



Agenda
Village of Glen Ellyn
Historic Preservation Commission Meeting
Thursday, May 9, 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. Approval of Minutes from March Meetings**
 - 1) March 20, 2024 HPC and EC Joint Commission Special Meeting Minutes
 - 2) March 21, 2024 Historic Preservation Commission Meeting Minutes
- C. Public Comment (Non-Agenda Items)**
- D. Old Business**
- E. New Business**
 - 1) 583 N. Main Street Alteration
 - 2) Annual Historic Preservation Commission Awards 2024
- F. Historical Society Business**
- G. Chairman's Report**
- H. Village Board Trustee Report**
- I. Staff Report**
- J. Adjournment**



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

Meeting 5/9/2024 7:00 PM
Department: Community Development
Department Head:
Category: Minutes
Prepared By:

AGENDA ITEM (ID # 2024-288)

DOC ID: 2024-288

March 20, 2024 HPC and EC Joint Commission Special Meeting Minutes

Statement of the Issue:

EC has requested amendments to the minutes.

Analysis:

- Both trustee Kalinich and Christiansen are not listed as present, which Kelli joined in with wanting this change.
- Commissioner Casazza was unable to attend the joint meeting but had attended as a member of the public at the meeting the week before. She provided the attached before the meeting to Nate and there was a very brief comment by Nate regarding this item sent in. I believe that was essentially Nate stating that those items were already recorded but even with information, the EC wanted those added in as public comment.'

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Remove and approve the March 20, 2024, HPC and EC Joint Commission Special Meeting Minutes.

Attachments:

1. March 20, 2024 Historical Preservation & EC Joint Commission Minutes



Minutes
Village of Glen Ellyn
Historic Preservation & Environmental
Special Meeting
March 20, 2024
7:00PM
Glen Ellyn Civic Center Room 301

Board or Commission: Historic Preservation
/Environmental Commissions
Meeting: Regular

Date: March 20, 2024

Called to Order: 7:00 p.m.

Quorum: Yes

Adjourned: 8:21 p.m.

MEMBER ATTENDANCE:

Penn French	Chairman Historic Preservation Commission	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
Christie Truitt	Chairperson of Environmental Commission	Present
Karin Daly	Commissioner	Present
Barbara Kwiatkowsky	Commissioner	Present
Matilda McLaren	Student Commissioner	Present

Also Present:

Jordan Frahm	Associate Planner	Present
Mark Franz	Village Manager	Present
John Hubsky	Assistant Public Works Director	Present
Dave Buckley	Director of Public Works	Present
Dave Thommes	Executive Director Park District	Present
Nate Troja	Director of Planning & Natural Resources	

Public Present:

Clare Johnson	Site Design	

A. CALL TO ORDER

The March 20, 2024 special meeting of the Historic Preservation & Environmental Commissions was called to order by Chairman French at 7:00 PM at the Glen Ellyn Civic Center.

B. PUBLIC COMMENT – None

C. 473 Forest Avenue – U.S Bank Site (Glen Ellyn Park District) - Village Manager Franz opened the meeting by providing a brief overview of its purpose, expressing the village's enthusiasm for the project. Noting that the Village and Park District had collaborated on the venture, he highlighted a series of prior meetings to discuss its conceptualization. He emphasized that the village had acquired the property and both the Village and Park District had endorsed the concept, stressing the aim of seeking feedback from the HPC, EC, and AC on the project. Tonight's session sought general input from the HPC and EC, with the objective of subsequently presenting the received feedback and seeking approval from the Village Board for the project.

Clare Johnson, a Consultant from Site Design, unveils the site plan proposal for the Glen Ellyn Downtown Event Park. She outlines that the site spans 1.5 acres, formerly occupied by US Bank, with a gross area of 61,407 square feet, and was purchased by the Village for \$1.65 million. Johnson highlights the collaborative effort between the Glen Ellyn Park District and the Village to transform the space into an event and green area, conveniently located near the parking garage, Metra rail, and Prairie Path.

The envisioned park will serve as a vibrant gathering space, featuring a lush green lawn and the potential for an ice rink during winter months. Additionally, amenities such as restrooms and a concessions support building are planned. Johnson indicates that the proposed design, including a pavilion for performers, was recently presented to the Architectural Appearance Commission. Renderings showcased during the presentation depict a trellised pavilion adorned with wood slats for a natural aesthetic, complemented by black steel elements to harmonize with nearby light poles, and limestone accents to integrate seamlessly with the surrounding downtown architecture.

The preservation plan involves removing existing components for relocation, with efforts made to preserve or relocate trees wherever feasible. The specific planting approach for the area will be determined once the design is finalized, although it will prioritize the incorporation of native plants and varieties.

For maintenance and management, Johnson outlines access points for maintenance vehicles and strategically placed recycle and trash bins. The restrooms and support building will be designed to complement the site, including water fountains, with the size still under development.

Regarding lighting, provisions will be made to ensure a safe environment while enhancing the ambiance and tone. The lighting scheme will aim to be non-intrusive yet effective, adhering to Dark Sky compliance standards. Johnson concludes the presentation by inviting feedback from the commissions.

Commissioner Kwiatkowski commends the progress made on the plan, expressing satisfaction with its appearance. She inquires about the durability of the plantings in high-traffic areas and whether they will be placed in planters. Johnson confirms that a mix of planters and incorporating grade changes will be used, with some plants at grade but not in areas where people naturally walk.

Commissioner Lemme raises the question of considering climate change in plant selection, emphasizing the importance of choosing plants that are climate and drought tolerant. Johnson acknowledges this consideration and assures that appropriate plants will be chosen.

Chairperson Truitt praises the thoughtfulness of the plan and asks about the diversity of trees, particularly whether consideration is being given to small or large trees. Johnson explains that longer life trees and shorter life ornamental trees will be strategically selected.

Chairperson Truitt also inquires about reducing lighting to promote human and wildlife health. Johnson confirms that there are opportunities to adjust the lighting to be less intense.

Commissioner Leak asks about space availability for art installations and art fairs. Johnson explains that activation areas along the pathways are envisioned for this purpose.

Chairperson French seeks clarification on the maximum capacity of the lawn area. Johnson estimates a capacity of 500-850 depending on the type of event.

Commissioner Day asks about the sound system, to which Johnson responds that there will be a house system scaled appropriately for the space. Commissioner Day also inquires about the next steps for advancing the project. Director Troja explains that both boards need to approve the plan. It's slated as a project for 2025, allowing time later this year to fundraise. They are exploring grants to bridge the funding gap.

The Historic Preservation and Environmental Commissions express their gratitude for the opportunity to provide feedback.

D. ADJOURNMENT - A motion to adjourn the meeting was made by Commissioner Kwiatkowski and Commissioner Day seconded the motion. The meeting was adjourned at 8:21 p.m.

Submitted by Elisa Pollina, Recording Secretary
Reviewed by Jordan Frahm & John Hubsy, Staff Liaisons



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

Meeting 5/9/2024 7:00 PM
Department: Community Development
Department Head:
Category: Minutes
Prepared By:

AGENDA ITEM (ID # 2024-289)

DOC ID: 2024-289

March 21, 2024 Historic Preservation Commission Meeting Minutes

Statement of the Issue:

March 21, 2024, Historic Preservation Commission Meeting Minutes.

Analysis:

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Review and approve the March 21, 2024, Historic Preservation Commission Meeting Minutes.

Attachments:

1. March 21, 2024 Historical Preservation Commission Minutes



Minutes
Village of Glen Ellyn
Historic Preservation
Regular Meeting
March 21, 2024
7:00PM
Glen Ellyn Civic Center Room 306

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

Date: March 21, 2024
Called to Order: 7:00 p.m.
Adjourned: 8:12 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:

Jordan Frahm	Associate Planner	Present
Jeff Anderson	Historical Society	Present
Kelley Kalinich	Trustee Liaison	Present

Public Present:

A. CALL TO ORDER

The March 21, 2024 regular meeting of the Historic Preservation Commission was called to order by Chairman French at 7:06 PM at the Glen Ellyn Civic Center.

B. PUBLIC COMMENT – None

C. ANNOUNCEMENTS - None

D. APPROVAL OF MINUTES FROM FEBRUARY 15, 2024 MEETING

MOVE TO APPROVE THE MINUTES OF REGULAR MEETING 2/15/2023

RESULT: Motion Unanimously Carried

MOVER: Commissioner Lemme

SECONDER: Commissioner Darga

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

E. OLD BUSINESS

1. *Annual Historic Preservation Awards* – Associate Planner Frahm provided an update on preservation award nominations, indicating that three nominations have been received thus far and reminding everyone that the deadline for submissions is April 30th. Chairman French inquired about increasing awareness of award nominations, suggesting reaching out to builders and remodelers for nominations. Frahm mentioned that promotion is also done through the village newsletter. French proposed scheduling a meeting shortly after the April 30 deadline to discuss the awards in preparation for the May 13 village board meeting. The HPC agreed to hold the next meeting on May 9. Lee Marks suggested marketing the awards in print media to potentially boost nominations, emphasizing the importance of publicity and visibility. Specifically, he mentioned the possibility of placing print ads in the Daily Herald's "Marketplace" section.

2. *Discussion of possible economic incentive packages to encourage (historic home) remodeling* - Chairman French mentioned that he is coordinating a call with Bethany from Hinsdale. She recommended that we meet with their village attorney along with our attorney to understand the details of their program and the process they went through to implement it. French will summarize the discussion and provide a report to the commission.

F. NEW BUSINESS – Historical Society Signage at Stacy's Corner – Lee Marks, board member of the historical society provides an update regarding signage at Stacy's Corner stating a number of years ago the Historical Society and the Village were considering the development of a History Park adjacent to Stacy's Tavern. The park land was set aside, but other plans for installing some replicas of early village landmarks such as the "Five Springs" Canopy didn't work out at that time. However, the Village did decide to go ahead and add some traditional touches to the historic intersection, including brick

sidewalks, brick inlays on the crosswalks, etc. In conjunction with some of the historic plans at The Corners, the Historical Society and the Historic Preservation Commission asked the Village to please consider re-establishing the correct name of the intersection as "Stacy's Corners," which they did in 2003 or 2004. The new street sign was attached to the light pole (southeast corner) of Main Street and Geneva Road. After a while the sign suddenly disappeared! Did the Village take it down or was it stolen? In addition, the Historical Society asked the Village to allow us to place a two-sided identification sign on the southeast corner of the park adjacent to Stacy's Tavern to inform local residents of the original name of the community, "Stacy's Corners," that evolved after the opening of Stacy's Tavern in 1846. This sign would be a critically important way to inform local residents as well as those visiting from out of town who know little or nothing about this.

We are proposing that the village install a sign reading: "Stacy's Corner 1846 Glen Ellyn's First Settlement." This sign would be historically designed and visible to car traffic. French inquires whether the village would cover the cost of the sign. Lee Marks confirms that this is the request. The aim is for the sign to attract heritage tourism to our village, providing free publicity and highlighting Glen Ellyn's significant history. The Historic Preservation Commission supports this initiative and expresses gratitude to Lee Marks.

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

March 23 – Behind the Stars: The Remarkable Women who Helped Build Chicago by Laurie Russell

April 6 - First Aid, CPR and AED Training

April 19 - Heroes On The Air - Steve Darnall presents this audio-visual presentation, which puts the spotlight on those heroes who made their way from comic strips and books to radio in the 1930s.

The Glen Ellyn Historical Society's Unstitched exhibit will be showcased from the end of March through the end of summer. Visitors can expect to see a stunning collection of historic quilts on display, making it a visually captivating exhibit.

H. CHAIRMAN REPORT – No report

Commissioner Lemme reminded the HPC about the volunteering opportunity they committed to with the Citizens of Preservation, assisting with sign placement. Everything should be set to go by mid-April, and the signs should be picked up from Chris Wilson. Please distribute them around May 1st, and then you'll be responsible for retrieving them afterward.

Commissioner Day provides an update regarding the library's potential allocation of space for the HPC. The library is excited to partner with us and will implement this in the fall.

I. VILLAGE TRUSTEE REPORT – No report

J. STAFF REPORT – Associate Planner Frahm updated the HPC, informing them that an application for an alteration at 583 N. Main Street will be coming before the HPC.

K. ADJOURNEMENT & NEXT MEETING - A motion to adjourn the meeting was made by Commissioner Leak and Commissioner Lemme seconded the motion. The meeting was adjourned at 8:12 p.m.

Next meeting – May 9, 2024

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Jordan Frahm, Staff Liaison



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

Meeting 5/9/2024 7:00 PM
Department: Community Development
Department Head: Emily Rodman
Category: Commission Recommendation
Prepared By: Jordan Frahm

**AGENDA ITEM (ID
2024-291)**

DOC ID: 2024-291

583 N. Main Street Alteration

Statement of the Issue:

Exterior alterations of homes that contribute to national historic districts, or that have Village Landmark status must be reviewed by the HPC and Village Board for issuance of building permits.

Analysis:

The property was granted Glen Ellyn Landmark status in September 1991 per Village Ordinance No. 3891. The property was granted Glen Ellyn Landmark status based on the following criteria:

1. Its value as an example of the architectural and historical heritage of the Village of Glen Ellyn;
2. Its identification with persons who significantly contributed to the historical development of the Village of Glen Ellyn;
3. Its exemplification of an architectural type and style distinguished by innovation, rarity, uniqueness and overall quality of design, detail, materials, and craftsmanship;
4. Its representation of an architectural theme expressed through distinctive areas, districts, places, buildings and structures that are both contiguous and not contiguous;
5. Its distinctive physical appearance and presence representing an established and familiar visual feature of the neighborhood and the Village of Glen Ellyn.

The home was originally constructed in 1889 and exemplifies Queen Anne Victorian architecture. The property had once been the home of Major James F. Whittle, a Civil War veteran, and George Meacham, a former Village Trustee and descendant of early DuPage County settlers.

The planned addition to the Kurtz home will consist of the extension of an enclosed porch and the relocation of an at-present decorative fireplace. The fireplace will be returned to a functioning state and a non-extant chimney rebuilt at an appropriate location down the roofline. The addition, although viewable from public right-of-way, is not on the ornate front of the building, and planned details like the extension of stonework to the enclosed sun porch's design adds consistency to the overall appearance of the home. The four added feet to the enclosed porch (approximately 49 square feet) does not add drastically to the home's footprint, and this feature of the home has been previously altered (i.e. it is not original to the home).

Budget Impact:

N/A

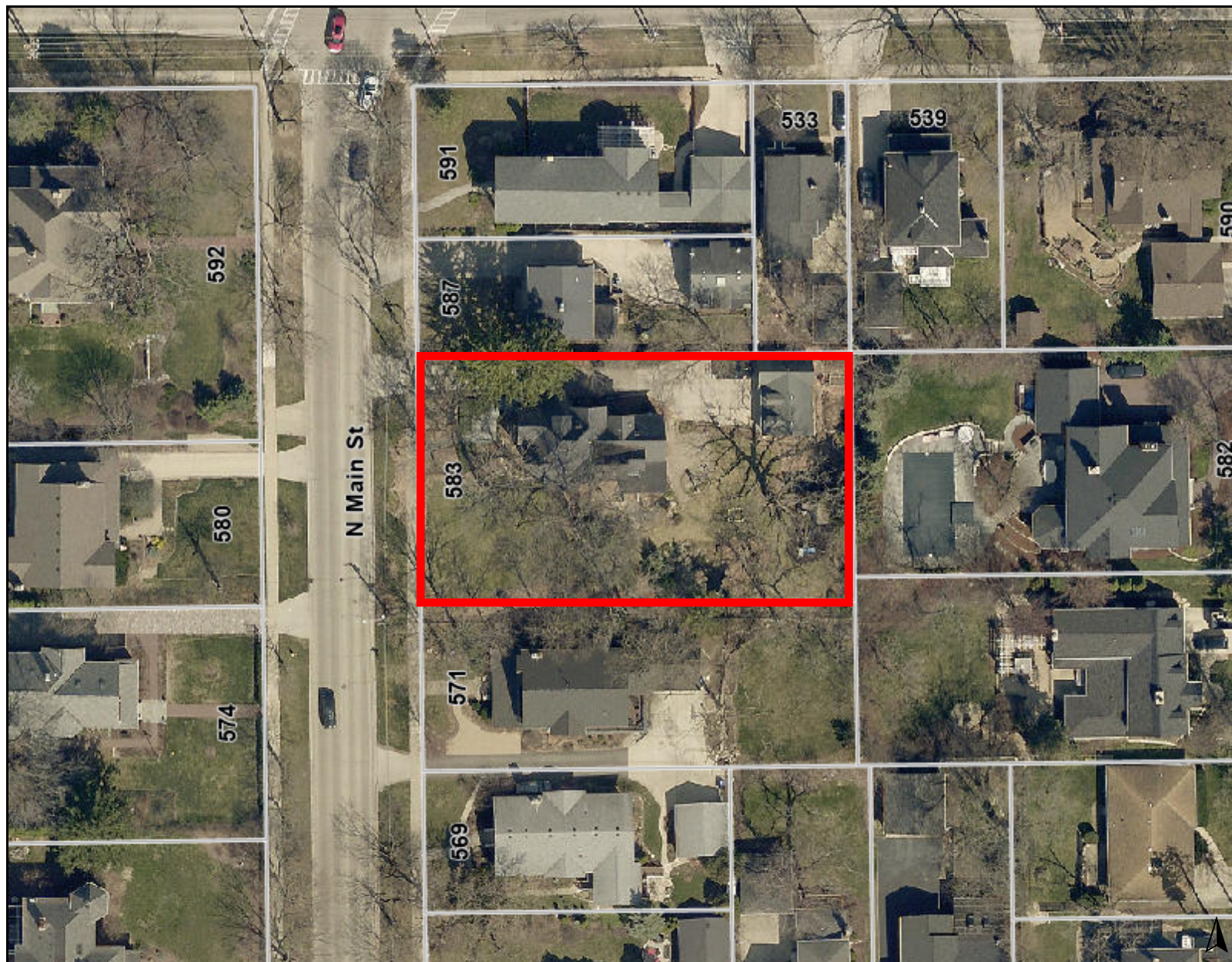
Contribution to Strategic Plan

Action Requested:

The applicant is requesting that the Historic Preservation Commission review and consider the proposed alteration/addition and the rebuilding of a non-extant chimney of a landmarked property and make a determination whether the proposed alterations and expansion will or will not have an adverse impact on the landmarked home located at 583 N. Main Street or the Main Street historic district. Village staff finds that the alteration is in line with Village standards for Commission approval and recommendation for approval to the Village Board.

Attachments:

1. 583 N. Main Street - Aerial Map
2. Ord. 3891 - 583 N. Main Street Glen Ellyn Landmark Ordinance
3. Kurtz 583 Main Alteration application materials

**Legend**

0 100 200
ft

Print Date: 5/3/2024**Notes**

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

RECORDER
DU PAGE COUNTY*Harney*ORDINANCE NO. 3891AN ORDINANCE DESIGNATING THE PROPERTY
AT 583 N. MAIN STREET
AS A GLEN ELLYN LANDMARK

WHEREAS, on September 26, 1991, the Historical Sites Commission ("Commission") passed a Resolution proposing that property located at 583 N. Main Street be designated as a Glen Ellyn landmark; and

WHEREAS, following notification of said determination, the owners of the subject property submitted their written consent to the proposed designation; and

WHEREAS, in accordance with procedures established in Article 2, Ch. 13 of the Village Code known as the Historical Preservation Ordinance ("Ordinance"), the Commission conducted a public hearing on November 21, 1991 on the question of whether the subject property meets one or more of the criteria set forth in Section 2-13-3(A) of the Ordinance and should be permanently designated a Glen Ellyn historical/architectural landmark; and considered the evidence and testimony presented at the public hearing as well as the report on the subject property submitted by the Planning & Development Director pursuant to Section 2-13-5 of the Ordinance; and

WHEREAS, the Commission has submitted to the Board of Trustees of the Village of Glen Ellyn its final report of said hearing and its recommendation that the subject property be officially designated a historical/architectural landmark dated November 21, 1991, a copy of which is appended hereto as Exhibit "A"; and

WHEREAS, the Village Board has reviewed the report and recommendation of the Commission and the applicable landmark designation criteria and finds that the subject property satisfies one or more of said criteria.

MAIL TO & PREPARED BY:

VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE ST.
GLEN ELLYN, IL 60137

21/10

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois as follows:

SECTION 1: That the preamble of this ordinance is hereby incorporated into and made a part hereof as findings of the Village Board.

SECTION 2: That the Village Board hereby adopts the findings set forth in the report and recommendation of the Commission dated November 21, 1991, Exhibit "A" appended hereto, regarding subject property located at 583 N. Main Street in Glen Ellyn, Illinois, and legally described as follows:

Lot 4 in Block 21 of County Clerk's Second Assessment Division, in Glen Ellyn, a Subdivision of part of the Southwest Quarter of Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, in DuPage County, Illinois.

P.I.N. (85-11-303-003)

SECTION 3: That the subject property is hereby determined to be a Glen Ellyn landmark because it satisfies the following criteria set forth in Section 2-13-3(A) of the Ordinance: (1) Its value as an example of the architectural and historical heritage of the Village of Glen Ellyn; (2) Its identification with persons who significantly contributed to the historical development of the Village of Glen Ellyn; (3) Its exemplification of an architectural type and style distinguished by innovation, rarity, uniqueness and overall quality of design, detail, materials and craftsmanship; (4) Its representation of an architectural theme expressed through distinctive areas, districts, places, buildings and structures that are both contiguous and not contiguous; and (5) Its distinctive physical

appearance and presence representing an established and familiar visual feature of the neighborhood and the Village of Glen Ellyn.

SECTION 4: That by virtue of its satisfying the criteria specified herein and its value as having once been the home of Major James F. Whittle, a Civil War veteran and George Meacham, a former Village Trustee and descendant of early DuPage County settlers, and exemplifying the Victorian architectural style, the subject property is hereby declared and designated a Glen Ellyn landmark, and the owner of subject property is requested to affix a plaque to the property denoting said designation.

SECTION 5: That the Commission is authorized and directed to send a certified copy of this Ordinance and a summary report of the effects of designation to the owner within ten(10) days of the passage of the Ordinance, and the Village Clerk is authorized and directed to file or cause to be filed a certified copy of this Ordinance with the DuPage County Recorder of Deeds, and Milton Township Assessor and appropriate Village departments.

SECTION 6: The provisions and sections of this Ordinance shall be deemed to be separable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

SECTION 7: This Ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

PASSED by the Village President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 13TH day of JANUARY, 1992.

AYES: POPPER, WARK, DEMING, FRANK, EILKURSON, SCANLAN

NAYS: - 0 -

ABSENT: - 0 -

Saturn O'Conner
(ACTING) Village Clerk of the
Village of Glen Ellyn, Illinois

APPROVED by the Village President of the Village of Glen Ellyn,
Illinois, this 16TH day of JANUARY, 1992.

Robert E. Angist
Village President of the
Village of Glen Ellyn, Illinois

ATTEST:

Saturn O'Conner
(ACTING) Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in Pamphlet form this 16TH day of JANUARY, 1992.)

**REPORT AND RECOMMENDATION
OF THE
GLEN ELLYN HISTORICAL SITES COMMISSION
ON THE DESIGNATION OF
583 NORTH MAIN STREET
AS A GLEN ELLYN LANDMARK**

**TO: THE PRESIDENT AND VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF
GLEN ELLYN, ILLINOIS.**

The property at 583 North Main Street has been nominated for designation as a Glen Ellyn Historical/Architectural Landmark.

The nomination was referred to the Historical Sites Commission to consider such a designation and conduct a public hearing thereon pursuant to the Village of Glen Ellyn Historical and Architectural Landmark Preservation Ordinance (#3825-VC). At its regular meeting on Tuesday, September 26, 1991, the Historical Sites Commission made a preliminary determination that the nominated property be designated as a Glen Ellyn landmark. The Historical Sites Commission set the public hearing date for Thursday, November 21, 1991, and the meeting was held as scheduled. Notice of the hearing was published in the Glen Ellyn News on November 1, 1991. Written notice was sent to all property owners within 250' of the subject property. A sign was also placed on the property announcing that there would be a public hearing concerning this site.

The Historical Sites Commission issued the following report and recommendation:

I. REPORT

- A. Location - The subject property is located on the east side of Main Street between Cottage Avenue and Hawthorne Street. The common address is 583 North Main Street.
- B. Characteristics of the Surrounding Area - The entire area around the subject property consists of lots improved with single family homes. The area is zoned R-2.

R92 - 22898

Report/Recommendation
Historical Sites Commission
583 North Main Street

- C. Public Hearing - Chairman Bud Martin and Commissioner Kay Martin excused themselves from participation in the discussion and any official action taken on the proposed designation of 583 North Main Street as a Glen Ellyn Landmark since they are the property owners of the subject parcel. The Commission approved the nomination of Commissioner Marks to act as Vice-Chairman during the public hearing discussion and official action on the proposed designation of 583 North Main Street as a Glen Ellyn Landmark.

Harlan Martin, co-owner of 583 North Main Street testified that, to the best of his knowledge, there has been only one addition to this structure, that being on the second floor.

Mr. Martin testified that, with the exception of the second floor rear addition that was added, most of the original siding has been retained.

Mr. Martin testified that the structure has several unique features characteristic of Queen Anne Victorian architecture. First, the siding consists of scalloped edges. Second, there is a 3 story square turret at the front of the structure. Third, above the bay window and throughout the turret, there are designs etched into the wood, mostly flowers. Mr. Martin testified that there is a similar home in Wheaton with the same etchings and structural features. It is believed that both homes were built by the same person. The etchings, which were the artist's trademark, appear to have been hand carved with a knife or similar carving tool. The dimensions are consistent throughout - $\frac{1}{4}$ " wide and $\frac{1}{4}$ " deep.

Mr. Martin testified that another unique feature is the original stained glass windows have been retained including the bay windows on the first and second floors. Another unique feature is the porch, which is original, with gingerbread trim. The house also has gingerbread trim and fish scale siding throughout.

Mr. Martin testified that the home was built in 1889. He testified that most Victorian homes in Glen Ellyn were

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Historical Sites Commission
583 North Main Street

built in the 1880's; only a few were built in the late 1870's and the early 1890's. Mr. Martin testified that another unique feature was the sunburst detail/design which outlines the bay window and front door.

Mr. Martin testified that the home was originally owned by Major James F. Whittle, a Civic War Veteran. Mr. Whittle personally selected the support beams for the home which are very large and may account for why the home remains structurally sound after over 100 years. Mr. Whittle sold the home to George Meacham in 1899. Meacham was a descendent of early DuPage County settlers who established the town of Bloomingdale. The Medinah Country Club was built on the original Meacham farm.

The following exhibits were presented at the public hearing and made part of the official record concerning the designation of this property as a Glen Ellyn Landmark:

- Exhibit 1 -** Historical landmark nomination form received August 22, 1991.
- Exhibit 2 -** Resolution proposing property at 583 North Main Street for designation as a Glen Ellyn landmark approved by the Historical Sites Commission on September 26, 1991. (Preliminary determination).
- Exhibit 3 -** Written and notarized consent from all owners of record received October 31, 1991.
- Exhibit 4 -** Planning report from the Planning and Development Director dated November 13, 1991.
- Exhibit 5 -** Property transaction and real estate tax history for the subject property.

D. Historical Sites Commission findings -

(1). This property was once owned Major James F. Whittle, a Civil War Veteran. Major Whittle lived in this home from 1889 until 1899.

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Historical Sites Commission
583 North Main Street

(2). Major Whittle sold this property to George Meacham in 1899. Meacham was a descendent of early DuPage County settlers who established the town of Bloomingdale. Meacham served as a Glen Ellyn Village Trustee from 1900 - 1903. His father, Milo Meacham, built the Danby House Hotel in 1952 at the southwest corner of Main Street and Crescent Boulevard in Glen Ellyn. The Medinah County Club was built on the original Meacham farm.

(3). The home was built in 1889. And is an excellent example of Queen Anne Victorian style architecture. Most of the original features have been retained. Unique features associated with Victorian architecture include fish scale siding throughout, gingerbread trim and shingles throughout, scalloped edges on the siding, a three story square turret at the front of the structure, stained glass windows throughout, hand carved etchings throughout the structure consisting of fleur-de-lis and sunburst detail.

(4). In 1981, this house became Glen Ellyn's first "Painted Lady." The tri-color paint scheme accents the architectural details such as the raised fleur-de-lis design.

(5). The Planning Report concluded that the proposed designation would have a positive impact upon the property and the neighborhood.

II. RECOMMENDATION

The Historical Sites Commission recommends that the Village Board approve the designation of property at 583 North Main Street as a Glen Ellyn landmark. The designation would be appropriate in that the home meets the following criteria set forth in Section 2-13-3(A) of Ordinance #3825-VC as follows:

(1) 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;

(2) 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;

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Historical Sites Commission
583 North Main Street

(3) Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship;

(4) 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; and

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

Specifically, this home was once the home of Major James F. Whittle, a Civil War Veteran and George Meacham, a former Village Trustee and a descendant of early DuPage County settlers. The home is also architecturally significant in that it exemplifies the Queen Anne architectural style distinguished by gingerbread trim, fish scale siding, scalloped siding and etching throughout, original stained glass and a three story square turret. The proposed designation will not have an adverse effect on the property or the neighborhood.

Upon roll call to recommend approval, the Commissioners Hoffman, Mansfield, Schauer, Vanest and Vice-Chairman Marks voted yes. Motion carried 5-0.

Respectfully submitted,



Leland Marks, Vice-Chairman
Historical Sites Commission
Date of Hearing: November 21, 1991.

sc\hscr&r.583

R92 - 22898



CERTIFICATION

I, Patricia A. O'Connor, duly appointed Acting Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is a true and correct copy of Ordinance No. 3891 passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the REGULAR Meeting of said Board held on the 13 TH day of JANUARY, 1992, and that the same was signed and approved by the President of said Village on the 16 TH day of JANUARY, 1992.

I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as Acting Village Clerk of said Village for safekeeping and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Glen Ellyn, Illinois, this 16 TH day of JANUARY, 1992.

R92-22858



Patricia A. O'Connor
Acting Village Clerk

Village of Glen Ellyn

Application for Exterior Alteration to Landmarked Property



CONTACT INFORMATION:

CLEAR PAGE

Applicant Name: JOHN + SUZANNA KURTZ
Phone: 708.774.2625 Fax: - Email: KURTZJB@GMAIL.COM

Property Owner Name
(if different from applicant): SAME
Phone: _____ Fax: _____ Email: _____

Others Involved in Project (include name, address, and phone number)

Architect: ANTHONY MONTAUDO
Attorney: _____
Builder: _____

PROJECT DESCRIPTION:

Describe, in detail, all proposed work. Attach additional sheets, and photographs, as necessary.

RELOCATION OF HISTORIC FIREPLACE TO MAKE FUNCTIONAL +
EXPAND EXISTING ALL SEASON ROOM. MATCHING EXISTING
FINISHES ON EXTERIOR AND PATCHING INTERIOR WALLS
AND FLOORS @ RELOCATED FIREPLACE.
SEE PLANS FOR EXISTING PHOTOS + NEW ELEVATIONS / SECTIONS.

CERTIFICATIONS, CONSENT & SIGNATURE(S)

I (We) certify that all of the statements and documents submitted as a part of this application are true and complete to the best of my (our) knowledge and belief.

I (We) consent to the entry in or upon the premises described in the application by any authorized official of the Village of Glen Ellyn.


Signature of Applicant(s)

4/26/24
Date Filed



Village of Glen Ellyn
Community Development Department
535 Duane Street
Glen Ellyn, IL 60137
Phone: 630-547-5250; Fax: 630-547-5370
buildingpermits@glenellyn.org

BUILDING PERMIT APPLICATION

(stamp date received here)

Permit #: _____

Project Address:	<i>583 N Main St</i>		
Scope of Work / Description:	<i>Relocation of historic fireplace to make functional again and expansion / renovation of existing all season room. Interior restoration of family room to repair flooring, trim, and finishes from relocation of fireplace.</i>		
Project Cost:	<i>\$ 45,000.00</i>	Square Footage of proposed work area:	<i>350</i>
Intended Use: (Check one)	☒ Single Family Residential ☐ Multi-family Residential Building ☐ Commercial Building		
Type of Work: (Check all that apply)	☒ Electric (ELEC) ☐ Plumbing (PLMG) ☐ Mechanical (HVAC) ☐ Accessory Structure ☐ Public Right of Way ☐ Other _____		

Applicant Name:	<i>John Kurtz</i>
Applicant Address/City/State/Zip:	<i>583 N Main St, Glen Ellyn, Il 60137</i>
Applicant Phone:	<i>708.774.2625</i>
Applicant Fax:	
Applicant Email:	<i>kurtzj6@gmail.com</i>
Property Owner Name:	<i>John Kurtz</i>
Property Owner Address/City/State/Zip:	<i>583 N Main St, Glen Ellyn, Il 60137</i>
Property Owner Phone:	<i>708.774.2625</i>
Property Owner Email:	<i>kurtzj6@gmail.com</i>
Contractor Name:	
Contractor Address/City/State/Zip:	
Contractor Phone:	
Contractor Email:	

Plan Review Notification Name/Company:	
Plan Review Notification Address/City/State/Zip:	
Plan Review Notification Phone:	
Plan Review Notification Email:	
Additional Plan Review Notification - NAME	
Additional Plan Review Notification - EMAIL	

Contractor License and Insurance

All contractors are required to comply with license and insurance requirements under Village Code Section 4-1-11 and must be identified on this application at the time of submission. Contractors working at this project address in violation of this code section may be served with a Citation, or may be issued a Stop Work Order, or may cause the suspension or revocation of the Building Permit.

Certification

The property owner and the permit applicant (as owner's agent) certify that the permit application information is true and correct, and agree that the work will be completed in compliance with the Village Code, and that errors or omissions discovered in the permit documents shall not be construed to approve any work in violation of the code, and that the issuance of a building permit or approval of construction inspection shall not relieve the property owner or the owner's agent(s) of their responsibility to design, engineer and construct the work in compliance with the Village Code, and that the inspections of each stage of the work as listed on the building permit will be requested and approved prior to proceeding with the next stage of the work.


4/3/24
 Property Owner Signature or copy of signed proposal/contract **(Required)** Date

 Contractor (Owner's Agent) Signature **(Required)** Date

FOR OFFICE USE ONLY: Permit Number: _____ Issue Date: _____ Expiration: _____		
Approved By (Name/Signature): _____		Date: _____
BUILDING FINAL INSPECTION APPROVED BY: _____		Date: _____

KURTZ RESIDENCE

583 N MAIN ST

GLEN ELLYN, IL 60137

ADDITION + INTERIOR RENOVATION

OWNER

JOHN + SUZANNA KURTZ
583 N MAIN ST
GLEN ELLYN, IL 60137

ARCHITECT

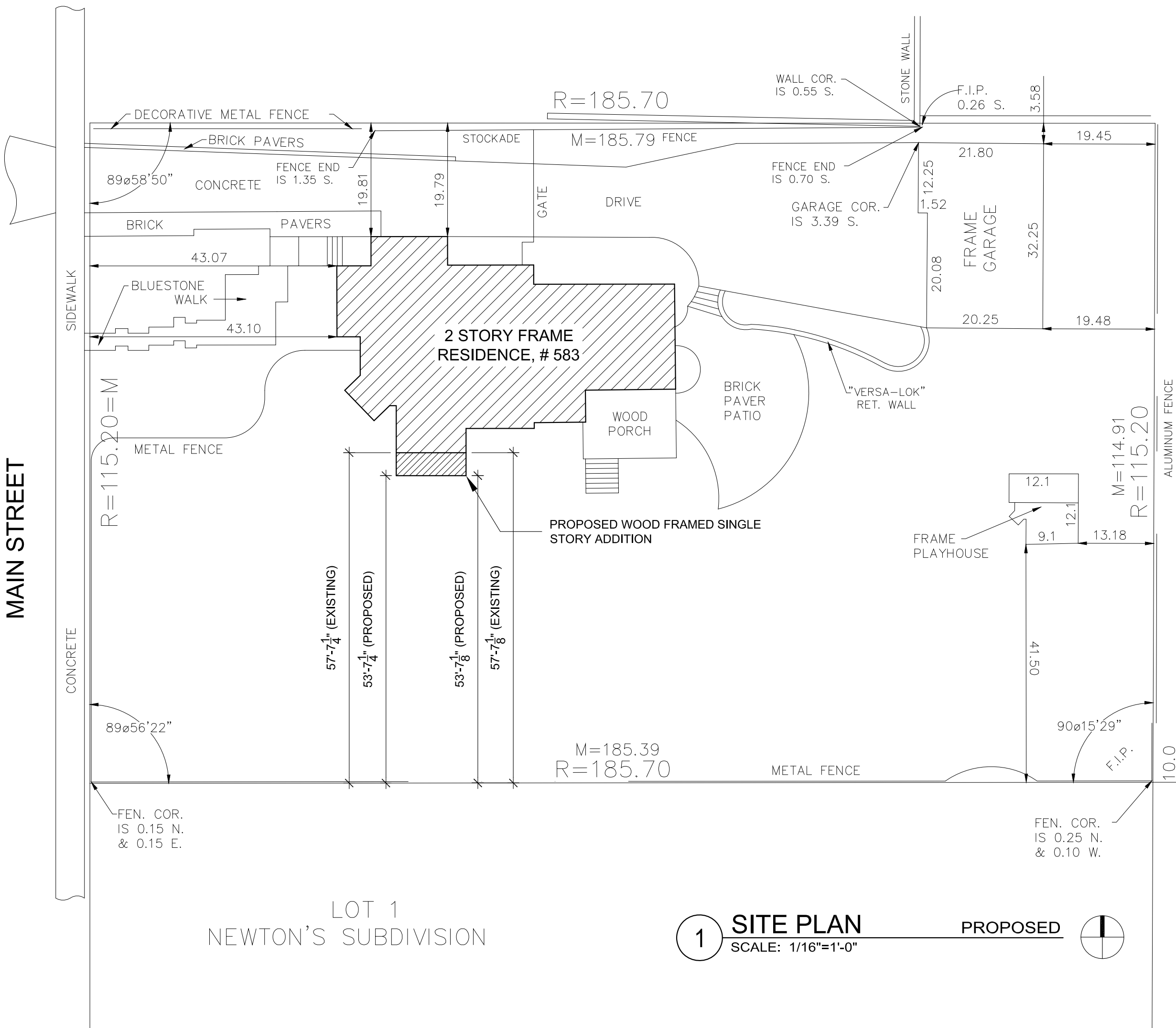
ANTHONY MONTALTO, ARCHITECT
304 OAK ST
GLEN ELLYN, IL 60137

PROJECT DESCRIPTION

ADDITION TO EXISTING ALL SEASON ROOM, RELOCATION OF HISTORIC FIREPLACE.
INSTALLATION OF CHIMNEY (PRIOR OWNER REMOVED CHIMNEY AND MADE
INACTIVE / DECORATIVE). MINOR INTERIOR RENOVATIONS.

DRAWING INDEX

- G-0.1 TITLE SHEET AND SITE PLAN
G-0.2 EXTERIOR PHOTOS
A-1.0 FLOOR PLANS
A-2.0 BUILDING SECTION



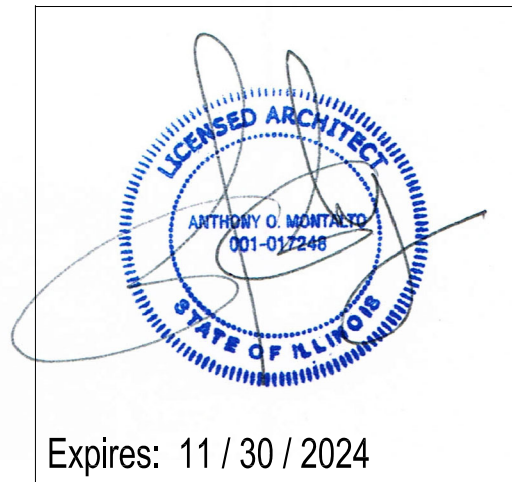
I hereby certify that these plans were prepared by or under my direct supervision and to the best of my professional knowledge and belief conform to the applicable building codes and ordinances, including the applicable City of Glen Ellyn Building and Zoning Codes.

