



Agenda
Village of Glen Ellyn
Historic Preservation Commission Meeting
Thursday, May 15, 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 April 17, 2025 Regular Meeting of the Historic Preservation Commission
- C. Public Comment**
- D. Old Business**
 - 1) Update on HPC Awards
- E. New Business**
 - 1) Proposed Historic Preservation Incentive Program Eligibility Criteria
 - 2) Proposed Historic Preservation Incentive Program Matching Grant Requirements
- F. Chairman's Report**
- G. Trustee's Report**
- H. GEHS Director's Report**
- I. Staff Report**
- J. Adjourn**



Minutes
 Village of Glen Ellyn
 Historic Preservation
 Regular Meeting
 April 17, 2025
 7:00PM
 Glen Ellyn Civic Center

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

Date: April 17, 2025
Called to Order: 7:00 p.m.
Adjourned: 8:17 p.m.

MEMBER ATTENDANCE:

Penn French	Chairman	Present
Nathan Darga	Commissioner	Present
Donna Leak	Commissioner	Present
Barb Lemme	Commissioner	Present
Robert Margetts	Commissioner	Absent
Jeremy Schletz	Commissioner	Absent
Zak Wilson	Commissioner	Present

Also Present:

Jordan Frahm	Associate Planner	
Gary Fasules	Village Trustee	
Jeff Anderson	GE Historical Society	
Ian Dawson	GEHS Researcher	
Elisa Pollina	Recording Secretary	

Public Present:

Chris Wilson	537 Phillips, GE	
Donna & Brian Carroll	214 Forest Avenue	
Matt Habeer	131 N. Park Blvd	
Ray Whalen	P.O Box 3380, GE	
Leslie Beck	486 Anthony	
Lily O'Reilly	289 Elm	
Nina Hikooic	1566 Dundee Drive	
Colton Hart	530 Wilshire Ave	
Tim Loftus	296 Woodstock Ave	

A. CALL TO ORDER

The April 17, 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. APPROVAL OF MINUTES FROM MARCH 20, 2025 HPC MEETING

MOVE TO APPROVE THE MINUTES OF HPC MEETING OF 3/20/2025

RESULT: Motion Unanimously Carried

MOVER: Commissioner Lemme

SECONDER: Commissioner Wilson

AYES: 5

D. NEW BUSINESS

1. 2025 Historic Preservation Commissioner Annual Awards - Chairman French shared that the Commission received 11 nominations this year—the highest number in the 24-year history of the awards. There are four award categories: Remodel of the Year, Restoration of the Year, Streetscape Compatibility, and Architectural Details of the Year. Each category has distinct criteria, primarily focused on the home’s exterior.

Chairman French explained the award process, noting that the HPC has the flexibility to move nominations between categories as appropriate. While the goal is to recognize one winner per category, co-winners or honorable mentions may also be awarded. The Commission will deliberate on the nominations and make formal recommendations and motions during this evening’s meeting. Final approval will take place at the May Village Board meeting in celebration of Preservation Month, where certificates will be presented to the award recipients.

Associate Planner Frahm presented the 2025 Historic Preservation Award nominations to the Historic Preservation Commission (HPC). The presentation included detailed background information and before-and-after photographs for each nominated property.

A total of eleven project nominations were received across three award categories:

Remodel of the Year: 486 Anthony Street, 338 Cottage Avenue, 716 Crescent Boulevard, 766 Hillside Avenue

Restoration of the Year: 830 Crescent Boulevard, 214 Forest Avenue, 738 May Avenue, 285 N. Main Street

Streetscape Compatibility of the Year: 735 Forest Avenue, 504 Hawthorne Boulevard, 675 Revere Road

The Commission reviewed each nomination and the specific criteria for each award category. As part of the review process, the HPC agreed to reassign certain properties to more appropriate categories based on the scope and nature of the work completed. They decided properties 716 Crescent Blvd. and 285 N. Main

should be considered for Architectural Details of the Year; and property 830 Crescent Blvd. should be considered for Streetscape Compatibility of the Year.

Commissioner Lemme motioned to award the following properties:

- 486 Anthony Street as Remodel of the Year, with honorable mentions to 766 Hillside Avenue and 338 Cottage Avenue
- 214 Forest Avenue and 738 May Avenue as co-winners for Restoration of the Year
- 504 Hawthorn Boulevard and 830 Crescent Boulevard as co-winners for Streetscape Compatibility of the Year, with honorable mentions to 675 Revere Road and 735 Forest Avenue
- 716 Crescent Boulevard as Architectural Details of the Year, with an honorable mention to 285 North Main Street

Commissioner Darga seconded the motion.

E. OLD BUSINESS – None

F. HISTORICAL SOCIETY BUSINESS – Jeff Anderson from the Glen Ellyn Historical Society provided several updates. He noted that the home at 142 Crest has been plaqued with two additional homes being plaqued next week. A McKee House fundraiser will take place on April 26.

Upcoming events

May 31, 2025- Leslie Goddard: Remembering Route 66 - 2:00 pm

June 7, 2025 - Glen Ellyn Vintage Auto Fest 2025 at 10:00 am and Presenting...

Chicago's Historic Motor Row District 1:00 pm

September 18 – The HPC is invited to hold their September meeting at the GE History Center for Fall Fest.

Chris Wilson from Citizens of Glen Ellyn Preservation provided an update on the distribution of 300 yard signs to homes identified as historically significant. She is seeking volunteers to assist with the distribution effort and noted that the program originally launched in 2003.

