stacy’s Tavern celebrates 75 years,
- September — The commission continued discussion about Commission goals and priorities

Commission Activity

including events and outreach to key audiences.

- October — The Commission held two public hearings regarding a landmark application for the home at 615 Riford Road and an update to an application for exterior alternation of a previously landmarked property. The commission approved the motion to

recommend the new landmarked home to the Village Board and their decision will be made in November.

November — Meeting cancelled.

December —

P = Present A = Absent - = Not on Commission

Date	Aug-20	Nov-20	Dec-20	Jan-21	Mar-21	May-21	Aug-21	Sept-21	Oct-21
Nathan Darga	P	A	P	P	P	P	P	P	P
Tim Loftus	P	P	P	P	P	P	-	-	-
Kim Veum-Welsh	A	P	A	-	-	-	-	-	-
Ian Hood	A	P	A	P	P	P	P	P	A
Penn French	P	P	P	P	P	P	P	P	P
Lisa Sallwasser	P	P	P	P	P	P	P	P	A
Phillip Hartweg	P	P	P	P	P	P	P	A	P
John Day	-	-	-	-	-	-	P	P	P
Barb Lemme	-	-	-	-	-	-	P	P	A

Long time commissioners Tim Loftus and Kim Veum-Welsh left the commission in 2021. The Commission and Village appreciate their years of dedicated service. Two new members, John Day and Barb Lemme, joined the Historic Preservation Commission in their place. The Commission looks forward to working with these new members.



429 Arlington Ave., Winner of the 2020 Streetscape Compatibility Award