



Minutes
Village of Glen Ellyn
Historic Preservation
Regular Meeting
October 19, 2023
7:00PM
Glen Ellyn Civic Center Gallagan Board Room

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

Date: October 19, 2023
Called to Order: 7:03 p.m.
Adjourned: 8:39 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:

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

Public Present:

A. CALL TO ORDER

The October 19, 2023 regular meeting of the Historic Preservation Commission was called to order by Chairman French at 7:03 p.m.

B. PUBLIC COMMENT – None

C. ANNOUNCEMENTS – None

D. APPROVAL OF MINUTES FROM AUGUST 17, 2023 MEETING.

MOVE TO APPROVE THE MINUTES OF REGULAR MEETINGS OF 08/17/2023

RESULT: Motion Unanimously Carried

MOVER: Commissioner Day

SECONDER: Commissioner Lemme

AYES: 6

E. OLD BUSINESS - Discussion: Possible package of economic incentives to encourage remodeling (for historic homes). Chairman French states he had a discussion with Senior Planner Bethany Salmon at Hinsdale and she provided the following documents that will hopefully lay the groundwork for Glen Ellyn's incentive program. French distributes the following documents to the HPC (see attached): Key Steps/Mechanics In Process of Incentive Program, Village of Hinsdale Historic Overlay District Preservation Incentive Program Information Packet, Hinsdale Overlay District & Preservation Incentive Overview and Lake Bluff Historic Preservation Incentive Memorandum.

The HPC reviews the Village of Hinsdale Historic Overlay District Preservation Incentive Program Information Packet. The following items were reviewed: incentive types, program requirements, submittal requirements and review and approval process. Upon review, Commissioner Day asks how Hinsdale defines historic significance. Chairman French states it is defined as:

- Must be associated with events that have made a significant contribution to the broad pattern of our history,
- Is associated with the lives of persons significant in our past,
- It embodies the distinctive characteristic of a type, period or method of construction, or represents a significant and distinguishable entity whose components may lack individual distinction
- It yields or may be likely to yield information important to history or prehistory
- It has significance in local, regional, state or national history architecture, archeology, engineering or culture
- It is a source of civic pride or identity for the community.

Commissioner Lemme asks how many applicants has Hinsdale received. Chairman French states about 80. He mentions that he will invite Senior Planner Bethany Salmon to the next HPC meeting. French asks the HPC homeowners who have done renovations if this incentive would have motivated them.

Trustee Kalinich states everything on this document is something that needs to be done when you do a renovation. If this was in place this would have been the route I would have gone with my renovation. This would have swayed me. I am not sure about the preservation incentive agreement. I read it like you'd have to know the cost of the materials up front. I would like a placeholder to be put in to give flexibility with the final costs. Chairman French asks Trustee Kalinich to rank the incentives in order of importance. She states bulk zoning regulations, matching grant, expedited processing,

fee waivers and property tax rebate.

Commissioner Margetts states if this was in place when I did my renovation it would have been helpful and would have offset some of the costs.

Chairman French states to put this in practice we would need village support. Staff Liaison D'Onofrio adds there is a staff component to each one of these applications and could take staff a significant amount of time to review and process applications.

Commissioner Day asks what their actual numbers were this past year and has there been an uptick since rolling this out. Commissioner Lemme asks what has been the reaction with builders and developers with this program. Do they like that the process could be expedited as a result.

Chairman French states my goal is to gather as many questions and send over to the senior planner at Hinsdale so we can get some answers and expedite this process. He states he will share the list of questions with the HPC for review and feedback.

The HPC reviews the Hinsdale Historic Overlay District Preservation Overview.

Commissioner Darga asks under section - *Adding and removing properties*, who is on the list, how did they come up with the list.

Chairman French requests the HPC to review the Lake Bluff document and the Key Steps/Mechanics. Please send your feedback to me regarding how you envision the process. We need to establish a work plan to generate momentum for this project. Trustee Kalinich will update the board on the HPC's considerations and consult with Mark Franz to determine the appropriate steps and procedures for moving forward.

F. NEW BUSINESS -

1. Discussion: Annual Certified Local Government Report to the State of Illinois. Staff Liaison D'Onofrio requests the HPC to review the accomplishments of 2022 to aid in preparing the report. He mentions that he will provide a copy of the form and asks the HPC to fill it out and submit it within the next 30 days. He states this task will need to be completed again early next year for 2023.

G. HISTORICAL SOCIETY BUSINESS – Historical Society Director Anderson provides an update on upcoming events: November 11 at 2:00pm - It's A Wonderful Life: The Making of a Holiday Classic, November 18 at 2:00pm - Caroline Ingalls: Mittens on the Tree. He adds, next year, we are planning a small exhibit named "Glen Ellyn Unearthed," showcasing items discovered during the CBD Streetscape construction project. Additionally, our plaqueing program has resumed which was delayed by 6-8 weeks due to staffing.

H. CHAIRMAN REPORT – Chairman French announces the passing of James Manak, a longtime member of the HPC and Historical Society. He expresses his intention to create a proclamation in his honor and present it to his wife, Lucille. He mentions that he will collaborate with Lee Marks to complete this tribute.

I. VILLAGE BOARD TRUSTEE REPORT – Trustee Kalinich reports that the Comprehensive Plan was approved in September, giving recognition to the HPC for their significant contributions. This plan, spanning 5-10 years, will be subject to regular review check-ins to ensure its effective implementation.

Next Thursday October 26 at 7:00pm the village board will be holding a joint public meeting with the Park District to discuss the U.S. Bank property. There are still discussions between the Village and Park District on priorities. We are optimistic we will come to a shared understanding on what to do with that space. We would like a pavilion space to hold events. The general plans will go before both boards. The Village is also in the process of reviewing the draft budget for next year. In October we will be reviewing each of the funds. If the HPC has additional budget requests, please submit those.

J. STAFF REPORT – Staff Liaison D’Onofrio informs the commission that next month the HPC will be looking at a nomination received for property 558-560 Crescent for local landmarking.

K. ADJOURNMENT & NEXT MEETING DATE – Commissioner Darga motioned and Commissioner Margetts seconded to adjourn the meeting. The meeting adjourned at 8:39 p.m.

Next Meeting Date - November 16, 2023 at the Glen Ellyn Historical Society

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Mike D’Onofrio, Staff Liaison