



Agenda
Village of Glen Ellyn
Historic Preservation Commission Meeting
Thursday, June 20, 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 May 9, 2024 Special Meeting**
 - 1) May 9, 2024 Historic Preservation Commission Special Meeting Minutes
- C. Public Comment (Non-Agenda Items)**
- D. Old Business**
- E. New Business**
 - 1) Discussion of Historic Preservation Incentives program
 - 2) Presentation of Historical Survey Information Analysis -- Demolished Homes of Architectural Significance
- F. Historical Society Business**
- G. Chairman's Report**
- H. Village Board Trustee Report**
- I. Staff Report**
- J. Adjourn**



Minutes
Village of Glen Ellyn
Historic Preservation
Regular Meeting
May 9, 2024
7:00PM
Glen Ellyn Civic Center Gallagan Board Room

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

Date: May 9, 2024
Called to Order: 7:04 p.m.
Adjourned: 8:49 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	Absent

Also Present:

Jordan Frahm	Associate Planner	
Jeff Anderson	Historical Society	
Elisa Pollina	Recording Secretary	

Public Present:

John & Suzanne Kurtz	583 N. Main Street, GE	

A. CALL TO ORDER

The May 9, 2024 regular meeting of the Historic Preservation Commission was called to order by Chairman French at 7:04 PM at the Glen Ellyn Civic Center.

B. PUBLIC COMMENT – None

C. ANNOUNCEMENTS – None

D. APPROVAL OF MINUTES FROM March 20, 2024 & March 21, 2024 MEETINGS

MOVE TO APPROVE THE MINUTES OF REGULAR and Special MEETINGS OF 3/20/2024 AND 3/21/2024

RESULT: Motion Unanimously Carried

MOVER: Commissioner Lemme

SECONDER: Commissioner Margetts

AYES: 6

E. OLD BUSINESS - None

F. NEW BUSINESS -

1. 583 N. Main Street Alteration of Landmarked Property – Associate Planner Frahm provides background and photos on the alteration stating 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).

Frahm states the homeowners are 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. In reviewing the plans, staff finds that the alteration fits the guidelines for recommending approval.

The HPC reviews and discusses the application.

Commissioner Day motions to approve the application of an alteration to landmarked property at 583 N. Main Street; Commissioner Lemme seconds the motion.

MOVE TO APPROVE THE APPLICATION OF AN ALTERATION TO LANDMARKED PROPERTY AT 583 N. Main Street

RESULT: Motion Unanimously Carried

MOVER: Commissioner Day

SECONDER: Commissioner Lemme

AYES: French, Day, Darga, Lemme, Leak, and Margetts

Associate Planner Frahm states this will now go to the village board for approval. It is scheduled to be included on the consent agenda for the May 28 meeting.

2. Annual Historic Preservation Commission Awards 2024 – Associate Planner Frahm presents the award nominations to the HPC. The information provided included the submission forms, background on each property, and before and after pictures of the properties nominated.

There were seven project nominations received, all for the Remodel of the Year award. The nominated properties are: 251 Crest Road, 244 Cumnor Avenue, 712 Essex Court, 675 Revere Road, 390 Turner Avenue, 791 Willis Street, and 168 Crest Road.

The HPC reviews and discusses the criteria for each category of awards.

The HPC reviewed the award submissions and decided that the application and photos for the property at 675 Revere were incomplete. They requested that the property reapply for consideration in 2025. They also decided that the properties at 244 Cumnor Avenue and 390 Turner Avenue should be considered for the Remodel of the Year award. The property at 251 Crest Road should be considered for the Restoration of the Year award, while 791 Willis Street should be considered for the Architectural Details award. Additionally, the properties at 712 Essex Court and 168 Crest Road should be considered for the Streetscape Award.

Commissioner Day motions to award properties 244 Cumnor Avenue as Remodel of the Year and 390 Turner Avenue as an honorable mention; 251 Crest Road as Restoration of the Year; 791 Willis Street as Architectural Details of the Year, 712 Essex Court and 168 Crest Road as Streetscape Compatibility Award of the Year; Commissioner Lemme seconds the motion.

MOVE TO AWARD PROPERTIES 244 Cumnor Avenue as Remodel of the Year and 390 Turner Avenue as an honorable mention; 251 Crest Road as Restoration of the Year; 791 Willis Street as Architectural Details of the Year, 712 Essex Court and 168 Crest Road as Streetscape Compatibility Award of the Year

RESULT: Motion Unanimously Carried

MOVER: Commissioner Day

SECONDER: Commissioner Lemme

AYES: French, Day, Darga, Lemme, Leak, and Margetts

The HPC decides to review the award definitions next year and present their feedback to the village board.

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

Saturday May 11th - Leslie Goddard as Lilly Pulitzer

Friday May 17th - On the Trail of the Ancient Ones

Saturday May 25th - Saving Lake Ellyn: The 14 Year Odyssey to Save Lake Ellyn

Saturday June 1st - 9th Annual Auto Festival

Mid-June – Antique Market

Anderson mentioned that in September, the Historical Society will host their Fall Kickoff Reception, and the HPC is cordially invited and they are welcome to have their September meeting at the Historical Society immediately following the reception. Chairman French accepts the invitation on behalf of the HPC.

H. CHAIRMAN REPORT – Chairman French mentioned that at the June meeting, the HPC will delve into the topic of economic incentives. He has had several discussions with Bethany at Hinsdale and is currently summarizing their conversations. He plans to share this summary with the HPC in June.

I. VILLAGE BOARD TRUSTEE REPORT – No report

J. STAFF REPORT – No report

K. ADJOURNMENT & NEXT MEETING DATE – Commissioner Leak motions to adjourn the meeting and Commission Margetts seconds the motion. The meeting was adjourned at 8:49 p.m. The next HPC meeting is June 20, 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 6/20/2024 7:00 PM
Department: Community Development
Department Head:
Category: Discussion Item
Prepared By: Jordan Frahm

**AGENDA ITEM (ID # 2024-
387)**

DOC ID: 2024-387

Discussion of Historic Preservation Incentives program

Statement of the Issue:

Historic Preservation Incentives aim to curb demolition of older homes that may contribute to the historic character of Glen Ellyn neighborhoods.

Analysis:

On May 1, 2024 Chairman French and Jordan Frahm had a virtual conference with representatives of the Village of Hinsdale to discuss their Historic Preservation Incentive program -- including but limited to how the program was administered, how homes were selected as eligible, and what incentives were most utilized after the launch of the program.

Hinsdale historic preservation incentives include:

- Alternate Bulk Zoning Regulations
- Fee Waivers
- Expedited Processes
- Property Tax Rebate
- Historic Preservation Fund Matching Grants

Budget Impact:

HPC's annual budget allocation could not fund property tax rebates or matching grants. The creation of such a fund would require Village Board action.

Contribution to Strategic Plan

Action Requested:

Discuss the merits of an incentive program, and next steps.

Attachments:



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

Meeting 6/20/2024 7:00 PM
Department: Community Development
Department Head:
Category: Discussion Item
Prepared By: Jordan Frahm

**AGENDA ITEM (ID # 2024-
388)**

DOC ID: 2024-388

Presentation of Historical Survey Information Analysis -- Demolished Homes of Architectural Significance

Statement of the Issue:

The core mission of the HPC is to preserve architecturally and historically significant homes. Analyzing the current trends of tear-downs (what styles of homes are being torn down? where are they being torn down? etc.) is imperative to understanding what should be prioritized in the future when seeking new landmark applications or different historic preservation programs.

Analysis:

Thirty (30) homes rated significant, partially significant, or contributing have been demolished in the Village between 2008 and 2024.

Budget Impact:

N/A

Contribution to Strategic Plan

Action Requested:

Discuss current trends in demolition, and how these might motivate future landmark efforts or historic preservation incentives.

Attachments: