



Agenda
Village of Glen Ellyn
Historic Preservation Commission Meeting
Thursday, November 16, 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) Minutes from October 19, 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) Consideration of a Nomination for designation as Local Landmark - 558-560 Crescent / 477 Forest under the Village of Glen Ellyn Historical and Architectural Landmark Preservation Ordinance (Ordinance #3825-VC). Property is located at 558-560 Crescent / 477 Forest, P.I.N.(s): 05-11-318-007.
- F. Historical Society Business**
- G. Chairman's Report**
- H. Trustee Liaison Report**
- I. Staff Report**
- J. Adjourn**



Draft 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



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

Meeting 11/16/2023 7:00 PM
Department: Community Development
Department Head: Emily Rodman
Category: Other
Prepared By: Ellen Weber

**AGENDA ITEM (ID # 2023-
1135)**

DOC ID: 2023-1135

**Consideration of a Nomination for designation as Local Landmark -
558-560 Crescent / 477 Forest under the Village of Glen Ellyn
Historical and Architectural Landmark Preservation Ordinance
(Ordinance #3825-VC). Property is located at 558-560 Crescent / 477
Forest, P.I.N.(s): 05-11-318-007.**

Statement of the Issue:

Analysis:

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Attachments:

1. Staff Memo 558-560 Crescent

STAFF REPORT

TO: Historic Preservation Commission

FROM: Ellen Weber, Planning Consultant

DATE: November 10, 2023

RE: For Consideration at the November 16, 2023 HPC meeting:
558-560 Crescent / 477 Forest – Local Landmark Planning
and Historical Significance Report



Part 1: Historical Significance Report

Background: Barbara Lemme, Caroline Jacobsen and Virginia Larsen, on behalf of the Sign of the Whale LLC, owner of the “Turning Point” building at 558-560 Crescent / 477 Forest has submitted a historical landmark nomination form and auxiliary materials, requesting that the Historic Preservation Commission recommend designation of 558-560 Crescent Boulevard / 477 Forest, a commercial building, as a Glen Ellyn Local Landmark.

Public Notice for the Public Hearing was published in the Daily Herald on October 30, 2023, a sign was placed on the building, and notice was placed in the public notice portal on the Village website.



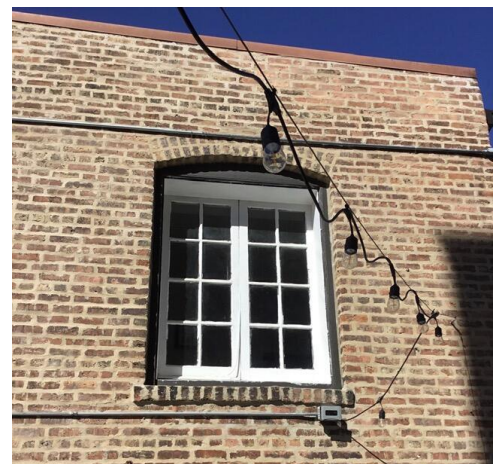
Discussion of Criteria: Chapter 13.2-13.3 requires that a building under consideration for local landmark designation be at least 50 years of age and meet two of eleven conditions. The building is adjacent to the North Glen Ellyn Historic District boundary and considered not individually eligible for the State or National Register.

The building was constructed between 1915 to 1919 and the petitioner has researched the history of the property, identifying the style of the building, previous owners of the property, and the businesses which have operated in the building. The Commission should consider if the commercial building meets these 6 of the 11 conditions identified in **Chapter 13 2-13.3** of the Municipal Code:

1(A).1. (b) - Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration.

558-560 Crescent is an excellent example of a small brick, one-part commercial building that has retained many desirable architectural features, including fancy brick ornamental banding just below the cornice, well-preserved period storefront windows and is in very good overall condition. Integrity appears to be good.

Modifications have been made to storefront windows and side windows, and possibly the transom. East side façade windows have been replaced, but placement and shape retained.



1(A).1. (c) - 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.

Tenants have changed over the years and reflect a growing economy in a growing community. The first tenants identified in the 1919 City Directory are a mail order office (the building is across the street from the Chicago & Northwestern/ Union Pacific train station) and a Mr. Saunders's plumbing business (in an era when homes were just connecting to a municipal water system).

An 1891 fire destroyed almost the entire west side of Main Street. Village Ordinance 111, passed March 13, 1906, created the Village municipal water supply. The Hotel Glen Ellyn was struck by lightning and destroyed on May 1, 1906. The Glen Ellyn Volunteer Fire Department was organized in 1907.

Tenants in the building have been identified through newspaper advertisements and phone book/city directory records. See Exhibit 2 for additional information on the businesses which have operated in this commercial building.

1(A).1. (d) - 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.

The structure is an example of Early Twentieth Century Commercial (1900-1930), a new commercial style developed as a reaction to the ornate Victorian architectural styles of the late nineteenth century. This style became popular because of its adaptability to a variety of building types, especially the new one-story, flat roofed commercial building. The character of the Early Twentieth Century Commercial buildings is determined by the use of patterned masonry wall surfaces, shaped parapets at the roofline that were often uninterrupted by a project cornice and large rectangular windows arranged in groups. Identifying features of this style include a plain, flat appearance that is relieved by the use of panels of brick laid in patterns and sparingly used inset accents of tile, concrete, limestone or terra cotta.

1(A).1. (f) 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.

The property was subdivided in the original plat of Prospect Park, DuPage County and is connected to several families who played significant roles in the economic and social history of the Village.

Records indicate that George Cooper purchased the land from Lewey Newton in 1852.

George Saunders bought the property at what is now 558-560 Crescent in 1906 and the building was built circa 1915. Actual date cannot be confirmed. Business directories indicate that the



George Saunders Plumbing Company was located at 560 Crescent in 1919. In 1934, the business became the George Saunders Plumbing and Heating Company. See Exhibit 3 for additional information on the Saunders family.

The Bicentennial was a time of great historic interest and the Turning Point Building was home to one of the 19 antique shops open in Glen Ellyn during the 1970's. In the 1960's another well-known Glen Ellyn family became associated with the building when Carolyn Posh, owner of Positively Posh Antique Shop (tenant) and the building owner, Mrs. Leonard Doering, remodeled the building, then known as the "Turning Point Building." Carolyn's husband Ed was the first Golf Pro at the Village Links Golf Club; in 1995 the Ed Posh Scholarship Fund was established to aid local students who have demonstrated scholastic aptitude and achievement, activities, character and need pursue higher education. The parents of 13 children, Carolyn and Ed Posh have been active in local fundraising and organizing efforts.

(1(A).1. (g) - It be one of the few remaining examples of a particular architectural style.

Former Chairmen of the Glen Ellyn Historic Preservation Commission, Tim Loftus and Lee Marks, have provided this analysis of the building:

The building is one of the few remaining examples of a particular architectural style remaining in Glen Ellyn; others include the 10 thousand villages (503 Pennsylvania Avenue) and treasure house buildings on Pennsylvania, and Einstein's building at 443 N. Main. Further, the building is a very good example of a type of architectural design that was fairly common in the Chicagoland area, but in this day and age is in very short supply in Glen Ellyn and surrounding towns.

- Vernacular, double entry commercial building at 558 and 560 Crescent with original limestone block foundation. Approximate date 1916 (unable to be confirmed).
- Front of building has raised, brick corners with a band of decorative, inverted brick triangles all across the top, just below the cornice.
- Overall front facade of building in pretty much original condition with original storefront windows on both sides. Upper portion of these windows have been painted over or blocked with wooden panels.
- Original glass may still exist. Below these windows is a band of raised, decorative wooden panels across entire front. Both front entry doors appear to be original.
- Originally, there were transom lights above both entry doors, but they have also been covered over with wooden panels.
- Remaining side and back windows have arched flush-mounted brick headers above.
- Original face brick on south and west sides with period tuckpointing.
- Original basement windows have decorative, machine-forged iron protective grates, with the exception of one replaced grate on the east wall.



(see additional pictures, page 7)

- Due to remodeling over the years, some windows in rear and earlier entry doors have been bricked over.
- Sometime, possibly in the early 1960's a Colonial-Style, partial facade was installed over approximately one-eight of the west side of the building, along with a new, separate entry for basement businesses. It appears that this additional remodeled portion could easily be removed and reveal the original brickwork that still remains underneath. The separate entry for this basement business is at 477 Forest.

(1(A).1. (k) Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community or the Village.

Across from the train station and west of the High School, the building is a familiar feature in the neighborhood, enjoying a prominent location.

As best as the owners can tell, the building was dubbed “The Turning Point Building” in the late 1970s or 80s by Winnie and Len Doering, long-time owners of the property (though it may have been referred to by that name for years before). They had the sign made that is attached to the front facade. The Doerings sold the building to Grace Lutheran Church in 2006. Sign of the Whale purchased the property from the church in 2014.



Part 2: Planning Report

Historic Designation Planning Report. This report is provided in accordance with section 2-13-5 of the village code which requires a report on planning considerations prior to the designation of any structure or object as a Glen Ellyn landmark.

Location. The commercial building is located at 558-560 Crescent with a lower-level commercial space at 477 Forest. The building is immediately east of the Downtown Glen Ellyn North Historic District, immediately northeast of the Metra Train Station.

Relationship to Comprehensive Plan.

Preserving and maintaining the historic Village’s historic Downtown, is a key component in the Vision Statement of the 2023 Comprehensive Plan. Numerous goals relate to protecting, maintaining, and enhancing the Village’s historic small-town atmosphere and character.

Zoning. The subject site is zoned C5B and currently developed with a multi-tenant commercial building. The properties to the east are also zoned C5B, with 5CA to the west, and the land south is zoned CR, with the rail line and Prairie Path. Immediately east is Glenstone Condominiums, a five-story mixed use Planned Unit Development approved in 1998, and Crescent Station, a four-story mixed-use building Planned Unit Development approved in 2001.

Effect on the Neighborhood. After reviewing documents related to this nomination staff does not believe that the landmarking of 558-560 Crescent / 477 Forest will have a negative effect on the neighborhood.

Planning Consideration. A review of the information available in the village files, the Comprehensive Plan, and the Zoning Code indicate that the commercial building located at 558-560 Crescent / 477 Forest may be appropriate for consideration as a Glen Ellyn Landmark for the following reasons:

1. The Comprehensive Plan indicates that properties such as 558-560 Crescent / 477 Forest contribute to the charm and character of Glen Ellyn because of its historic and/or architectural interest, and property owners should be encouraged to retain and restore such historic structures.
2. The structure is harmonious with the surrounding neighborhood.
3. The commercial structure is one of a few such properties remaining in the downtown.
4. The land and structure are associated with several prominent Glen Ellyn families that have played a role in building the community.

Additionally, after review of Village Codes and ordinances staff determined that in addition to the commercial building being at least 50 years old, the structure meets the following criteria for designation set forth in section 2-13-3(A) of the Village Code:

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 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.
5. It be one of the few remaining examples of a particular architectural style.
6. Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community or the Village.

Community Development staff agree with the petitioner that the property meets the criteria for designation and the building is worthy of designation as a Local Landmark.

Action Requested:

It is requested that the Historic Preservation Commission conduct a public hearing for the requested landmark designation of 558-560 Crescent / 477 Forest and formulate a recommendation to the Village Board. In reviewing the request, the Commission should consider the criteria for designation in Section 2-13-3(A) of the Village Code. In making its motion the Commission should state which designation criteria, if any, the Commission believes have been met. The item is tentatively scheduled for consideration at a December Village Board meeting.

Attachments:

- Exhibit 1: Cover Letter from Application
- Exhibit 2: List of Businesses which have operated in the building.
- Exhibit 3: History of the Saunders Family
- Exhibit 4: Building Description

CC: Emily Rodman, Community Development Director / Assistant Village Manager
Michael D'Onofrio, Interim Building Official / Planning Consultant
Barbara Lemme, Caroline Jacobsen, and Virginia Larsen, (Sign of the Whale, LLC), Property Owners

Exhibit 1

September 5, 2023

Historic Preservation Commission
Village of Glen Ellyn

Dear Penn and Commission members:

I am pleased to submit this application for landmark status for a building owned by me and my two business partners, Caroline Jacobsen and Virginia Larsen, through the entity Sign of the Whale LLC. Located prominently on the NE corner of Crescent and Forest, the building includes three commercial spaces at 558 and 560 Crescent and 477 Forest, along with a garden space on the east side and a parking area on the north side of the parcel.

Sign of the Whale Antiques has been located at 558 Crescent since January 1, 1990 (previously located across the street at 476 Forest). In 2014 and after many years of trying, we were able to purchase the building.

The History Center provided information on the development of this parcel of land. We have information on property ownership starting in 1852, including the Cooper, Cox, Ferris, Jellies, and Phillips families. In 1906, George Saunders purchased the property from the Charles A. Phillips estate and built the structure that stands today.

There is conflicting information on the actual date of our building's construction. According to the Milton Township Assessor's Office our building was constructed in 1915. This was prior to the paving of streets in this section of downtown (Main Street, Pennsylvania, and Crescent) which began in 1917. It may be that construction was not completed until 1919.

As best we can tell, our building was dubbed "The Turning Point Building" in the late 1970s or 80s by Winnie and Len Doering, long-time owners of the property (though it may have been referred to by that name for years before). They had the sign made that is attached to the front facade. The Doerings sold the building to Grace Lutheran Church in 2006. We purchased the property from the church in 2014.

As stated earlier, our building currently houses three commercial spaces, but over the years these spaces have been joined and reconfigured a number of times so that during various periods there may have been one, two, or three commercial spaces. *Throughout its history on a prominent corner across from the train station, the Turning Point Building has been a hub of commercial activity in downtown Glen Ellyn. (See addendum for partial chronology of business occupancy.)*

Respectfully submitted,

Barb Lemme, and on behalf of Caroline Jacobsen and Virginia Larsen

***Photos of the building are included in this packet, along with aerial photos provided by Dan Anderson in an attempt to document the presence of our building through the years. Sadly, as this location was never the purpose of these historic photographs, our building is peripheral and very difficult to find.

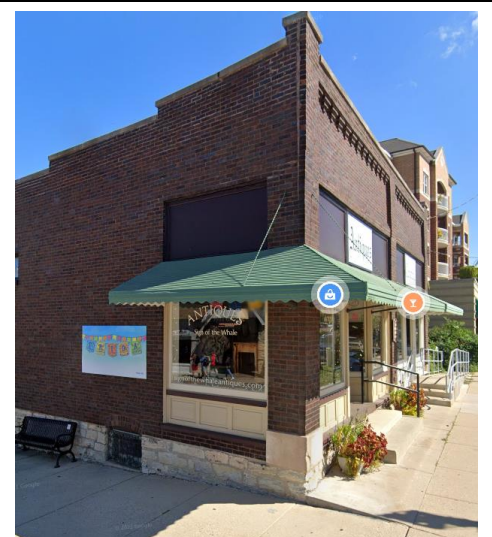


Exhibit 2**Addendum** (chronology of business occupancy as we have been able to reconstruct it)**Businesses located at 560 Crescent (eastern portion of building):**

- 1919-1934: George Saunders Plumbing Company
- 1935+: George Saunders Plumbing and Heating Company
- 1935-1956: uncertain when the Saunders Company left 560 or what other business(es) may have occupied the space during this period. George Saunders died in 1936, leaving no heirs.
- 1956 and 1957: 1956 City Directory shows Kar-Lee Florit at 560 Crescent. The Pinnacle has ads for Kar-Lee Flower Shop at 560 Crescent in 1956 and 1957. But according to Glen Ellyn's Story, by Kaiser and Vandercook, p. 263, Kar-Lee moved to 536 Crescent in 1955. The League of Women Voters' This is Glen Ellyn, p57, shows an ad for them at 1809 Pennsylvania in 1955.
- 1955 or 1957 to 1970s: Larson's Village Meat Market moved to 560 Crescent from 485 Main Street after 31 years in that location; owner Harry Larson. According to Glen Ellyn's Story, by Kaiser and Vandercook, p. 266, Larson's moved into 560 in 1957, but the League of Women Voters' This is Glen Ellyn, p. 57 contains an ad for Larson's Meat market at 560 in 1955. In any case, I have strong childhood memories of the meat market with sawdust on the floor.
- 1976: Positively Posh Antiques (Carolyn Posh, owner) --later moved to 558 space
- 1981 – 1989: Finders Keepers Antiques and The Captain's Wife Antiques (owners Joy Krueger and Kandy Craig, and Geri McCormick respectively)
- 1989: Kay Garvey Gallery (1989 DuPage Profile) (art gallery)
- 1991: Fly and Field (Chicago Tribune ad; start and end dates unknown) (fly fishing outfitter)
- 2006? to 2013 Bundles of Books (with 477 Crescent) (used books and gifts)
- 2016 – 2017?: One Happy Girl (clothing boutique)
- 2017-2018?: vacant
- 2018 to present: Common Good Cocktail House (owners Mike Melazzo, Chad & Alicia Hauge)

Businesses located at 558 Crescent (western portion of building):

- 1919: Mail order office (according to 1919 Sanborn Fire Map)
- 1921 (opening 5/28/21): Sanitary Meat Market (ad in the Glen Ellyn)
- 1922-1926 (or longer): National Tea Company (ads in the Glen Ellyn and directory listing)
- 1967: D and D Floor Coverings (Chicago Tribune ad) Do not know length of occupancy.
- 196x ? – 1990: Positively Posh Antiques (Carolyn Posh, owner) --previously in 560 space
- 1990-present: Sign of the Whale Antiques (current owners Caroline Jacobsen, Virginia Larsen, Barb Lemme)

Businesses located at 477 Forest (garden level):

- circa 1960s: Phone answering service.
- Marcia Crosby Antiques and Appraisers—15 to 20 years into the 1990s
- 199x to 199x ? : Designer Dance and Sport
- 2005-2006 ? : Butterfly Girls-party and event planning
- 2006 ? to 2015: Bundles of Books (with 560 Crescent)
- 2015-2016 ? : E and E Aube Designs—jewelry, accessories, women's clothing
- 2016-2017 ? : Gaming store—need name
- 2017-2019: State Farm
- 2019 to present: State Farm—Randall Rosen

Note, there is a reference to a "storeroom" owned by George Saunders at the corner of Crescent and Forest, leased for a period of 3 years to Yong Hong, of Chicago, for the purpose of establishing a Chinese laundry. This would be prior to what we think is the build date of the existing structure and may suggest there was an earlier building in this location.

Exhibit 3**Saunders Family History**

The Saunders family was prominent among the early residents of Glen Ellyn. Two generations of Saunders contributed to the civic as well as the commercial development of the village. Quite a bit of Saunders family history is found in the 1928 book The Story of an Old Town—Glen Ellyn, by Ada Douglas Harmon, in which the Saunders name is referenced 25 times. Marian B. Saunders, second wife of James Saunders, M.D., is among those listed as a member of the Memorial Committee, to whom the book is dedicated.

James Saunders was born in England in 1838 and emigrated to the United States in 1855, alone at the age of 17. He made his way to the Chicago area, eventually to Danby. He first studied law and then switched to medicine, receiving his degree in 1881, and was for a time the only medical practitioner in the area. He lived in Glen Ellyn for 46 years. Dr. Saunders began buying and selling real estate to supplement the uncertainties of compensation from his medical practice. By 1900 he had given up his medical career and “devoted his attention to the development of the Taylor Avenue subdivision” (The Glen Ellyn, v9. no. 43, May 27, 1921, p.1).

Dr. Saunders owned a number of properties in town. Notable among them was land on Crescent Boulevard between Forest and Park--and the structure that eventually stood there. Ada Harmon describes the original meeting house built in 1839 that served as the first church in what was then Danby. It originally stood across from Stacy's Tavern. It was later moved to Main Street and altered from its spare New England form to include a church steeple and other modifications. The church was used for thirty-five years, and for a long time was the only church in Danby. It was then moved to Crescent Boulevard, between Forest and Park, on land owned by Dr. James Saunders. “It was finally moved over on Crescent where it still stands, for a time used as a hall [Saunders Hall], where the Episcopalians held their first meetings, also as the home of Dr. James Saunders, and of late years as a boarding house for workmen. It stands on a high foundation, back from the street, next to the Saunders Plumbing Shop” (Harmon, p.62). In 1891 this building is referred to as “the old Congregational Church building on Crescent, owned by Dr. Saunders” (Harmon, p. 77), and in 1892 is described as being “surrounded by shrubs” (Harmon, p.78). In 1894, the Baptist Church started meeting in Saunders Hall. In 1906, when the Glen Ellyn Hotel burned to the ground, “such furniture as was saved, was hauled to Saunders' Hall and stored there temporarily” (Harmon, p.88).

In July of 1882, Danby was incorporated as the village of Prospect Park and Dr. James Saunders was among those who ran for election as trustee. He was not among the 6 elected, having lost by three votes to William Newton. However, in September of 1882 he was appointed clerk of the board of trustees and said he would agree to serve “without compensation” (Harmon, p. 72). Dr. Saunders is listed among the business and professional men of Prospect Park. In 1883, he was elected Police Magistrate.

In addition to being active in the civic life of the village, as well as the real estate market, Dr. Saunders also owned businesses in the area.

The first record of street repairing (the 1882 version of “streetscape”) was the graveling of parts of Main Street and Pennsylvania, with the gravel coming free from Dr. Saunders' gravel pit. The only fee paid was for the cost of hauling.

Dr. James Saunders died in May of 1921, “....leaving in his will bequests of \$1,000 each to the Glen Ellyn Free Public Library, to the Masonic Lodge, to St. Mark's Episcopal Church, to the First Congregational Church, to the First Methodist Church, and to the Grace Lutheran Church” (Harmon, p. 114).

He was survived by his wife Marian, whom he married in 1905; his son, George, from a previous marriage; and five grandchildren. Two other children from his first marriage preceded him in death.

In 1926, Mrs. Marian Saunders sold the lot on the northeast corner of Main and Pennsylvania to W. A. Niles (Harmon, p. 127). I believe this is the location of the post office.

As for the second generation of Saunders, we know that James' son, George Saunders, bought the property at what is now 558-560 Crescent in 1906 and operated a successful plumbing company in town. In 1919, the George Saunders Plumbing Company was located at 560 Crescent. In 1934, the business became the George Saunders Plumbing and Heating Company.

George was born August 17, 1870, and died December 1, 1936. He died in his home on Crescent Blvd (see below). George and his wife, Nellie (1887-1976), are buried in Hillside, in the Oak Ridge-Glen Oak Cemetery on Roosevelt Rd and Mannheim. (Photos of grave markers attached.)

George and Nellie apparently had no (surviving) children, and George had no surviving siblings at the time of his death in 1936. There is mention of 5 nieces, none of whom lived in Glen Ellyn. (The Glen Ellyn News, vol. xxv, no. 21, December 4, 1936).

GEO. SAUNDERS DIES FUNERAL TODAY, 2 P. M.

George Saunders, well-known and old-time resident of Glen Ellyn, passed away on Tuesday morning, December first, at his home, 560 Crescent Boulevard. Mr. Saunders had been in poor health for some months but had been able to be out, looking after his business affairs as late as last week.

He is survived by his wife, Mrs. Nellie Saunders. Mr. Saunders had no brothers or sisters living. There are five nieces, but none in Glen Ellyn.

The funeral will be held today (Friday) at 2 p. m. from Kampp's Chapel, 517 Main Street, followed by interment at Glen Oak cemetery.

Mr. Saunders, son of the late Dr. James Saunders, old-time resident of the village, had lived in Glen Ellyn nearly all his life. He had been in the plumbing contracting business for a number of years.

Announcer

Magic Bear
Helen Ar
Patsy M
Rutledge.

Japanese

Georgia I
Charis H
man, Ma
Dutch Girls
Winters,
Warren, I
mond H
Kenneth

Englishmen

Constanc
Jean Sch
agle, Nel

Englishmen

Bobby E
tington a
Other Villa
Chamber
Gill, Mil

Burton L
man, Jar
burg, Sta
Poggense
Nancy R

(Conti

Exhibit 4

October 23, 2023

Landmarking of Commercial Building at Northeast Corner of Crescent & Forest

Vernacular, double entry commercial building at 558 and 560 Crescent with original limestone block foundation. Approximate date 1916 (don't know if this has been confirmed).

- Front of building has raised, brick corners with a band of decorative, inverted brick triangles all across the top, just below the cornice.
- Overall front façade of building in pretty much original condition with original storefront windows on both sides. Upper portion of these windows have been painted over or blocked with wooden panels. Original glass may still exist. Below these windows is a band of raised, decorative wooden panels across entire front. Both front entry doors appear to be original.
- Originally, there were transom lights above both entry doors, but they have also been covered over with wooden panels.
- Remaining side and back windows have arched flush-mounted brick headers above.
- Original face brick on south and west sides with period tuckpointing.
- Original basement windows have decorative, machine-forged iron protective grates, with the exception of one replaced grate on the east wall.
- Due to remodeling over the years, some windows in rear and earlier entry doors have been bricked over.

Sometime, possibly in the early 1960's, a Colonial-Style, partial façade was installed over approximately one-eighth of the west side of the building, along with a new, separate entry for basement businesses. It appears that this additional remodeled portion could easily be removed and reveal the original brickwork that still remains underneath. The separate entry for this basement business is at 477 Forest.

We feel that this building should be landmarked, as it is a very good example of a type of architectural design that was fairly common in the Chicagoland area, but in this day and age is in very short supply in Glen Ellyn and surrounding towns.

Tim Loftus/Lee Marks

Former Chairmen, Glen Ellyn Historic Preservation Commission