



Agenda
Village of Glen Ellyn
Historic Preservation Commission Meeting
Thursday, September 18, 2025
7:00 PM
Glen Ellyn Historical Society, 800 N. Main Street

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 August 21, 2025 Regular Meeting of the Historic Preservation Commission Minutes
- C. Public Comment**
- D. Old Business**
 - 1) Update on Residential Preservation Matching Grant Pilot Program.
- E. New Business**
 - 1) Landmark Designation Public Hearing - 779 Riford Road
 - 2) Landmark Alteration Request - 574 N. Main Street
- F. Trustee's Report**
- G. Chairman's Report**
- H. GEHS Director's Report**
- I. Staff Report**
- J. Adjourn**



Minutes
 Village of Glen Ellyn
 Historic Preservation
 Regular Meeting
 August 21, 2025
 7:00PM
 Glen Ellyn Civic Center

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

Date: August 21, 2025
Called to Order: 7:00 p.m.
Adjourned: 9:12 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	
Tim Loftus	GE Historical Society	
Kelli Kalinich	Village Trustee	
Elisa Pollina	Recording Secretary	
Public Present:		
Ian Dawson	Glen Ellyn resident	
Mike & Chris Wilson		
Jon Olenski	Glen Ellyn resident – 644 N. Main Street	

A. CALL TO ORDER

The August 21, 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 May 15, 2025 HPC MEETING

MOVE TO APPROVE THE MINUTES OF HPC MEETING OF 5/15/2025 as amended

RESULT: Motion Unanimously Carried

MOVER: Commissioner Lemme

SECONDER: Commissioner Darga

AYES: 7

D. OLD BUSINESS

1. Approve a Final Draft Resolution regarding Preservation Incentives and a Preservation Matching Grant – Chairman French noted that the final draft resolution was approved at the May meeting. Jordon presented the clean version of the finalized document for the Commission’s review. French asked if there were any additional comments from the HPC; seeing none, he turned to Trustee Kalinich for next steps.

Trustee Kalinich explained that all information on the incentives, particularly the matching grant, should be consolidated in one location for the public to avoid confusion. Jordon added that once the Commission is aligned, the entire suite of incentives should move forward to the Village Board. Kalinich noted her understanding was that all components should precede together, with matching grant and zoning approvals addressed later.

Commissioner Lemme commented that the overall program has already been approved. Trustee Kalinich further noted that the Village Board is expecting a follow-up presentation from the HPC and confirmed her understanding that the program will be piloted for 18 months, with an evaluation of its effectiveness during that time. Jordon added that, if needed, a paragraph could be included in the resolution to reference additional incentives and the exploration of future options with the goal of eventual implementation.

Commissioner Lemme moved to direct staff to revise the final draft resolution to include language on exploring additional incentives with the goal of future implementation. Commissioner Wilson seconded the motion. The motion unanimously passed.

Ian Dawson, a resident of 869 Hillside Avenue, addressed the HPC, noting his understanding was that the program would be available in the fourth quarter. He submitted his application for the program and expressed his thanks to Jordan Frahm and Trustee Kalinich for their engagement and commitment in moving the program forward, as well as to the HPC for their work in developing it.

E. CURRENT BUSINESS

1. Historic Preservation Incentives - Draft Policy Document for Historic Preservation

Grant - The HPC reviewed the draft policy and noted inconsistencies in the stated timeframes. Frahm stated he would review and revise the timeframes and confirmed the policy will be integrated into the online application. He also noted that the HPC website will need to be updated.

F. NEW BUSINESS

1. Landmark Alteration Request - 535 Duane Street – Jordan Frahm provided background on 535 Duane Street (see attached), noting that under the 2025 Capital Plan, the Facilities Maintenance Division initiated the Civic Center Exterior Door Replacement Project on June 19, 2025, with the issuance of a Request for Proposals. The project originally included replacement of multiple sets of exterior doors: the west Auditorium entrance, south rear entrance, east employee entrance, and the Duane Street main entrance.

