



Agenda
Village of Glen Ellyn
Historic Preservation Commission Meeting
Thursday, February 20, 2025
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**
 - 1) Approval of the Minutes from the January 16, 2025 Historic Preservation Commission Meeting
- C. Public Comment**
- D. Old Business**
 - 1) HPC Annual Awards Nominations Update
- E. New Business**
 - 1) Review of Community Input from Historic Preservation Incentive Program Roundtable Discussions
- F. Chairman's Report**
- G. Staff Report**
- H. GEHS Director's Report**
- I. Adjourn**



Minutes
 Village of Glen Ellyn
 Historic Preservation
 Regular Meeting
 January 16, 2025
 7:00PM

Glen Ellyn Civic Center, Galligan Board Room

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

Date: January 16, 2025
Called to Order: 7:00 p.m.
Adjourned: 8:58 p.m.

MEMBER ATTENDANCE:

Penn French	Chairman	Present
Nathan Darga	Commissioner	Present
Donna Leak	Commissioner	Absent
Barb Lemme	Commissioner	Present
Robert Margetts	Commissioner	Present – Late arrival 8:28
Jeremy Schletts	Commissioner	Present
Also Present:		
Jordan Frahm	Associate Planner	
Jeff Anderson	GE Historical Society	
Kelley Kalinich	Village Trustee	
Public Present:		
Zach Wilson	Glen Ellyn resident and future commissioner to HPC	

A. CALL TO ORDER

The January 16, 2025 regular meeting of the Historic Preservation Commission was called to order by Chairman French at 7:00 PM at the Glen Ellyn Civic Center, Galligan Board Room.

B. PUBLIC COMMENT – None

C. ANNOUNCEMENTS – Chairman French welcomed new commissioner Jeremy Schletts, who introduced himself by sharing that he grew up in Wheaton and has been a Glen

Ellyn resident for eight years. Schletts developed an interest in historic preservation during the pandemic, particularly in mid-century homes, which led him to apply for the HPC position. French expressed his enthusiasm for Schletts joining the commission.

French also announced that Zach Wilson will be joining the commission. Wilson will complete his onboarding before participating in meetings and voting, ensuring he is fully prepared before the next meeting.

Additionally, French shared that John Day will be stepping down from the HPC to join the Environmental Commission. Day attended his first EC meeting on Tuesday. French thanked him for his valuable contributions to the HPC and his continued service to the village.

D. APPROVAL OF MINUTES FROM September 19, 2024 HPC MEETING

MOVE TO APPROVE THE MINUTES OF HPC MEETING OF 9/19/2024

RESULT: Motion Unanimously Carried

MOVER: Commissioner Lemme

SECONDER: Commissioner Darga

AYES: 4

E. OLD BUSINESS

1. Discussion of Historic Preservation Incentives Program - Chairman French provided an update, distributing a discussion guide and an invitation handout that Trustee Kalinich and Staff Liaison Frahm reviewed and edited. He noted that while the initial plan was to hold community focus groups this week, they will now begin in February. The invitation, which will be sent out on village letterhead, was shared with the HPC for review and edits, with the goal of keeping it to a single page. The finalized version will be mailed and/or emailed by Monday, using Frahm's contact list, with the aim of securing RSVPs for one of the four scheduled sessions. French encouraged all commissioners to attend these sessions.

As the next step, he will develop a moderator's outline, including key discussion questions. He requested input from the HPC on potential questions—if none are provided, Penn will compile a list and send it to Jordan by the end of next week for final review and feedback.

Darga mentioned that various stakeholders—including homeowners, builders, contractors, and architects—will participate in the focus groups. There was a suggestion to hold a dedicated session for builders.

Lemme recommended mixed focus groups rather than targeted sessions for each stakeholder group. She noted that the board allocated a \$50,000 budget for the incentive program, equating to funding for approximately five projects per year.

The HPC reviewed and refined the incentive criteria, with Frahm taking the lead in clarifying language, particularly regarding fees.

French requested that at least one commissioner attend each focus group and asked commissioners to share their availability with Frahm, who will coordinate the schedule.

The ideal focus group size is expected to be 6–10 participants. French emphasized that while builders and architects should be the primary invitees, homeowners with experience in historic restoration—particularly those who have pulled permits for such projects—would also provide valuable insight.

Next Steps Recap:

- The HPC agreed on mixed focus groups to include some homeowner perspectives.
- The incentive criteria language will be revised and sent to Jordan for final review.
- Commissioners should submit names of homeowners who would be good focus group participants.
- French will finalize a moderator’s outline.
- Commissioners should share their availability for moderating or attending focus groups, which will be capped at 10 participants each.

F. NEW BUSINESS – Annual Preservation Awards Nominations – Staff Liaison Frahm provided an update, noting that several nominations were submitted in January. He will begin compiling the nominations and gathering relevant details for the HPC to review. Additionally, Frahm will send out reminders to encourage further submissions.

G. HISTORICAL SOCIETY BUSINESS – Jeff Anderson, Director of the Historical Society, provided several updates. He announced that the new art exhibit is now on display and that work at the tavern is progressing under the leadership of Public Works. The recent Lucille Ball event was a great success, drawing over 100 participants.

Additionally, another home at 338 Cottage was recently plaqued, with nine more properties in the pipeline. The society has also received thirteen new plaque requests in the past month.

Anderson highlighted several upcoming events:

- Saturday Feb 8 at 2:00 - An Unfinished Journey: African Music in its Pivotal Decades.
- Saturday Feb 22 at 2:00 - What Exactly is the McKee House Project?

H. CHAIRMAN REPORT – No report

I. VILLAGE BOARD TRUSTEE REPORT – Trustee Kalinich provided an update on an upcoming project that will be presented to the Plan Commission on February 6. The project, proposed by Full Circle, is for attainable housing at the former hotel site on Roosevelt Road. The architects conducted a survey of the town’s architectural styles and initially suggested a Tudor design, which was well-received by the AAC. However, upon

further review, it was noted that Roosevelt Road may not be the most suitable location for Tudor-style architecture. Kalinich mentioned this to ensure the commission is aware of the design discussion as it does overlap with this commission.

- J. STAFF REPORT** – Frahm shared that he reached out to local high schools to gauge student interest in serving as a student commissioner with the HPC. However, he has not received any responses. He asked the HPC if they would still like to pursue this initiative, and the commission expressed continued interest in adding a student commissioner.
- K. ADJOURNMENT & NEXT MEETING DATE** – Commissioner Darga motions to adjourn the meeting and Commissioner Lemme seconds the motion. The meeting was adjourned at 8:58 p.m. The next HPC meeting is February 20, 2025.

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 2/20/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Discussion Item
Prepared By: Jordan Frahm

**AGENDA ITEM (ID
2025-157)**

DOC ID: 2025-157

HPC Annual Awards Nominations Update

Statement of the Issue:

Nominations for 2025 HPC Annual Awards projects are open until March 31st 2025.

Analysis:

Awards are given across four categories: Renovation of the Year, Remodel of the Year, Streetscape Compatibility and Architectural Details; in addition to other homes being granted honorable mentions in relevant categories. Staff will provide an update on nomination entries and outreach to local homeowners, contractors, etc. that may have completed an applicable project in 2024 and have an interest in nomination submission.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Review Awards process and discuss 2025 Awards targets.

Attachments:



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

Meeting 2/20/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Report
Prepared By: Jordan Frahm

**AGENDA ITEM (ID # 2025-
158)**

DOC ID: 2025-158

Review of Community Input from Historic Preservation Incentive Program Roundtable Discussions

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. Chairman Penn French moderated feedback sessions with builders, homeowners, architects and realtors and the results of these meetings will be reported here.

Analysis:

On September 19 2024 Chairman French presented an action plan for pursuing a Historic Preservation Incentive Program where various facets of early program planning were discussed. This included community outreach, Village Board outreach, programmatic focus (addressing matching grants, bulk zoning regulations, fee waivers and review process), timelines, alongside more general feedback and review of goals, impacts and outlook. The HPC passed a motion to request an initial budget for matching grants of \$50,000.

The HPC will discuss next steps, and review any initial directives from the Village Board.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Discuss next steps for pursuing program creation, review previous discussions, synthesize public input.

Attachments: