



Agenda
Village of Glen Ellyn
Historic Preservation Commission Meeting
Thursday, April 17, 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 Minutes from the March 20, 2025 Meeting of the Historical Preservation Commission
- C. Public Comment**
- D. New Business**
 - 1) 2025 Historic Preservation Commission Annual Awards
- E. Chairman's Report**
- F. Trustee's Report**
- G. GEHS Director's Report**
- H. Staff Report**
- I. Reminders**
- J. Adjourn**



Minutes
 Village of Glen Ellyn
 Historic Preservation
 Regular Meeting
 March 20, 2025
 7:00PM
 Glen Ellyn Civic Center

Board or Commission:	Historic Preservation	Date:	March 20, 2025
Meeting:	Regular	Called to Order:	7:00 p.m.
Quorum:	Yes	Adjourned:	9:05 p.m.

MEMBER ATTENDANCE:

Penn French	Chairman	Present
Nathan Darga	Commissioner	Present
Donna Leak	Commissioner	Present
Barb Lemme	Commissioner	Present
Robert Margetts	Commissioner	Present
Jeremy Schletz	Commissioner	Present
Zak Wilson	Commissioner	Present
Also Present:		
Jordan Frahm	Associate Planner	
Jeff Anderson	GE Historical Society	
Elisa Pollina	Recording Secretary	
Public Present:		
Chris Wilson	537 Phillips, GE	
Mike Wilson	716 Crescent Avenue, GE	

A. CALL TO ORDER

The March 20, 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.

B. PUBLIC COMMENT – None

C. ANNOUNCEMENTS – None

D. APPROVAL OF MINUTES FROM FEBRUARY 20, 2025 HPC MEETING

MOVE TO APPROVE THE MINUTES OF HPC MEETING OF 2/20/2025

RESULT: Motion Unanimously Carried

MOVER: Commissioner Lemme

SECONDER: Commissioner Wilson

AYES: 7

E. NEW BUSINESS

1. Review of March 17, 2025 Village board Workshop Presentation on Historic Preservation Incentive Program - Chairman French provided an update, thanking Jordan Frahm for his assistance and Bethany from Hinsdale for her valuable insights. The findings from the focus group and a presentation on the incentive program were shared with the Village Board on Monday. The Village Board was complimentary of the Commission's work.

French noted that there are three key items the Commission needs to finalize:

- Eligibility Criteria: Defining the rules for inclusion on the incentive program list.
- Project Qualifications: Determining which types of projects would qualify for incentives.
- Matching Grant Details: Refining the specifics of the matching grant program.

Commissioner Darga inquired whether the Board provided any specific feedback. French stated that the Board raised a few considerations:

- Guardrails need to be established to prevent unintended consequences, such as ensuring that homes receiving incentives are not ultimately torn down.
- Lot ratios were discussed, noting that the Village's ongoing overhaul of zoning codes, expected to continue into 2026, should be factored into the program.
- Clarification is needed regarding the rules for future incentive applications—specifically, whether the program should apply by property or by homeowner, and how soon after a remodel a property could reapply.
- Questions were raised about whether builders who purchase homes for flipping should be eligible for incentives.
- The Board emphasized the importance of inclusivity and suggested expanding the program's eligibility beyond certain areas of town, including properties south of Roosevelt Road.

Commissioner Lemme added that the presentation prepared by Penn and Jordan was thorough, and the Board's overall response was very positive. The next step is to refine the program's direction based on this feedback.

French outlined the next steps discussed with Jennifer Henaghan, emphasizing the need for a structured approach to the incentive program and zoning updates:

Historic Overlay District: Staff will take the lead in determining whether a historic overlay district should be established. This process will unfold over the next few months, including identifying required Board approvals.

Bulk Zoning Recommendations: Specific alternate bulk zoning recommendations—such as lot coverage ratios, setbacks, and height restrictions—will be analyzed and drafted in conjunction with the Village’s previously scheduled review and overhaul of the entire zoning code. This review is set to begin in the second half of 2025 and conclude by the end of 2026.

Rolling Launch of the Incentive Program: Staff is proposing a phased launch of the incentive program. The initial phase, set to launch in late summer or early fall of 2025, will introduce the Matching Grant cost-share incentive, utilizing the \$50,000 already approved by the Board for 2025, which can roll over to 2026 if necessary. A decision will also need to be made on whether to introduce permit fee waivers during this phase or delay them until the alternate bulk zoning component is implemented in the latter half of 2026.

Additional Considerations:

Staff Liaison Frahm emphasized that it’s important not to rush the bulk zoning text amendments. The codes need to be thoroughly developed, and sufficient time is required to conduct the requested research on the 500+ homes suggested by Trustee Gould.

