



Agenda
Village of Glen Ellyn
Historic Preservation Commission Meeting
Thursday, October 17, 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. Public Comment**
- C. Current Business**
- D. Old Business**
 - 1) Discussion of Historic Preservation Incentives program
- E. Chairman's Report**
- F. Staff Report**
- G. Reminders**
 - 1) Commissioner Recognition Event
- H. Adjourn**



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

Meeting 10/17/2024 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Discussion Item
Prepared By: Jordan Frahm

**AGENDA ITEM (ID
2024-724)**

DOC ID: 2024-724

Discussion of Historic Preservation Incentives program

Statement of the Issue:

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

Analysis:

On May 1, 2024 Chairperson French, Trustee Kelley Kalinich (HPC Trustee Liaison) and Associate Planner, 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 Grant

On September 19, 2024 the HPC met again to discuss a historic preservation incentive program. Strategy, timeline, and approach to the Village Board were discussed. Additionally, topics like public outreach and tailoring the incentive program specifically to the needs of Glen Ellyn were discussed. This included eliminating local property tax rebates from consideration and passing a motion to request for a \$50,000 budget item for cost share matching grants.

Budget Impact:

Up to \$50,000 in cost-share matching grants will be proposed to Village Board. Analysis of lost revenue re: fee waivers has yet to be conducted.

Contribution to Strategic Plan

Action Requested:

Discuss progress and next steps of the incentive program proposal.

Attachments:

1. Action Plan.Sept19Meeting.

Economic Incentive Program To Encourage Restoration of Historic Homes In Glen Ellyn

Action Plan

September 19, 2024

Goal: Develop a program which encourages and assists property owners of historic or significant properties to pursue historic preservation over demolition and new construction. Develop a series of economic incentives that is not available to new construction.

It's A Process

While the Historic Preservation Commission may be the catalyst and take the lead in researching, organizing, defining, and recommending this kind of preservation program, it needs to be a truly team effort involving input, deliberations, and approvals of multiple commissions, including the Plan Commission, Finance Commission, Zoning Board of Appeals and The Village Board of Trustees.

It's A Commitment and Investment That The Community Agrees To Make In Order To Encourage The Historic Preservation & Character of The Community.

This proposal would require the creation of a significant budget to fund the incentives. The proposed program must feel equitable and fair to all.

The Program should be Structured To Be Voluntary and Not Mandated.

The program should be designed to give homeowners viable options when considering what to do with their historically significant home. It's their home and they should decide what's best for their interests and property.

It Takes Time.

The creation and implementation of the Village of Hinsdale's program took nearly two years. But the Village can move much faster learning from them and the systems and processes they have created and begun to refine.

Key Steps:

#1 Get Community Input On The Economic Incentives

(Homeowners, Builders/Remodelers/Contractors, Architects, Real Estate Community - Small Group Meetings)

- **Alternate Zoning Regulations** including more favorable/generous lot-coverage-ratios without needing to apply for variance with the Village.
- **100% Permit Fee Waivers** for building permits, applications for landmark or historic district designation, Certification of Appropriateness applications and other planning/zoning application tied to exterior work.
- **Fast Track Processes** for building permits and other applications as noted above under fee waivers.
- **Historic Preservation Fund Matching Grant** for 50% of eligible costs up to maximum of \$10,000.

Remove property tax rebates from incentive list based on feedback from Hinsdale Village staff.

Note: As part of creating a bulk zoning package, the HPC will need to outline highlights and essential aspects of Glen Ellyn's existing zoning regulations for single family residences, so that the Commission is familiar with the code and how the village code is similar and different from other communities that have significant stock of historic homes. Other communities who have passed historic preservation incentive packages have found that existing zoning regulations can inadvertently be a hinderance or disincentive for remodeling versus tear-down choices.

An issue identified by Hinsdale was that getting variations for building/remodeling was inconvenient and that every homeowner's request was slightly different for their historic home. Hinsdale wanted to create a set package of variations, which included more flexibility with zoning codes, that would fast track approvals and provide benefits to proposed remodels rather than tear downs. The incentive would be a standard for bulk zoning to allow for qualifying homes to modify the building without having to seek variation approvals through a public hearing process.

#2 Establish an Historic Overlay Zoning District

- Prepare draft code language to allow the Village to offer various voluntary preservation incentives to properties identified on the Historically Significant Structures Property List within a designated Historic Overlay District.

- Amend applicable sections of the Zoning Code and Village Code to create associated procedures and review processes.
- Approve a Map Amendment which will establish a new zoning overlay district on the Village's Zoning Official Map.

#3 Create the Historically Significant Structures Property List

- HPC is to create an initial list of properties for consideration on the Historically Significant Structure Property List.
- Conduct a public hearing to evaluate the review criteria and eligibility of each property applying to be on the list (verify this is what we need to do).
- A notice of Historically Significant Property will be recorded against title to each property approved for inclusion on the Historically Significant Property List to help make sure future property owners are aware of the availability of incentives to continue to steward the preservation of the historic property.

Note: Define what is considered a preservation project. As example, some owners in Hinsdale of historic homes wanted to build a backyard pool or put on a new roof so was not a remodel vs. teardown decision. When developing criteria for a property being eligible for the Historically Significant Property List, the HPC should consider using the criteria used by Secretary of Interior National Park National Registry criteria.

#4 Create the Application Process For homeowners to know if their property is eligible for incentives.

- Completion of application, notification requirements, a public hearing at the HPC, and final consideration by the Village Board.

#5 Develop a forecast/model of what the initial budget funding needs to be to get this program started and what the annual budget projection is for each year for the next 5 years making various assumptions of program engagement.

- To fund the incentives, Hinsdale created an initial Historic Preservation Fund of \$50,000.
- Hinsdale added 85 properties on the Historically Significant Structure List in the first year of their programs implementation with 12 applications.