Architect: Anthony Montalto, Architect

By:

Name: Anthony Montalto #001-017248

Its: Principal



Expires: 11 / 30 / 2024

Affix Original Professional Wet-Ink Seal Here

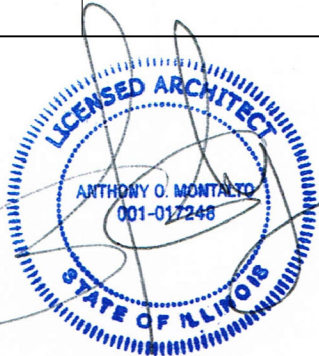
DRAWING No.:	G - 0.1
REFERENCE:	NA
SCALE:	1/16"=1'-0"
DATE:	03.05.2024
PROJECT:	KURTZ RESIDENCE 583 N MAIN ST GLEN ELLYN, IL 60137
ARCHITECT	Anthony Montalto 304 Oak St Glen Ellyn, IL 60137 Telephone 312.882.5990 Fax 773.687.9185 IL LIC #: 001-017248
TITLE:	TITLE SHEET AND SITE PLAN

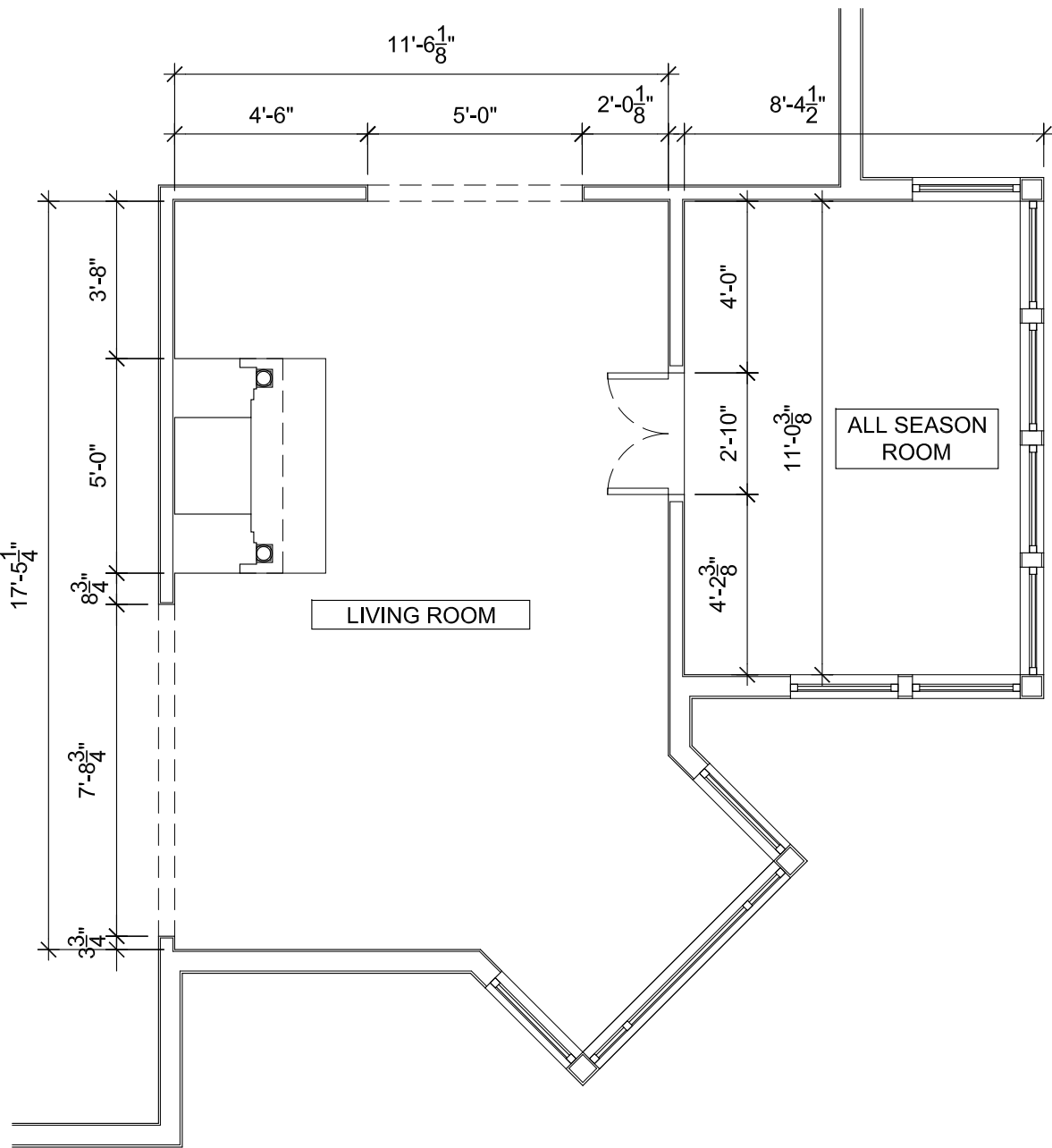


1 PHOTOS
SCALE: N.T.S.

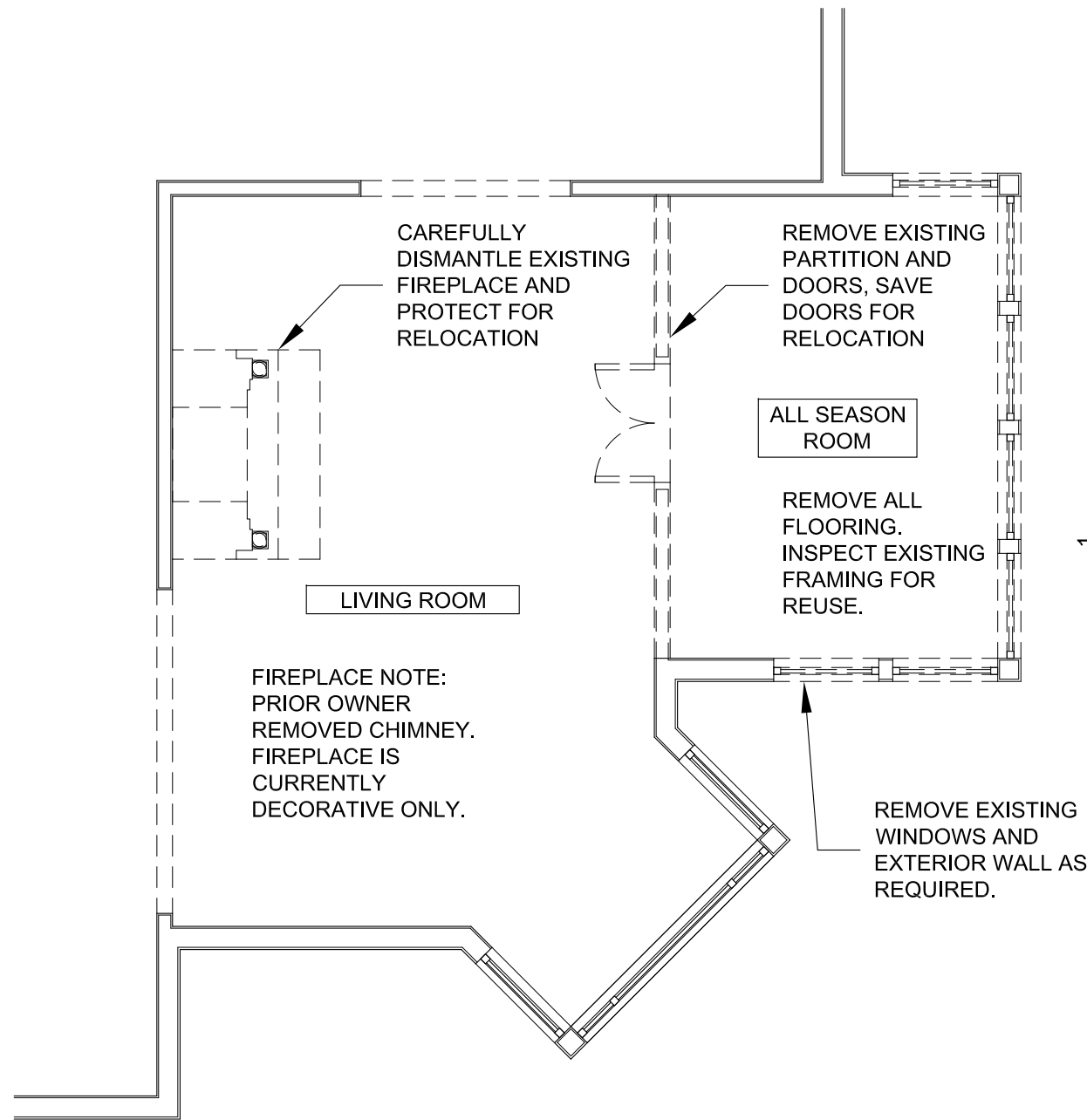
EXTERIOR
EXISTING

ARCHITECT	PROJECT:	DRAWING No.:	G - 0.2
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ARCHITECT	PROJECT:	KURTZ RESIDENCE	
		583 N MAIN ST GLEN ELLYN, IL 60137	
		TITLE: EXTERIOR PHOTOS	
ARCHITECT	ARCHITECT	Anthony Montalto	
		304 Oak St Glen Ellyn, IL 60137	
		Telephone 312.882.5990 Fax 773.687.9185 IL LIC #: 001-017248	
ARCHITECT	ARCHITECT	DATE:	
		03.05.2024	
		DATE:	

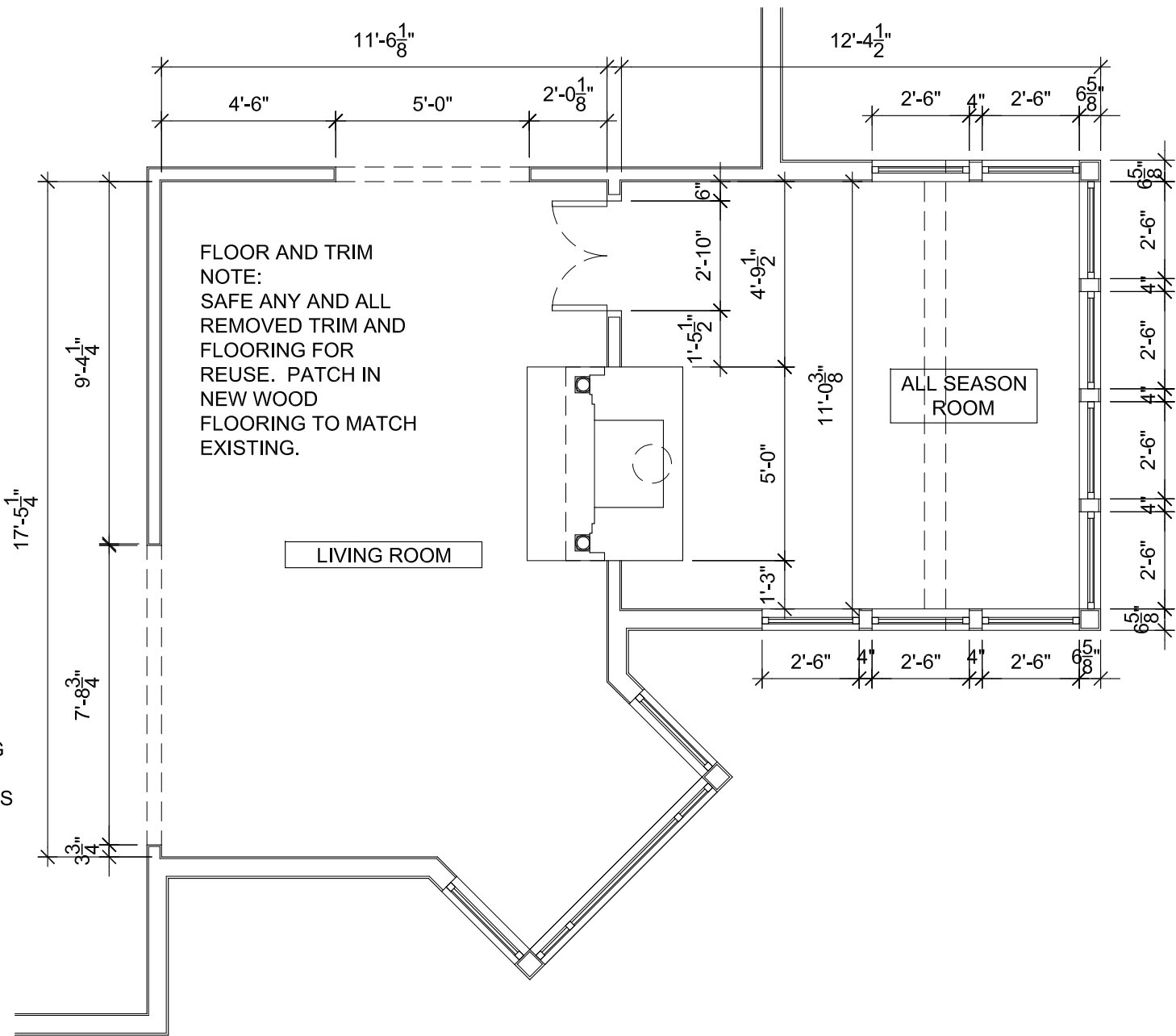




1 FLOOR PLAN
SCALE: 1/4"=1'-0"
PARTIAL
EXISTING



2 FLOOR PLAN
SCALE: 1/4"=1'-0"
PARTIAL
DEMOLITION



3 FLOOR PLAN
SCALE: 1/4"=1'-0"
PARTIAL
PROPOSED



4 PHOTOS
SCALE: N.T.S.
FIREPLACE
EXISTING

PROJECT: KURTZ RESIDENCE
583 N MAIN ST
GLEN ELLYN, IL 60137

DRAWING No.: A-1.0

REFERENCE: NA

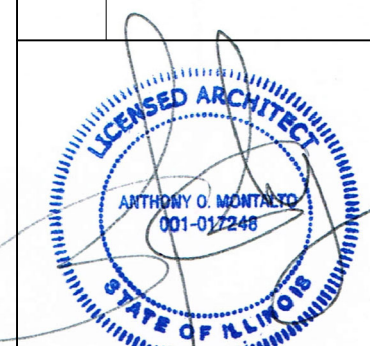
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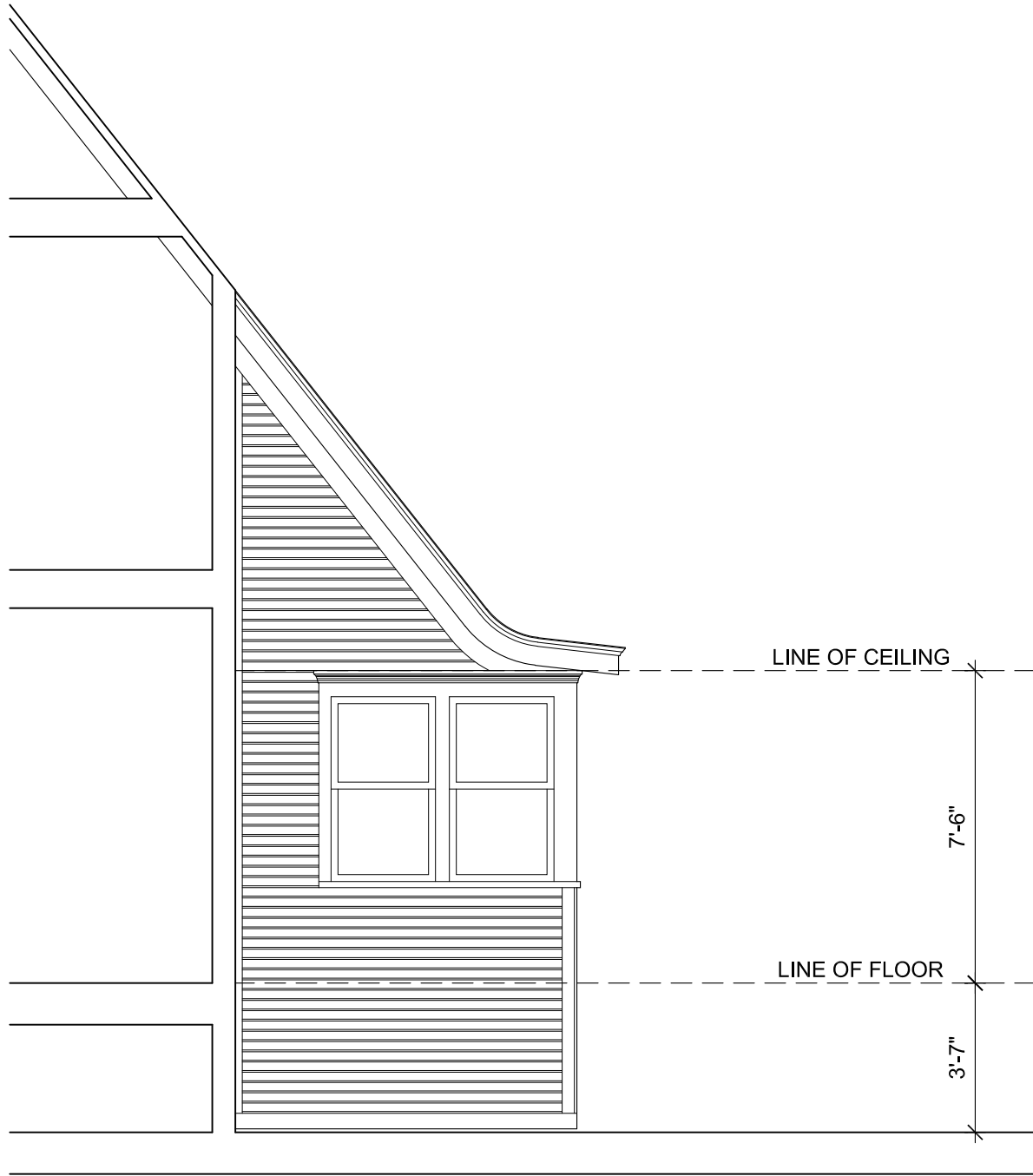
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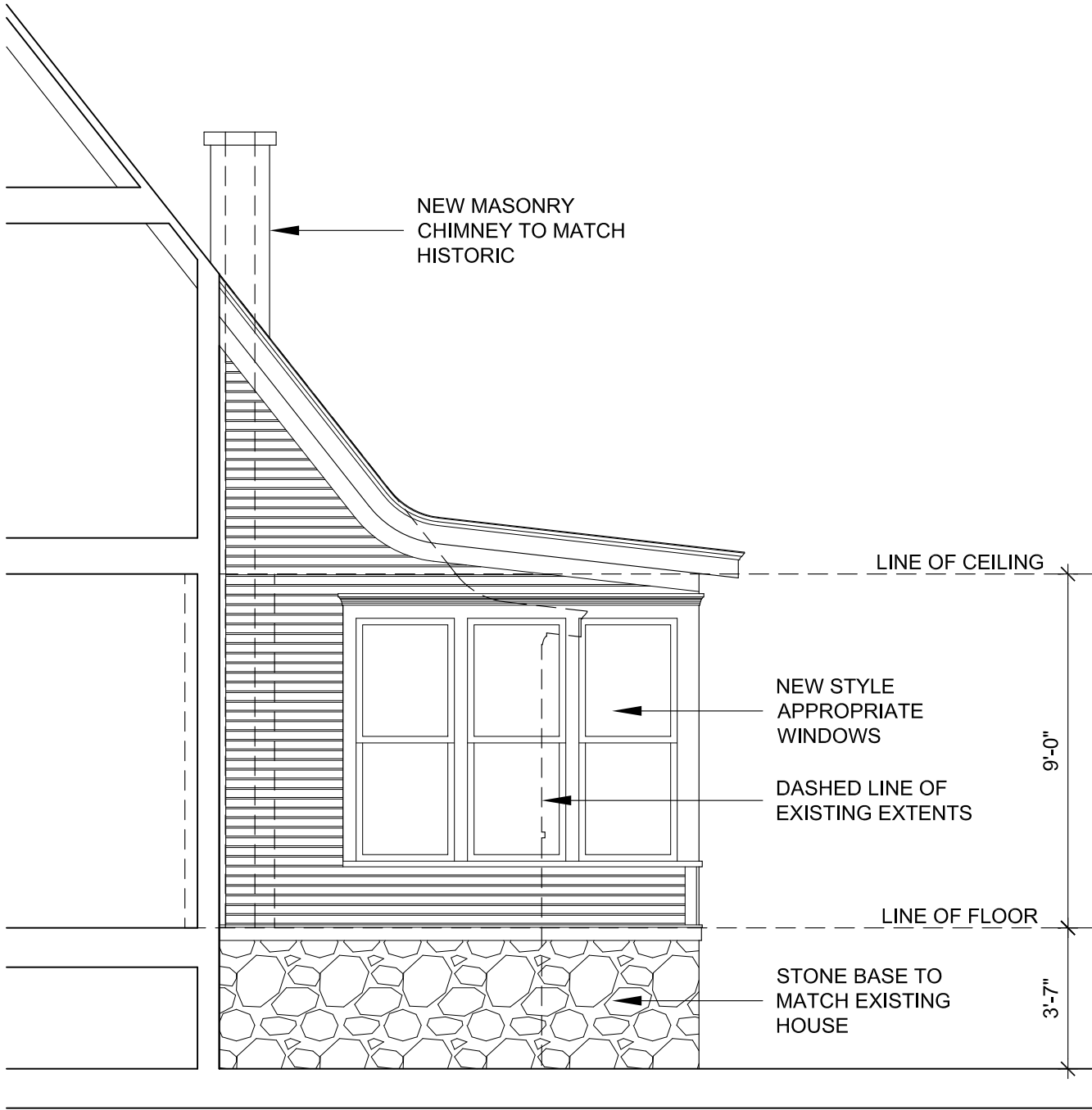
ARCHITECT

Anthony Montalto
304 Oak St
Glen Ellyn, IL 60137
Telephone 312.882.5990
Fax 773.687.9185
IL LIC #: 001-017248

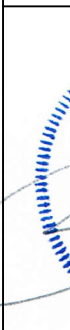




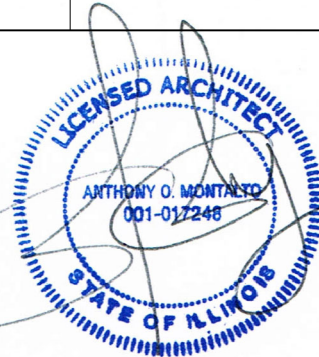
1 ELEVATION PARTIAL
SCALE: 1/4"=1'-0" EXISTING



2 ELEVATION PROPOSED
SCALE: 1/4"=1'-0" EXISTING

		ARCHITECT Anthony Montalto 304 Oak St Glen Ellyn, IL 60137 Telephone 312.882.5990 Fax 773.687.9185 IL LIC #: 001-017248	PROJECT:	KURTZ RESIDENCE 583 N MAIN ST GLEN ELLYN, IL 60137	DRAWING No.:	A-2.0
			TITLE:	ELEVATIONS	REFERENCE:	NA
					SCALE:	1/16"=1'-0"
					DATE:	03.05.2024

Anthony Montalto
304 Oak St
Glen Ellyn, IL 60137
Telephone 312.882.5990
Fax 773.687.9185
IL LIC #: 001-017248



ILLINOIS HISTORIC SITES SURVEY INVENTORY

DU-H-34 ✓

216096

1. Name of Site:

Common

Curtis House

Historic

Whittle-Meacham House

2. Location:

Street and Number

593 N. Main

City or TownGlen Ellyn
CountyZip CodeTownship

T39N

Range

R10E

Section

14

1/4 Section

SW

3. Classification:

Category (check one)

☐ District☐ Site☒ Building☐ Structure

Integrity (check one)

☐ Altered☐ Moved☒ Unaltered☒ Original Site4. Ownership:

Status (check one)

☒ Private☐ Public☒ Occupied☐ Unoccupied☐ Preservation work in progress

Access to Public

☐ Yes☐ Restricted☐ Unrestricted☒ No

Present Use (check one or more)

☐ Agricultural☐ Commercial☐ Educational☐ Entertainment☐ Government☐ Industrial☐ Military☐ Museum☐ Park☒ Private Residence☐ Religious☐ Scientific☐ Transportation☐ Other5. Ownership of Property:Owner's NamePhone NumberStreet and NumberCity or TownStateCountyZip Code6. Description: Queen Anne with square tower☒ Excellent☐ Ruins☐ Good☐ Unexposed☐ Fair☐ Deteriorated

Is there a program of preservation underway?

☐ Yes☐ No

HOMES OF PROMINENT PEOPLE

7. Historical Themes: (check one or more of the following)

- | | |
|---|--------------------------|
| ☐ Archeological Site | (Pre-Columbian) |
| ☐ Archeological Site | (Post-Columbian to 1673) |
| ☐ French Influence | (1673-1780) |
| ☐ Illinois Frontier | (1780-1818) |
| ☐ Illinois Early | (1818-1850) |
| ☒ Illinois Middle | (1850-1900) |
| ☐ Illinois Late | (1900-present) |
| ☐ Famous People | (give names & dates) |

8. Specific Date: 1889

Areas of significance (check one or more of the following)

- | | |
|--|--|
| ☐ Aboriginal (historic) | ☐ Literature |
| ☐ Aboriginal (pre-historic) | ☐ Military |
| ☐ Agriculture | ☐ Music |
| ☒ Architecture | ☐ Political |
| ☐ Art | ☐ Religion/Philosophy |
| ☐ Commerce | ☐ Science |
| ☐ Communication | ☐ Sculpture |
| ☐ Conservation | ☐ Social/Humanitarian |
| ☐ Education | ☐ Theater |
| ☐ Engineering | ☐ Transportation |
| ☐ Industry | ☐ Urban Planning |
| ☐ Invention | ☐ Other (specify) |
| ☐ Landscape Architecture | |

Brief statement of significance: (include all names and dates)

Use additional sheets if necessary. Marked by Glen Ellyn Hist. Soc.

9. Form prepared by:

Name and Title: _____ Date: _____

Organization: _____ Phone: _____

Street and Number: _____

City or Town: _____ County: _____ Zip Code _____

During the course of the Survey we often find it necessary to search for a particular site. When filling out the Survey form, please list according to the following example, published references to the site for which forms are being completed. If a bibliography can be compiled, it will greatly deduct from the Survey's task.

Bibliography

Robertson, Robert, Of Whales and Men. New York, Alfred K. Knopf, Inc., 1954.





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

Meeting 5/9/2024 7:00 PM
Department: Community Development
Department Head:
Category: Award
Prepared By: Jordan Frahm

**AGENDA ITEM (ID # 2024-
292)**

DOC ID: 2024-292

Annual Historic Preservation Commission Awards 2024

Statement of the Issue:

The Historic Preservation Commission has received applications for seven nominations for the HPC Annual Awards.

Analysis:

All nominations in the Remodeling Project of the Year category -- some nominees will be assigned awards outside this category. Please see the attached submission packet for detailed information regarding each nomination.

Budget Impact:

N/A

Contribution to Strategic Plan

Action Requested:

The Historic Preservation Commission is to determine award winners for Restoration, Remodeling, Streetscape, and Architectural Detail.

Attachments:

1. HPC 2024 Nominees Submission Packet

Glen Ellyn Historic Preservation Commission Annual Awards 2024 Nominees



168 Crest
251 Crest
244 Cumnor
712 Essex
675 Revere
390 Turner
791 Willis

A note from HPC Liaison Frahm:

The following seven nominations for the 2024 HPC Annual Historic Preservation Awards are listed in alphabetical order. All seven nominees were nominated under the Remodeling Project of the Year category. I have an idea of how we could recategorize the nominees for the respective awards; however, I'd prefer to have you, the Commissioners, discuss the merits of the nominees with the highest degree of impartiality possible so I will refrain from offering any input at this time. All project information, including narratives or project descriptions are provided by the submitter of the application. All photos were submitted by applicants unless otherwise noted, and only photos deemed duplicates or photos that depicted interior features were omitted from this submission packet.

Due to the concentration of applicants towards one category, the Remodeling Project of the Year, we may need to revisit the categories for the annual awards. As a reminder, please see the categories and their respective descriptions below.

Restoration of the Year Award: This award is in recognition of an outstanding effort to restore the exterior of a home or building in a manner fitting its historic character while adhering to Glen Ellyn's restoration guidelines and contributing to the preservation of Glen Ellyn history. In order to qualify for this award, a home must be 50 years or older. Entries are judged on the extent to which the exterior restoration is in keeping with the home's historic character.

Remodeling Project of the Year Award: This award is in recognition of an outstanding effort to remodel the exterior of a home or building in a manner maintaining or improving the architectural integrity and contributing to the preservation of Glen Ellyn history. In order to qualify for this award, a home must be 50 years or older. Entries are judged on the extent to which the exterior remodel is in keeping with the home's character.

Streetscape Compatibility Award: This award is in recognition of an outstanding effort to construct a new home or building in an architectural style and scale that contributes to the preservation of Glen Ellyn's historic streetscapes. A home can be of any age to qualify for this award. Entries are judged on their compatibility with the existing streetscape, in terms of architectural style and scale.

Architectural Details Award: This award is in recognition of an outstanding effort to restore an exterior detail element of a home, building or property in a manner fitting its historic character, and contributing to the preservation of Glen Ellyn history. Examples of exterior detail elements would include but are not limited to porches, cornice work, leaded glass windows or decorative fencing. In order to qualify for this award, a home must be 50 years or older. Entries are judged on the compatibility of the element with the historic character of the home or building.



168 Crest Road

Address: 168 Crest Road

Award Category: Remodel of the Year

Owner: Mike and Beth Salentine

Architect: Rick Rearick

Contractor: Streamline Craftsman

Submitted by: Mike Salentine

Project Description/Narrative: Renovation of existing front porch and one car garage, with the addition of two bedrooms and a laundry room on the second floor, and a mudroom connecting the house and newly expanded two car garage on the first floor. Replaced aluminum siding with mix of vinyl and hardy board horizontal cedar and cedar shake. Addition of roof with wood barrel ceiling and replaced cement with wood and added wood railing to the front porch. Addition of overhang to front of the house and expansion of the roofline to bring the house more in-line with historical homes of the same age and style throughout Glen Ellyn.



251 Crest Road

Address: 251 Crest Road

Award Category: Remodel of the Year

Owner: Michael and Danielle Sprovieri/Santacaterina

Architect: Marshall Architects, Inc.; St. Charles, IL

Contractor: Ladesic & Scott Builders; Glen Ellyn, IL

Submitted by: Owner/Contractor

Project Description/Narrative: This project involved the general exterior restoration, two story addition and two car detached garage addition to a 1920's picture perfect stucco cottage. The owners loved their home and neighborhood but wanted to expand for their soon to be growing family as well as upgrade to modern amenities to make the home more livable for the next century. The addition and garage were artfully designed by the architect to seamlessly fit in with the historical details of the existing home. Several interior upgrades were completed to incorporate modern interior amenities while achieving the overall look and feel of inside of the existing home. For overall comfort and energy conservation, energy efficient fixtures, appliances, windows, and insulation were used in the construction of the home.



After, viewed from north

Before: Garage



After: Garage



Historic Photos, left and below



Before: Rear Yard



After: Rear Yard





244 Cumnor Avenue

Address: 244 Cumnor Road

Award Category: Remodel of the Year

Owner: Virginia Weiskopf

Architect: Flint Architects; Lombard, IL

Contractor: Al Hening; Lombard, IL

Submitted by: Virginia Weiskopf

Project Description/Narrative: 1960-ish ranch style hillside walkout ranch. This is the third phase (and final) of our house remodel. In 2018 we created an owners suite upstairs combining two bedrooms and bathrooms. In 2021, we remodeled our basement creating a complete in-law suite. 2 bedrooms, full bathroom, kitchenette, living room and dining room. This phase removed the attached garaged and moved it forward, then moved the kitchen to the old garage space. Opened all the walls upstairs. Created a Mudroom/Laundry room between the garage and the kitchen, then a covered deck off the new kitchen. Storage was create under the deck along with a grilling/bbq outside kitchen downstairs.



After: new entry



Before: Rear



After: Rear



712 Essex Court

Address: 712 Essex Court

Award Category: Remodel of the Year

Owner: Blake and Ivy Van Eekeren

Architect: Studio 1 Architects; Western Springs, IL

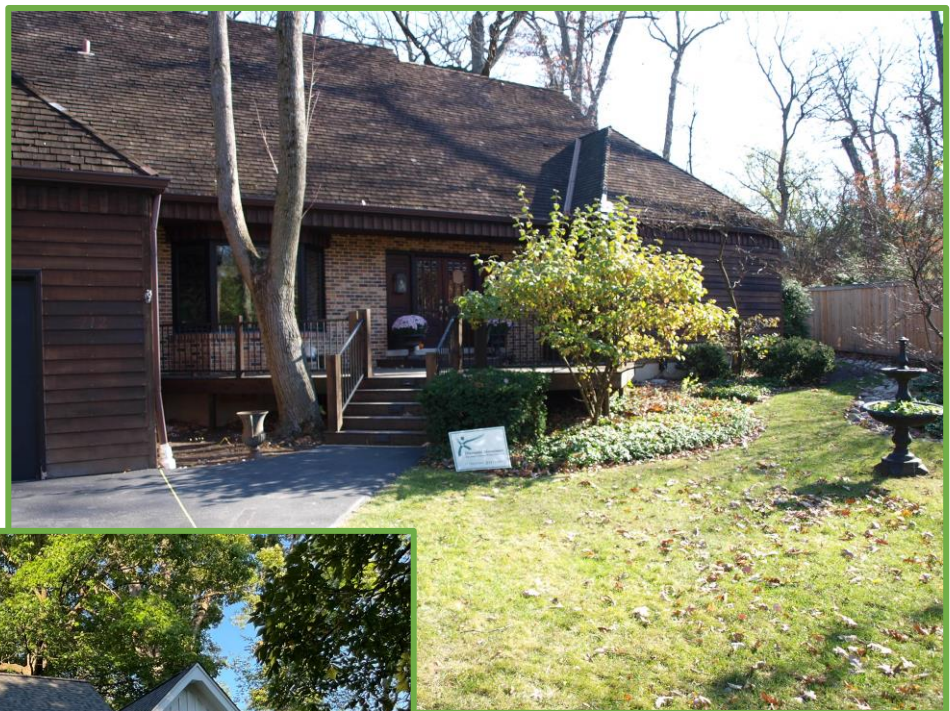
Contractor: Building Resource Group; Darien, IL

Landscape Architect: Western DuPage Landscaping, Inc.

Submitted by: Matt Haber, Landscape Architect

Project Description/Narrative: See Page 13

Before:



After:



712 Essex Court Narrative/Project Description:

From the time the clients purchased their home built in 1969, they wanted to update it to fit a more modern and fresh exterior that would blend with the many beautiful traditional homes in Glen Ellyn. While the house is a two-story home, from the street, it resembled a ranch with a monstrous roof.

Moving from another home in Glen Ellyn to this one in 2017, the owners knew they could change the look of the home, but they couldn't change its location. The property boasts gorgeous trees, including several large Oaks. These trees, coupled with its location on a court and steps from beautiful Lake Ellyn, endowed the property with features that most others couldn't match. While the home wasn't exactly aesthetically pleasing, it was evident it could be improved, and it was the perfect spot to raise their young family. Before rushing into a remodeling project, the clients lived in the home to get a better sense of what they wanted and needed. Some things became evident after being in the home for a short while. Essex Court is extremely social and family-oriented. Any day on the court, it's common to find kids or adults outside together playing or socializing, especially during holidays and Glen Ellyn's premier summer event, The Tour of Lake Ellyn. During The Tour of Lake Ellyn, the "Friends of Essex Court" host Glen Ellyn's largest block party, typically drawing more than five hundred people. More on that later.

Beyond the social aspect of the court, the owners quickly realized that the large monstrous roof not only made the home look odd but also presented a massive challenge in managing water and other factors. The massive roof created tremendous run off, the cedar was old and in poor condition. On more than one occasion, tree limbs fell onto the roof and damaged it. Animals also dug through the cedar numerous times. So, while aesthetics were important, the infrastructure needed to be improved and optimized to help manage the environment. Working closely with Studio 1 Architects, Steve and Alison Poteracki, the spot on design modernized the home while still relating to traditional homes in Glen Ellyn, while checking all the boxes for the owners. The redesign included additional roof lines, a large dormer, second-story windows, a covered entry, and metal roof details.

The general contractor, Paul Pacocha, and his company Building Resource Group, was the perfect fit to execute the Studio 1 design in a detailed and timely manner. Starting in early spring, the owners aimed to have all work completed by the beginning of July to have the home ready for the 4th of July and their summer block party, which coincides with the Tour of Lake Ellyn. Along with constructing the new features of the design, an entirely new roof was completed, all siding was replaced, and the original brick on the home was preserved and painted. While making improvements to the home, further additions and enhancements were made to the landscape. The owners hired Glen Ellyn resident Matt Haber and the team at Western DuPage Landscaping to complete the transformation. A large stone front entry and steps was constructed to support the front entry columns. A new walkway added to provide a welcoming and gracious entry. A stone wall ties into the entry and steps of the home and adding depth and dimension while covering the concrete foundation.

Because the court is so social and active, the clients wanted spaces to sit. A front patio nestled into the landscape was added, and the front entry was constructed wide enough to fit a couple of chairs. The landscapes low profile complements the architecture, while incorporating a wide array of colors and textures to provide year-round interest. Beyond the beauty of the stone and plants, all the downspouts were buried, and a dry creek bed was added to manage the water flow. A true team effort between clients, designer, and contractor, the complete project created results that exceeded expectations and made for a truly amazing before and after. People who haven't seen it for a long time can't believe the transformation, sometimes not believing it was a remodel. Others who've never visited the home before think it's always looked this way, or are shocked to see what it used to look like. The final results are a great testament to what can be done when people invest in remodeling a home and give it a new lease on life.

Before photo sourced from Google Maps and added by HPC Liaison Frahm



675 Revere Road

Address: 675 Revere Road

Award Category: Remodel of the Year

Owner: Connor & Danielle McCarthy

Architect: Steve Poteracki/Studio1 Architects

Contractor: Ligman Construction Group

Submitted by: Dave Ligman, Contractor

Project Description/Narrative: This house started out as a well—kept, attractive, older Glen Ellyn home with a great location and lot size. The home was in need of additional space to maximize its true potential for the Owners and their three children. The house presented design challenges due to its placement on the lot, and the previously existing one-car garage. The finished product reconfigured portions of the original home and a very attractive addition, to include 4 large bedrooms/large master suite, upstairs laundry, mudroom, pantry, larger kitchen, dining room, and family room with vaulted ceilings and fireplace, among other things. Many improvements were made to improve the efficiency and integrity of the home, including new sewer/water, zoned HVAC, spray-foam insulation, yard grading/drainage improvements, oversized tandem garage, etc. The finished product looks like it was always there, and was built to last.





Rear yard addition, progress pictures





390 Turner Avenue

Address: 390 Turner

Award Category: Remodel of the Year

Owner: Raymond King and Megan Colins

Architect: Steven K. Poteracki

Submitted by: Megan Colins

Project Description/Narrative:

This home underwent a comprehensive remodel that transformed nearly every aspect of its structure and functionality. The project encompassed:

Full Kitchen Demo and Remodel: Reimagining the heart of the home, the kitchen now boasts new cabinets, vanities, windows, and appliances, all powered by an electric range. The electrical and plumbing systems were updated to modern standards.

New Electric Water Heater: Ensuring efficient and reliable hot water supply, a new electric water heater was installed.

Covered Back Entryway with Tiled Mudroom: The addition of a tiled mudroom provides a stylish and functional transition space, complete with storage pantry and ample room for coats and shoes.

Fully Insulated Detached Garage: The garage now features insulation for comfort and energy efficiency, supported by a robust 200 amp supply box. An advanced Tesla EV fast charger with an NACS connector allows for rapid charging capabilities.

Roofing and Siding Upgrades: The home received a new roof with Class 3 impact resistance, complemented by added gutters and downspouts. Brand new fiber cement siding enhances durability and aesthetics.

Expansive Porch with Trex Decking: A spacious porch area, spanning over 240 square feet, features Trex enhanced series decking for long-lasting beauty and minimal maintenance.

Plumbing Updates: Renovations included new water, drain, and vent systems for the kitchen, laundry, and main bathroom, all compliant with Glen Ellyn code requirements.

Heating and Cooling Enhancements: Upgrades to the heating and cooling systems involved reworking supply and return vents across the house, including the second floor. Additionally, new exhaust vents were installed for the hood, bathrooms, and laundry areas, with updated fans.

Electrical and Lighting Improvements: The electrical infrastructure received a significant overhaul, with a new 200-amp service and panel installed. All wiring was replaced according to designer plans, and COMED relocated overhead wires to comply with Glen Ellyn code regulations.

Insulation Upgrades: The home's insulation was revamped to meet modern standards, including spray foam insulation in the attic and batts insulation in exterior walls.

Interior Renovations: Interior updates encompassed new drywall installation throughout the house, removal of a second-floor dormer to create additional storage space, and replacement of carpet with hardwood floors on the second floor and stairway. Existing hardwood floors were refinished for a fresh, cohesive look.

Overall, this remodel not only enhances the aesthetic appeal of the home but also improves its functionality, energy efficiency, and long-term sustainability.



791 Willis Street

Address: 791 Willis Street

Award Category: Remodel of the Year

Owner: Christina and David Morrison

Architect: REM Architecture; Chicago, IL

Contractor: Platinum Builders; Westmont, IL

Submitted by: Christina Morrison

Project Description/Narrative: 791 Willis St. was originally built in 1961 by the Stein family as a prairie-style ranch home. The current owners, David and Christina Morrison, purchased the property from the Stein heirs, so this home has only had two owners. The Morrisons added two additions to the prairie-style ranch home - one addition is on the SE corner and another addition is on the west side. REM Architecture was careful to preserve the hipped roof, wide boxed eaves, prominent chimney, existing window placement, and size (except where required for bedroom egress).

The Morrisons and Platinum Builders replaced the cedar siding with Hardiboard in as similar color as possible to the original home color and found garage doors that kept the same horizontal details as the original wood garage doors. Mid-century-appropriate landscaping will be added in the next year or two.



After