G. CHAIRMAN REPORT – Chairman French provided an update on the incentives program, noting that it is actively moving forward and timelines are currently being developed. The item will be revisited at the May meeting. Jordan will present a memorandum summarizing last month's discussion, along with proposed cost-sharing guidelines for the HPC's review and approval.

- H. VILLAGE BOARD TRUSTEE REPORT** – Trustee Fasules reported that the Village Board approved the community gardens at Ackerman Park during Monday's meeting.
- I. STAFF REPORT** – Frahm announced that the Village will officially launch its new online permitting system tomorrow. Moving forward, paper applications will no longer be accepted.
- J. ADJOURNMENT & NEXT MEETING DATE** – Commissioner Darga motioned to adjourn the meeting and Commissioner Lemme seconded the motion. The meeting was adjourned at 8:17 p.m. The next HPC meeting is May15, 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 5/15/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Report
Prepared By: Jordan Frahm

**AGENDA ITEM (ID # 2025-
434)**

DOC ID: 2025-434

Update on HPC Awards

Statement of the Issue:

At the April 17 Regular Meeting of the Historic Preservation Commission, the HPC deliberated on nominations for the 2025 Historic Preservation Annual Awards.

Analysis:

The HPC Annual Awards continue to receive fantastic nominations, and this year the HPC was fortunate to have high community participation with 11 total nominations. In all, two properties were recognized for the Restoration of the Year Award, two properties awarded for Streetscape Compatibility, one recipient for the Remodel of the Year Award and one recipient for the Architectural Details award. 5 nominees were awarded Honorable Mentions. Yard signs have been ordered and received by the Village. Certificates will be printed and signed by the incoming Village President Jim Burket when the award winners are presented to the 2025-2026 Village Board at the May 27 Village Board Meeting.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

N/A

Attachments:



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

Meeting 5/15/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Policy
Prepared By: Jordan Frahm

**AGENDA ITEM (ID # 2025-
435)**

DOC ID: 2025-435

Proposed Historic Preservation Incentive Program Eligibility Criteria

Statement of the Issue:

The Historic Preservation Commission has received guidance from the Village Board and Village Staff on how to proceed with their proposal for a Historic Preservation Incentive Program. At the March 20, 2025 Regular Meeting of the HPC, the Commissioners discussed eligibility and a process for qualifying eligible homes. The HPC will discuss and vote to approve this framework for eligibility and qualification.

Analysis:

The HPC determined that two main categories would determine Historic Preservation Incentive Program eligibility: 1. Age and Designation, and 2. Architectural and Historical Significance.

Age and Designation: Homes that may be eligible under the age and designation category shall be at least 50 years old and be designated as one or more of the following:

1. Village Landmark
2. Significant or Potentially Significant Rating per the Glen Ellyn Architectural Resource Surveys.
3. Homes plaqued by the Glen Ellyn Historical Society (GEHS)

Architectural and Historical Significance: Homes of at least 50 years of age that do not possess any of the above designations may be eligible under the architectural and historical significance category, and would meet one or more of the following criteria:

1. Exhibits Master Craftsmanship.
2. Displays distinct features that exhibit a historically important architectural style from a representative period.
3. Possesses local or regional cultural significance or is associated with historically significant individuals.
4. Significantly contributes to the Village as a source of Civic Pride.

Property owners must submit an application form to be considered for listing as a qualified property for the Historic Preservation Incentive Program. Village Staff will vet applicants and confirm their eligibility through a qualification process. Homes that clearly meet the requirements through designation will be approved through a voice vote as a regular function of Historic Preservation Commission meetings. Properties that do not meet the aforementioned designation criteria may be qualified by the HPC upon the presentation of all application materials and a consideration of the property's architectural and historical significance at a Historic Preservation Commission Meeting.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Review, discuss and approve this framework for Historic Preservation Incentive Program Eligibility and Qualification.

Attachments:



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

Meeting 5/15/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Policy
Prepared By: Jordan Frahm

**AGENDA ITEM (ID # 2025-
436)**

DOC ID: 2025-436

Proposed Historic Preservation Incentive Program Matching Grant Requirements

Statement of the Issue:

The Historic Preservation Commission has received guidance from the Village Board and Village Staff on how to proceed with their proposal for a Historic Preservation Incentive Program. At the March 20, 2025, Regular Meeting of the HPC, the Commissioners discussed the process of a proposed matching grant program, and eligible project activities. The HPC will discuss and vote to approve this framework for awarding the cost-share grants and eligible project activities.

Analysis:

The Historic Preservation Incentive Program Matching Grant will award up to \$10,000 for an eligible project, with a cost share ratio of 1:1 (i.e. a project with a total cost of \$20,000 would be eligible for a \$10,000 grant, whereas a project with a total cost of \$16,000 would be eligible for an \$8,000 grant). Matching Grants would be awarded on a first-come, first-serve basis, and each proposed project would require approval at a meeting of the Historic Preservation Commission.

In the March 2025 HPC meeting it was emphasized that matching grant-eligible projects must include exterior improvements that enhance the home's appearance and contribute to improving the streetscape. Projects not eligible for incentives are to include routine or deferred maintenance projects (such as painting not as part of a restoration), landscaping, fences and other accessory structures, and driveways and other paved areas.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Review, discuss and approve a framework for the Historic Preservation Incentive Program Matching Grant program and eligible project activities.

Attachments: