



Minutes
Village of Glen Ellyn
Historic Preservation
Regular Meeting
June 20, 2024
7:00PM
Glen Ellyn Civic Center Gallagan Board Room

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

Date: June 20, 2024
Called to Order: 7:01 p.m.
Adjourned: 8:52 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	Absent
David Schlembach	Commissioner	Absent

Also Present:

Jordan Frahm	Associate Planner	
Tim Loftus	Historical Society	
Elisa Pollina	Recording Secretary	

Public Present:

John & Suzanne Kurtz	583 N. Main Street, GE	

A. CALL TO ORDER

The June 20, 2024 regular meeting of the Historic Preservation Commission was called to order by Chairman French at 7:01 PM at the Glen Ellyn Civic Center.

B. PUBLIC COMMENT – None

C. ANNOUNCEMENTS – None

D. APPROVAL OF MINUTES FROM May 9, 2024 MEETING

MOVE TO APPROVE THE MINUTES OF REGULAR MEETING OF 5/9/2024

RESULT: Motion Unanimously Carried

MOVER: Commissioner Lemme

SECONDER: Commissioner Leak

AYES: 5

E. OLD BUSINESS - None

F. NEW BUSINESS -

1. Discussion of the Historic Preservation Incentives program: Chairman French provided an update on a recent meeting with Hinsdale that included him, Trustee Kalinich, Staff Planner Fraham, and Bethany Salmon, Village of Hinsdale Planner, who managed the incentive program. The purpose of the meeting was to learn about Hinsdale's incentive program process, including key success factors, realistic timelines, budget procedures with the board, and the necessary staffing for the program. Hinsdale's process took 18-24 months, as they sought to gain buy-in and input from builders, developers, homeowners, architects, and the board of trustees. Hinsdale's philosophy was to avoid an antagonistic approach. The program was designed to be an incentive, not a mandate, making it entirely voluntary. Trustee Kalinich added that they actively engaged developers in Hinsdale, seeking feedback on what motivated them and encouraging their participation in the process.

French added, in the first year, about 20-30 people participated in the program. Twelve properties underwent full home renovations, while the rest involved accessory property renovations. Hinsdale's criteria were based on the Illinois National Registry, with a focus on residential properties. Among the incentives offered, the property tax rebate was deemed ineffective. It accounted for only 5% of the village's tax portion, making it difficult to administer and not worthwhile due to the substantial effort required for a minimal payout.

Commissioner Lemme emphasized the importance of including homeowners in the feedback process when developing our program. Kalinich added that they have a list of properties to use for gathering this feedback.

The HPC then discussed the next steps. Commissioner Darga suggested creating a first draft to circulate among developers. Trustee Kalinich added that they should meet with the Village Board at a workshop once the first draft is ready to discuss the details. Staff Liaison Frahm mentioned that the timing is good because the village is currently reviewing ordinances. Chairman French said he would work with Staff Liaison Frahm to create a concept statement and a menu of items to seek feedback on for the first draft.

2. Presentation of Historical Survey Information Analysis – Demolished Homes of Architectural Significance – Planner Frahm presented the Historical Survey Analysis to the HPC (see attached report). Frahm reported that out of 563 homes surveyed, 30 were demolished between 2008 and 2024. Of these demolished homes, 63% were of the highest significance, and 27% were partially significant. Most of the demolished homes were located around Lake Ellyn. The HPC thanked Frahm for his work on the presentation.

G. HISTORICAL SOCIETY BUSINESS – Tim Loftus updated the HPC on the Historical Society's new researcher, Ian Dawson, who will be working on the plaquing project.

He also provided an update on the upcoming events at the Historical Society:

- The Antique Market Sale started today and runs through Saturday from 10:00 am to 5:00 pm. Come out and see what we have.
- June 29: Cordelia Harvey “Angel in a Blue Bonnet” – 2:00 pm
- July 13: Leslie Goddard presents “Chicago’s Sweet Candy History” – 2:00 pm

Additionally, Loftus mentioned that the Historical Society will host their Fall Kickoff Reception in September and asked the HPC if they plan to attend and hold their meeting afterward. Chairman French confirmed that the HPC will attend.

H. CHAIRMAN REPORT – None

I. VILLAGE BOARD TRUSTEE REPORT – Trustee Kalinich reminds the HPC that budget requests are due by September 1 for 2025.

J. STAFF REPORT – Planner Frahm announced that a joint special meeting will be held with the Historic Preservation Commission, Environmental Commission, and Architectural Appearance Commission regarding the Metra Station project on August 20.

K. ADJOURNMENT & NEXT MEETING DATE – Commissioner Lemme motions to adjourn the meeting and Commission Darga seconds the motion. The meeting was adjourned at 8:52 p.m. The next HPC meeting is August 15, 2024

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Jordan Frahm, Staff Liaison