



Agenda
Village of Glen Ellyn
Historic Preservation Commission Meeting
Thursday, January 18, 2024
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. Select Chairman Pro-tem**
- C. Approval of Minutes**
 - 1) Draft Minutes from November 16, 2023 Meeting
- D. Public Comment (Non-Agenda Items)**
- E. Old Business**
 - 1) Annual Historic Preservation Awards
- F. New Business**
 - 1) Goal Setting for 2024
- G. Historical Society Business**
- H. Chairman's Report**
- I. Village Board Trustee Report**
- J. Staff Report**
- K. Confirmation of Next Meeting Date and Adjournment**



Minutes
Village of Glen Ellyn
Historic Preservation
Regular Meeting
November 16, 2023
7:00PM
Glen Ellyn Civic Center Room 306

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

Date: November 16, 2023
Called to Order: 7:00 p.m.
Adjourned: 7:51 p.m.

MEMBER ATTENDANCE:

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

Also Present:

Mike D'Onofrio	Interim Building Official	Present
Hal Hothan	Historical Society	Present
Kelley Kalinich	Trustee Liaison	Present
Elisa Pollina	Recording Secretary	Present

Public Present:

Virginia Larson	<u>208 N. Park, Glen Ellyn</u>	
John Louis Larson	<u>208 N. Park, Glen Ellyn</u>	

A. CALL TO ORDER

The November 16, 2023 regular meeting of the Historic Preservation Commission was called to order by Chairman French at 7:00 PM at the Glen Ellyn Civic Center.

B. PUBLIC COMMENT – None

C. ANNOUNCEMENTS – None

D. APPROVAL OF MINUTES FROM OCTOBER 19, 2023 MEETING

MOVE TO APPROVE THE MINUTES OF REGULAR MEETING 10/19/2023

RESULT: Motion Unanimously Carried

MOVER: Commissioner Lemme

SECONDER: Commissioner Day

AYES: French, Lemme, Day, Margetts, Schlembach

E. OLD BUSINESS

1. Chairman French states he has compiled the list of questions for the incentive program from last month's meeting. He hopes Bethany from Hinsdale will be able to attend the HPC December meeting. He will share the combined remarks with Interim Building Official D'Onofrio so it can be disseminated to the HPC for final feedback.

F. NEW BUSINESS -

1. Public Hearing to consider the property at 558-560 Crescent/477 Forest for designation as a Local Landmark - Commissioner Day motions to open a public hearing for the property at 558-560 Crescent/477 Forest for designation as a Local Landmark. Commissioner Schlembach seconds the motion.

MOVE TO OPEN A PUBLIC HEARING FOR THE PROPERTY AT 558-560 CRESCENT/477 FOREST FOR LAND MARKING

RESULT: Motion Unanimously Carried

MOVER: Commissioner Margetts

SECONDER: Commissioner Lemme

Interim Building Official D'Onofrio is sworn in.

Interim Building Official D'Onofrio presents 558-560 Crescent/477 Forest landmark application to the HPC. He states 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.

The 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. D'Onofrio asks the HPC to review and add a recommendation to the Village Board.

Chairman French states the property exceeds expectations and asks the petitioners if they would like to add any additional information.

Barb Lemme and Virginia Larson are sworn in.

Barb Lemme states we are proud of our building and were happy to purchase it in 2014. We have 3 successful businesses in our building and it is in wonderful condition. Virginia Larson adds it is the only standalone building that is visible from all sides. Lemme adds there used to be 19 antique shops in Glen Ellyn, we are the sole survivor.

Chairman French and Virginia Larson thank former HPC Chairs Tim Loftus and Lee Marks for their analysis of the building.

Commissioner Schlembach motions to close the public hearing; Commissioner Day seconds the motion.

MOVE TO CLOSE THE PUBLIC HEARING FOR THE PROPERTY AT 558-560 CRESCENT/477 FOREST FOR LAND MARKING

RESULT: Motion Unanimously Carried

MOVER: Commissioner Schlembach

SECONDER: Commissioner Day

Commissioner Lemme exits the room ahead of the HPC deliberations on the property. Chairman French asks the HPC if they have any questions or comments. Commissioner Day states it is an impressive nomination.

Commissioner Day motions to recommend to the Village Board the approval of the designation of property 558-560 Crescent/477 Forest as a local historic landmark based on the following criteria:

1. The integrity of its location, design, materials, and workmanship makes it worthy of preservation or restoration.
2. Its value as an example of the architectural, cultural, economic, historic, social, or other aspects of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States.
3. Its certain distinguishing characteristics of architecture are 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 aspects of the development of the Village of Glen Ellyn, the State of Illinois, or the United States.
5. It is one of the few remaining examples of a particular architectural style.
6. Its unique location or distinctive physical appearance or presence represents an established and familiar visual feature of a neighborhood, community, or the Village.

Commissioner Margetts seconds the motion.

MOVE TO RECOMMEND PROPPERTY AT 558-560 Crescent/477 Forest FOR DESIGNATION OF LOCAL HISTORIC LAND MARKING

RESULT: Motion Unanimously Carried

MOVER: Commissioner Day

SECONDER: Commissioner Margetts

AYES: Day, French, Schlembach, Margetts

G. HISTORICAL SOCIETY BUSINESS – Hal Hothan updates the HPC on the upcoming events at the Historical Society:

December 9 – 4:00-7:00 - Candlelight and Gingerbread: A Victorian Holiday Celebration for the Entire Family

January 19 – 7:00 pm - St. James Farm Forest Preserve: A Personal History and View

January 27 – 2:00-3:00 - U.S. Grant: The Hero of Appomattox

February 9 – 7:00-8:00 pm - Selling Lincoln: The Chicago Tribune and Abraham Lincoln

February 24 – 2:00-3:00 - The Great Migration and the Great War

H. CHAIRMAN REPORT – No report

I. VILLAGE TRUSTEE REPORT – Trustee Kalinich updates the HPC on the recent joint meeting between the Village Board and the Park District. During the meeting, there was unanimous approval of the site plan for the U.S. Bank site, and the layout of the space has been approved. While the timeline and budget details are still under discussion, progress is being made.

Kalinich then reminds the HPC about the first reading of the budget, which occurred on Monday. If there are any budget requests from the commission, she encourages the commission to inform her or Mark Franz promptly.

Additionally, Trustee Gould has suggested having two members from the HPC attend meetings of the Architecture Appearance Commission. Recently, there was a case where a building on Main Street wanted to replace its slate roof with a different material due to the cost, but the request was denied. Chairman French has volunteered to attend these meetings, and Commissioner Schlembach, given his background, has been suggested as another suitable representative. Kalinich notes that the HPC could rotate their representatives and would receive advance notice of these meetings and the buildings on the agenda for discussion. Commissioner Schlembach has also agreed to attend these meetings on behalf of the HPC.

J. STAFF REPORT – No report.

K. ADJOURNEMENT & NEXT MEETING - A motion to adjourn the meeting was made by Commissioner Schlembach and Commissioner Lemme seconded the motion. The meeting was adjourned at 7:51 p.m.

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Mike D’Onofrio, Staff Liaison



HISTORIC PRESERVATION ANNUAL AWARDS

The Glen Ellyn Historic Preservation Commission supports homeowners and builders that help preserve the Village's historic character.

Interested homeowners & builders may submit nominations.

Projects submitted must have been completed in 2023.

Deadline: April 30, 2024

AWARD CATEGORIES

Restoration of the Year
Remodeling Project of the Year
Streetscape Compatibility
(*new construction*)
Architectural Details

ACCEPTED ENTRIES

Single/Multi-Family Residential
Commercial
Institutional

**For more information and to submit a nomination, please visit glenellyn.org.
For questions, contact smaller@glenellyn.org**



MEMORANDUM

TO: Historic Preservation Commission
FROM: Michael D’Onofrio, Interim Building Official
DATE: January 18, 2024
RE: Historic Preservation Commission 2024 Goals



Background

Traditionally the Historic Preservation Commission has set a list of annual goals to work towards throughout the year. For your consideration, the following goals list from 2020 is provided. The Commission is asked to discuss the list and identify goals for 2024. Goals would be finalized at the February meeting. Status of work from previous years and prioritization should be a consideration in the Commission discussion.

1. Continue to encourage landmarking of Village residences and commercial buildings by generating ongoing print and media coverage to promote local landmark designations and follow up with direct mailings and neighborhood meetings for possible designees.
2. Work more closely with the Chamber of Commerce and other groups to actively promote Glen Ellyn History and Stacy’s Tavern Museum to the benefit of all and explore additional partnerships with other local agencies engaged with historic preservation.
3. Explore various social media strategies to further promote public outreach for landmarking homes.
4. Create activities for Preservation Month in May.
5. Encourage younger generations to participate and engage in historic preservation through such events as trivia nights at local establishments. Create activities for Preservation Month in May that will further promote historic preservation to younger generations.
6. Create a list that includes homes that have both a) received a historical plaque from the Historical Society within the last three years, and b) are considered significant homes. Contact these homeowners for interest in Landmark status with a letter and work to improve response rates.
7. Promote heritage tourist activities such as self-guided tours of local landmarked properties with a paper map or pamphlet that highlights 10 properties along Main Street from Stacy’s Corners to the north edge of Downtown.
8. HPC sponsored (with partner) Historic Housewalk.
9. Explore the establishment of local Glen Ellyn Landmark Districts.
10. Explore the use of financial incentives to encourage historic preservation, restoration, rehabilitation, and reconstruction within the Village. *For information on these different type of preservation projects, consult the [National Trust website](#)*
11. Promote Historic Preservation in public spaces. Work with the Village to display educational information and Historic Preservation guidelines in public buildings and venues.
12. Partner with other groups, where appropriate, to promote historic preservation at events, such as the North Main Street Neighborhood block party.
13. Start a dialogue with community members, including realtors, through an informal “coffee with the commission” type event.