Commissioner Lemme added that with the Village Board’s awareness of the incentive program, they can take these plans into account during their zoning code review. She also highlighted that the Board’s work on the Comprehensive Plan involves fulfilling strategic objectives that require zoning code adjustments to achieve those goals.

Lemme further suggested presenting the incentive program as a pilot initiative to account for its ongoing evolution and recommended identifying a dedicated staff point person to oversee the process.

The HPC discussed the process for adding projects to the incentive list and agreed to adopt a first-come, first-served approach during the initial phase of the program’s launch.

The commission also reviewed eligibility criteria for the program, which includes two main categories:

Age and Designation:

- Homes that are at least 50 years old
- Landmarked properties
- Significant or potentially significant homes
- Homes that have been plaqued by the Glen Ellyn Historical Society (GEHS)

Architectural and Historical Significance:

- Master craftsmanship
- Architecturally distinct features
- Local or regional cultural significance, Association with historically significant individuals

- Contribution to civic pride

Chairman French emphasized that these criteria would need to be clearly outlined and published on the Village website.

The commission briefly discussed the types of projects that would qualify for incentives. Eligible projects would include exterior improvements that enhance the home's appearance and contribute to improving the streetscape.

Projects not eligible for incentives include: Routine maintenance (such as painting not part of a restoration), Landscaping, Fences, Driveways, sidewalks, and other paved areas.

Chairman French noted that the commission will vote on the specific elements of the incentive program at next month's meeting.

F. OLD BUSINESS – Annual Preservation Awards Nominations – Staff Liaison Frahm provided an update, noting that he has reached out to professional builders to encourage additional award nomination submissions. With two weeks remaining until the nomination deadline, there is hope for more entries in the coming weeks. Commissioner Lemme inquired whether the applicant from last year, whom the committee had encouraged to reapply this year, had submitted an application. Frahm will follow up with that applicant.

G. HISTORICAL SOCIETY BUSINESS – Jeff Anderson from the Glen Ellyn Historical Society provided several updates. He noted that the home at 569 N. Main Street has been plaqued, and research has completed for the property at 142 Crest, with nine additional homes currently in the research queue. A ceremony is planned at the cemetery monument for the Hills. Anderson also highlighted last month's event, where the Village collaborated with Midwest Soaring and the Forest Preserve on the McKee House, which drew over 150 attendees. An upcoming event, Palmer: A Life in Three Acts, is scheduled for Saturday, March 22, and a large turnout is expected. Anderson added that all programs this year have seen remarkable attendance and mentioned ongoing Village work at Stacey's Tavern.

H. CHAIRMAN REPORT – No report

I. VILLAGE BOARD TRUSTEE REPORT – The village approved the Event Park on March 10 and will now go out for bid.

J. STAFF REPORT – Frahm mentioned that one individual, the owner of the bookstore, has inquired about landmark eligibility.

Commissioner Lemme reminded the commission of their volunteer work last year with Citizens of Glen Ellyn, where they assisted in placing signs in yards of historically significant homes. She asked if the commission would like to volunteer again this year. Chairman French volunteered to place 25 signs and suggested that the HPC consider

using a portion of its budget to help fund the printing of additional signs and cover postage costs for letters sent to residents receiving signs. Chris Wilson from Citizens of Glen Ellyn will inform Chairman French of the estimated cost to print 75 more signs. There are approximately 307 historically significant homes in Glen Ellyn, with approximately 200 signs placed last year.

K. ADJOURNMENT & NEXT MEETING DATE – Commissioner Lemme motioned to adjourn the meeting and Commissioner Leak seconded the motion. The meeting was adjourned at 9:05 p.m. The next HPC meeting is April 17, 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 4/17/2025 7:00 PM
Department: Community Development
Department Head: Daniel Harper
Category: Award
Prepared By: Jordan Frahm

**AGENDA ITEM (ID # 2025-
328)**

DOC ID: 2025-328

2025 Historic Preservation Commission Annual Awards

Statement of the Issue:

The Historic Preservation Commission has received submission for eleven (11) nominations for the 2025 HPC Annual Awards.

Analysis:

The eleven (11) nominations for the 2025 HPC Annual Historic Preservation Awards are listed in alphabetical order, with nine submissions from owners or contractors directly involved with the projects, and two submissions from residents not directly involved with preservation efforts at the home, but with a research background on the property in general. Four (4) nominees in the Restoration of the Year category, four (4) nominees in the Remodeling Project of the Year category, and three (3) nominees in the Streetscape Compatibility category.

All project information, including narratives or project descriptions and photos are provided by the submitter of the application unless otherwise noted. Within the Public Portal there will be an abridged photo layout of the nominees and include basic submission information. HPC

Commissioners will separately receive a larger packet with all submission materials and the project descriptions. Some submission materials have been limited if redundant.

As a reminder, please see the categories and their respective descriptions below. Due to the volume of submissions, some nominees will be assigned awards outside their nominated category for awards or honorable mention.

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. 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.

Budget Impact:

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 Awards 2025 Agenda Packet Photo Spread

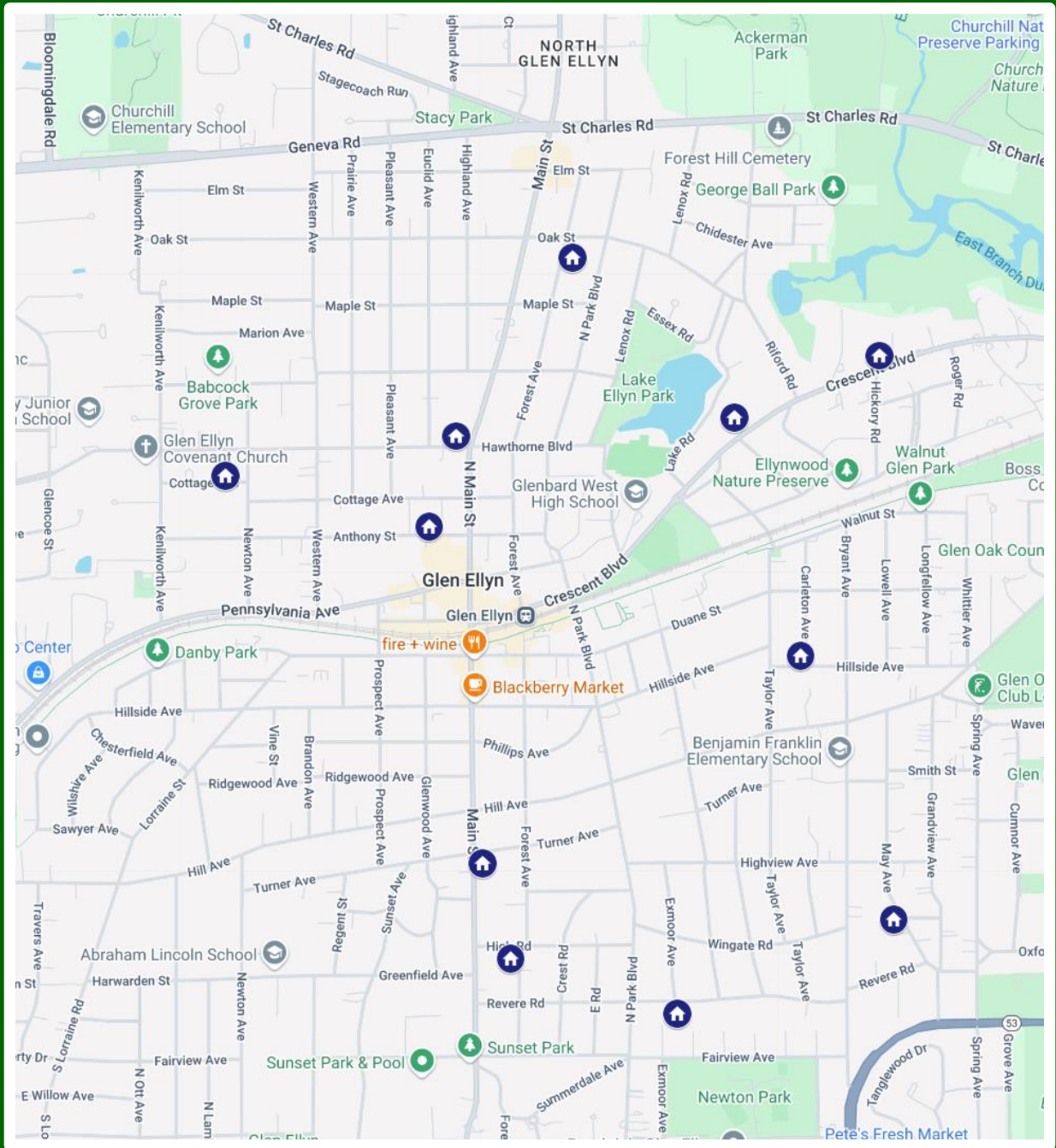
Village of Glen Ellyn Historic Preservation Commission

2025 Annual Awards Nominees



486 Anthony
338 Cottage
716 Crescent
830 Crescent
214 Forest
735 Forest
504 Hawthorne
766 Hillside
285 N. Main
238 May
675 Revere

Property Locations for nominees



486 Anthony Street

Owner: John & Leslie Beck

Architect: Z + O architecture + interiors, inc.

Contractor: Wetmore Construction

Landscape Arch.: N/A

Nominated Category: Remodel of the Year

Before:



After:





Above: Before;
Right: After



338 Cottage Avenue

Owner: Richard and Eileen Lofgren

Architect: Unlisted

Contractor: Unlisted

Landscape Arch.: Unlisted

Nominated Category: Remodel of the Year

Looking Northeast



Looking Northwest



716 Crescent Boulevard

Owner: Mike Wilson

Architect: Unlisted

Contractor: Unlisted

Landscape Arch.: Unlisted

Nominated Category: Remodel of the Year







830 Crescent Boulevard

Owner: Anita & Howard Stoller

Architect: Chuck Seen – RS2 Architecture

Contractor: Renew Homes, LLC

Landscape Arch.: Keven Graham

Nominated Category: Restoration of the Year

Before:



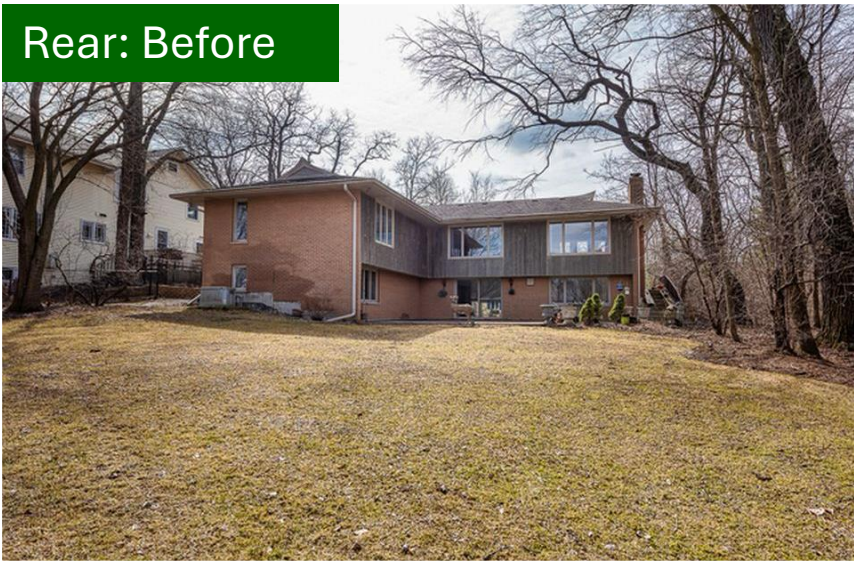
After:



Front: Day



Rear: Before



Rear: After

214 Forest Avenue

Owner: Donna and Brian Carroll

Architect: Unlisted

Contractor: Moreno Carpentry

Landscape Arch.: Unlisted

Nominated Category: Restoration of the Year

Before:



After:







Photos sourced by Village Staff



735 Forest Avenue

Owner: Riley and Elizabeth Blevins

Architect: Dan Marshall

Contractor: Ray Whalen Builders

Landscape Arch.: Matt Haber

Nominated Category: Streetscape Compatibility





504 Hawthorne Boulevard

Owner: Unlisted

Architect: Marshall Architects, Inc.

Contractor: Ray Whalen Builders, Inc.

Landscape Arch.: Western DuPage Landscaping, Inc.

Nominated Category: Streetscape Compatibility



766 Hillside Avenue

Owner: Jason & Megan Rubin

Architect: Steve Poteracki – Studio1 Architects

Contractor: Ligman Construction Group

Landscape Arch.: Pope Landscaping

Nominated Category: Remodel of the Year

Before:



After:



285 N. Main Street

Owner: Keaton Price

Architect: Keaton Price

Contractor: Unlisted

Landscape Arch.: Allison Brown

Nominated Category: Restoration of the Year

Before:



Photo c. 2018 sourced from Google Maps

After:



Photo sourced by Village Staff



238 May Avenue

Owner: Kevin & Jennifer Evenhouse

Architect: Kevin Evenhouse

Contractor: Kevin Evenhouse

Landscape Arch.: Kevin Evenhouse

Nominated Category: Restoration of the Year

Before:



After:





Photo sourced by Village Staff

675 Revere Road

Owner: Connor & Danielle McCarthy

Architect: Steve Poteracki – Studio1 Architects

Contractor: Ligman Construction Group

Landscape Arch.: Dutch Barn

Nominated Category: Streetscape Compatibility

Before:



After:



Photo sourced by Village Staff



Photo sourced by Village Staff