Based on the bids received, the scope was narrowed to include only the Auditorium doors and the east employee entrance doors, with replacement of the main and rear entrances deferred to 2026. The new doors will be metal frame replacements installed “in kind”. It was also noted that the current doors are not original to the building.

Commissioner Margetts adds that all the doors, window panes and handles should all be consistent on the building. The HPC discussed a preference for the doors to be wood.

Commissioner Lemme motioned to preliminarily approve the plan to replace the east door entry and disapprove the plan to replace the west auditorium door entry; Commissioner Margetts seconded the motion. The motion unanimously passed.

2. Landmark Alteration Request - 644 N. Main Street - Jordon Frahm reviewed the property with the HPC (see attached), noting it was designated a Village landmark by Ordinance No. 6162 on September 9, 2013. Built in 1904, the home is known as the Christian A. Sievert residence. Jon Olenski, who has lived in the property since 2016, is requesting approval for alterations that include replacing the cedar siding and trim with James Hardie Cedarmill lap siding, and installing James Hardie Straight Edge Shake on the gables, dormers, and turret. Frahm explained that this request involves alterations to the heritage materials and architectural details of the landmark, either in part or in whole.

Homeowner Jon Olenski stated the changes are necessary to address ongoing water issues and to better seal and preserve the home. The Historic Preservation Commission was asked to review the request and determine whether the proposed alterations, including a door replacement, would have an adverse impact on the landmarked property.

The HPC discussed the proposed alteration. Commissioner Darga motioned to recommend preliminary approval for the Landmark Alteration at 644 N. Main Street. Commissioner Lemme seconded the motion. The motion passed unanimously.

3. Landmark Nomination Request - 779 Riford Road Preliminary Designation – Jordon Frahm reviewed the nomination request with the HPC (see attached). Petitioner

Christine Wilson submitted the application on behalf of the property owner, Mike Wilson. The home, built in 1922, is an English cottage that has been well preserved, featuring a front porch and fireplace. Its location, architectural integrity, and historical significance make it a strong candidate for landmark designation. Notable features include its steeply pitched gable roof, hardwood floors, large log fireplace in the living room, and a screened porch that reflects the design sensibilities of early 20th-century Glen Ellyn.

Commissioner Margetts motioned to approve the preliminary determination for landmark designation of the property at 779 Riford Road and requested an in-depth planning report. Commissioner Schletz seconded the motion. The motion unanimously passed.

- G. HISTORICAL SOCIETY BUSINESS** – Tim Loftus from the Glen Ellyn Historical Society provided several updates. He announced that the next HPC meeting will be held at the History Center on September 18, as part of the Historical Society’s fall kickoff which begins at 5:00 pm. Commissioners are invited to arrive early for the event prior to their meeting.

He also noted that programs for Historical Society members are free, and the History Center continues to draw between 100 and 170 visitors. Non-members are encouraged to consider joining to take full advantage of these offerings.

- H. CHAIRMAN REPORT** – Chairman French reported that on May 27 he presented the HPC Awards to the Village Board and included his remarks in the record (see attached). A total of 11 awards were presented, although only a few recipients were able to attend. Chairman French personally delivered the remaining awards to recipients at their homes. He noted there was discussion about retroactive awards, but expressed uncertainty about whether this practice should continue on an ongoing basis. Commissioner Lemme added that the Commission has not formally discussed this matter, and recommended it be included as an agenda item for next month’s meeting.

- I. TRUSTEE’S REPORT** – Trustee Kalinich provided several updates. She began by acknowledging the tragic and unexpected passing of Trustee Steve Szymanski a few weeks ago. Trustee Szymanski was newly elected to the Village Board, and his loss has been deeply felt. As a result, a vacancy now exists, and interested individuals are encouraged to submit an application by Monday at 8:00 a.m.

On Monday, the Board will also hold a workshop to discuss speed limits within the Village. The current limit is 30 MPH, and the discussion will center on whether it should be lowered.

Trustee Kalinich further reported that the parking lot at Crescent and Glenwood Station is undergoing rehabilitation and will not be accessible during this time. Alternative parking will be available in the Duane Street lot next to the library.

Lastly, she noted that the Board is in the process of developing the 2026 budget. At the next HPC meeting, commissioners should be prepared to discuss any funding requests

they would like to make.

- J. STAFF REPORT** – Jordon Frahm mentioned RFP zoning code requirements discussion will take place next week.
- K. ADJOURNMENT & NEXT MEETING DATE** – Commissioner Darga motioned to adjourn the meeting and Commissioner Margetts seconded the motion. The meeting was adjourned at 9:12 p.m. The next HPC meeting is September 18, 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 9/18/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Policy
Prepared By: Jordan Frahm

**AGENDA ITEM (ID # 2025-
789)**

DOC ID: 2025-789

Update on Residential Preservation Matching Grant Pilot Program.

Statement of the Issue:

Village Staff to provide update on next steps that Staff or the Village Board will take to launch the pilot program per the guidance recommended by the Historic Preservation Commission.

Analysis:

Throughout 2024, the Historic Preservation Commission has devised the parameters for a cost-share grant program for the purposes of historical preservation at historical and architecturally significant properties. Staff will provide more information on what the HPC should expect to see as the program is rolled out.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Provide feedback on Staff update.

Attachments:

1. HPC Memo 09-18-2025
2. Hinsdale Comparison Bulk Regulations
3. 9/18 Revised HPC Resolution



COMMUNITY DEVELOPMENT DEPARTMENT

TO: Chair Penn French and Members of the Historic Preservation Commission
FROM: Jennifer Henaghan, Community Development Director
COPY: Jordan Frahm, Associate Planner
DATE: September 16, 2025
RE: Proposed Incentives for Historic Homes

INTRODUCTION

The Historic Preservation Commission (HPC) has proposed an examination of the bulk regulations within the Village's Zoning Code as they pertain to historic homes. In this context "historic homes" would be those that have been designated as a Glen Ellyn landmark, received a plaque from the Glen Ellyn Historic society, or have been identified as a Significant or Potentially Significant structure on a previous architectural survey. The Village's bulk regulations for single-family homes include minimum lot width/area, minimum setbacks, maximum height, and maximum lot coverage.

BACKGROUND

During a March 17, 2025 Village Board workshop, HPC Chair Penn French presented a proposal that included looking at the allowable setbacks and lot coverage. At that meeting, various Village Board members noted that there were significant changes proposed and suggested that those changes be reviewed at a future Village Board workshop. At the April 17, 2025 and May 15, 2025 HPC meetings, the HPC drafted a resolution recommending that, as a first step, the Village proceed immediately with the cost-share grant program. During the August 21, 2025 HPC meeting, Trustee Kalinich suggested that the Zoning Code amendments be implemented immediately and limited to a blanket 25% lot coverage allowance for historic homes.

DISCUSSION

Any changes to bulk requirements require approval through the public hearing process, which involves a public hearing before the Plan Commission and final action by the Village Board. Among its purposes, the Zoning Code is intended to:

- Promote a rational pattern of development;
- Facilitate the preservation of structures of historic, architectural, and aesthetic importance;
- Establish reasonable standards to which buildings and structures shall conform;
- Provide for the regulation of nonconforming buildings, structures and uses; and
- Prevent additions to buildings that do not comply with the Village's regulations.

As with all Village Code requirements, the Zoning Code should also ensure fair and equitable treatment for all property owners within the Village. The Village is in the process of issuing a request for proposals for a consultant to assist with an update of the Zoning Code, which will include a thorough examination of all current zoning regulations with input from Village stakeholders, including various boards and commissions. This process will begin in January 2026 and is expected to take 18-24 months.



COMMUNITY DEVELOPMENT DEPARTMENT

Lot Width/Area

The Zoning Code contains numerous exceptions to allow construction on existing zoning lots that do not meet current lot width and area requirements. A variation is only necessary if a lot is less than 50 feet wide or 6,534 square feet. Only 5% of Glen Ellyn’s landmarks are on such small lots.

Building Height

The Village has not experienced many variation requests for building height, so the current regulations do not appear to be a significant impediment for homeowners overall, including landmark homeowners.

Lot Coverage

As a sample set, staff reviewed Glen Ellyn landmark properties to determine existing lot coverages. Of the 37 single-family homes that have been designated as landmarks and for which there is an available plat of survey, only four (4) are at or above the current 20% lot coverage restrictions for two-story homes. A moderate addition with a footprint of 250+ square feet (which, for a two-story addition, would be 500+ square feet addition) could be constructed on 30 of the 37 lots containing landmark homes and still follow the current 20% lot coverage requirement.

Homeowners who wish to build an addition that does not meet Zoning Code requirements always have the option of seeking a variation through the public hearing process, which requires appearing before the Zoning Board of Appeals and takes approximately three (3) months. In addition, the Village has an administrative variation process that does not require a public hearing. An administrative variation allows the Community Development Director to approve an additional 2% lot coverage for homes that are two or more stories. To be eligible, a property needs to meet the standards for variations and there needs to be no written objections filed by adjacent property owners to the request. When the potential for an administrative variation is included, only five (5) of 37 homes would not qualify for an addition with a footprint of at least 250 square feet.

Available Lot Coverage (sq. ft.)	# of Landmarks	# of Landmarks at 22% LCR (Admin. Var. Approval)
None	4	1
<100	2	1
100-250	1	3
250-500	8	3
500-1000	8	12
1000+	14	17



COMMUNITY DEVELOPMENT DEPARTMENT

Setbacks

Of the 37 applicable homes, 24 have one or more nonconforming setbacks. This is in keeping with the majority of variation requests being related to setbacks. Although there is also an available administrative variation process for setbacks, that process only allows for the approval of 20% of the setback requirement. For a typical interior side yard setback, that only allows for the possibility of a variation of one foot (1'), four inches (4").

COMPARISON WITH HINSDALE

As part of its incentive program for historic homes, the Village of Hinsdale has alternative bulk regulations that apply to properties on its Historically Significant Structures Property List (see attached summary sheet). These alternative regulations that differ from the underlying zoning requirements include:

- Building Elevation: limited to the highest existing ridge line (instead of a set number)
- Lot Area and Dimensions: may not be reduced (instead of a set number)
- Building Setbacks: significantly reduced
- Maximum Lot Coverage: additional 10% allowance for driveways, patios, tennis courts, sidewalks, etc. *Note: Hinsdale does not allow historic homes to have any additional building coverage (which is equivalent to Glen Ellyn's definition of lot coverage and includes all buildings and roofed structures). Hinsdale's maximum allowable building coverage is 25% for all homes, regardless of inclusion on the Historically Significant Structures Property List.*

CONCLUSION

There does not appear to be an immediate need to consider the Village's regulations for lot area, lot size, or building height. If the intention of changing the lot coverage requirements for historic homes is to remove an obstacle to constructing an addition, the actual lot coverage of most Glen Ellyn landmarks combined with the availability of the administrative variation process do not indicate a great need for this change. If, however, the intention is to offer the owners of historic homes a "bonus" for which owners of non-historic homes are not entitled, that would be a different consideration.

My recommendation is to consider amending the Zoning Code regulations that pertain to nonconforming structures to make it easier for homeowners to construct an addition that maintains an existing building setback without the need to apply for a variation. This would have the greatest impact for historic homeowners regarding the Village's bulk regulations.

Comparison of Standard Bulk Regulations and Alternative Bulk Regulations for Properties on the Historically Significant Structures Property List in the Historic Overlay District

	Existing Bulk Regulations - Section 3-110 [Refer to the footnotes in Section 3-110(I) & Article 10 for Non-Conforming Precode Structures and Lots]				Alternative Bulk Regulations for Properties on the Historically Significant Structures Property List - Section 8-205			
	R-1	R-2	R-3	R-4	R-1 / R-2	R-3 / R-4		
A. Maximum Height								
(a) Feet								
(i) Smallest side yard provided of 14' or less		30'			Not applicable	Not applicable		
(ii) Smallest side yard provided of not less than 14' and not more than 24'		30' plus 20% of the difference between the smallest side yard provided and 14'						
(iii) Smallest side yard of more than 24'		32' plus 10% of the difference between the smallest side yard provided and 24', but not to exceed 34'						
(b) Stories	3	3	3	3				
B. Maximum Elevation								
(a) Smallest side yard provided of 14' or less	37' plus 0.75' for each foot of side yard provided in excess of 10' and not more than 14', but not to exceed 40'		35.5' plus 0.75' for every foot of side yard provided in excess of 8' and not more than 14', but not to exceed 40'		Not to exceed the highest existing ridge line	Not to exceed the highest existing ridge line		
(b) Smallest side yard provided of more than 14' and not more than 24'	40' plus 20% of the difference between the smallest side yard provided and 14'							
(c) Smallest side yard of more than 24'	42' plus 10% of the difference between the smallest side yard provided and 24', but not to exceed 44'							
C. Minimum Lot Area and Dimensions^{1,2}								
1. Total Lot Area (Square Feet)	30,000	20,000	15,000	10,000	Existing lot area and dimensions are not to be reduced in size	Existing lot area and dimensions are not to be reduced in size		
2. Lot Area Per Unit (Square Feet)	30,000	20,000	15,000	10,000				
3. Lot Width								
(A) Interior Lot	125'	100'	70'	70'				
(B) Corner Lot	125'	100'	80'	80'				
4. Lot Depth	125'	125'	125'	125'				
D. Minimum Yards^{2,3,4,5,6}								
1. Front^{7,8,9}	35'	35'	35'	35'	Block average, as defined in Section 3-110(I)(8). In the event that block average is less than the existing front setback of the structure, the existing front setback shall prevail as the minimum front yard required.	Block average, as defined in Section 3-110(I)(8). In the event that block average is less than the existing front setback of the structure, the existing front setback shall prevail as the minimum front yard required.		

2. Side Yards⁹						
(A) Corner Lot ^{8,10}						
(l) Corner Side	35'	35'	35'	35'	35' or the existing corner side setback, whichever is less	15' or the existing corner side setback, whichever is less
(li) Interior Side	10'	10'	8'	8'	10'	6'
		or 6' plus 10% of lot width in excess of 50', whichever is more				
(B) Interior Lot ¹⁰						
(l) Minimum Per Yard	10'	10'	8'	8'	10'	6'
		or 6' plus 10% of lot width in excess of 50', whichever is more				
(li) Minimum Total	30% of lot width up to, and including, 125' plus 35% of lot width in excess of 125'					
3. Rear^{9,11}						
(A) Corner Lot	15% of lot depth, min. 25'	15% of lot depth, min. 25'	25'	25'	10% lot depth, minimum 15'	15'
(b) Interior lot	50'	50'	25'	25'	25'	15'
E. Maximum Floor Area Ratio^{12,13}						
1. Lots with a total lot area less than 10,000 square feet		0.25 plus 1,100 square feet			Not applicable	Not applicable
2. Lots with a total lot area 10,000 square feet to 20,000 square feet		0.24 plus 1,200 square feet				
3. Lots with a total lot area greater than 20,000 square feet		0.20 plus 2,000 square feet				
F. Maximum Building Coverage¹⁴						
1. Maximum combined total principal and accessory uses	25%	25%	25%	25%	25% of lot area	25% of lot area
2. Maximum total accessory uses	10%	10%	10%	10%	10% of lot area	10% of lot area
G. Maximum Lot Coverage	50%	50%	50%	50%	60% of the lot area, provided that there are no adverse impacts to adjacent properties	60% of the lot area, provided that there are no adverse impacts to adjacent properties

Please note properties on the Historically Significant Structures Property List and utilizing alternative bulk regulations are subject to additional regulations included in the footnotes in Section 3-110(l) and may be subject to the regulations for non-conforming precode structures and non-conforming lots in Article 10.

A Resolution by the Village of Glen Ellyn Historic Preservation Commission Requesting that Village Staff Fulfill Objectives for the Creation of a Historic Preservation Incentive Program; To Include a Historic Preservation Matching Grant Incentive Program.

A Resolution by the Village of Glen Ellyn Historic Preservation Commission Requesting that Village Staff Fulfill the Objectives as Discussed Herein, and at Regular Meetings of both Historic Preservation Commission Meetings and the March 17th, 2025, Village Board Workshop, regarding the Creation of a Historic Preservation Incentive Program. This is to Include the Formalization of a Process for Eligibility and Qualification, and an Application and Approval Process for Structures Qualified for the proposed Matching Grant Preservation Program.

Hereby, the Glen Ellyn Historic Preservation Commission (HPC), at the May 15th, 2025, Regular Meeting, resolves that the following directives and evaluation criteria be the framework for the creation of a Historic Preservation Incentives Program (henceforth referred to as “the Program”); and,

Whereas, structures must be at least 50 years old to be eligible for consideration for the Program; and,

Whereas, structures that have received Village Landmark status, or Glen Ellyn Historical Society plaques, or structures that were evaluated and categorized as Significant or Potentially Significant in Architectural Resource Surveys commissioned by the Village Board of Trustees and that typically emulate the architectural, historical, and cultural significance required to be eligible for the Program; and,

Whereas, Village Staff, as designated by the Historic Preservation Commission, will conduct an initial review of applicants to the Program; and,

Whereas, after an evaluation by staff, applicants that satisfy the age and designation criteria, and that have not undergone alteration or extreme disrepair that would disqualify the home for consideration as a Village Landmark or National Historic Register property, are to be included as a consent item at Regular Historic Preservation Commission Meetings for inclusion in the Program when applicable; and,

Whereas, properties that may meet age and designation criteria, but have a history of alterations, or the condition of the home is in dispute, will be brought before the HPC by an applicant for review, testimony, and discussion; and,

Whereas, such properties will be qualified for inclusion in the Program by a majority vote of HPC members; and,

Whereas, structures not designated as Village Landmarks, Glen Ellyn Historical Society properties, nor rated as Significant or Potentially Significant by Architectural Resource Surveys may petition the HPC for inclusion in the Program; and,

Whereas, such properties will encompass one or more of the following criteria representative of the U.S. Department of the Interior preservation standards: the structure will exhibit master craftsmanship, the structure will display distinct features that exhibit a historically important architectural style from a representative period, the property possesses local or regional cultural significance or is associated with historically significant individuals, and/or the property significantly contributes to the Village as a source of civic pride; and

Whereas, such properties may be qualified for inclusion in the Program by a majority vote of the Historic Preservation Commission after petitioned by an applicant for review, testimony, and discussion; and,

Whereas, the Village of Glen Ellyn intends ~~for to recommend to the Village Board~~ the creation of a suite of incentives including a residential preservation grant program, bulk zoning allowances, expedited review and permit fee waivers for these qualified properties that embody the mission of the Program; and,

Whereas, the Historic Preservation Commission requests the Village Board pursue the entire suite of incentives as appropriate and aligned with the overall objectives of the Village relating to historic preservation and community development; and,

Whereas, the first incentive that is intended to be introduced is the Preservation Matching Grant, which has been approved by the Village Board for an initial funding amount of \$50,000; and,

Whereas, the owners or representatives of qualified properties may submit a grant application for up to \$10,000 (total project costs must meet or exceed \$20,000) for consideration by the Historic Preservation Commission on a rolling, first-come-first-serve basis, with an open application window until approved funds are exhausted; and,

Whereas, the applicants must provide construction plans that demonstrate U.S. Department of the Interior preservation standards and provide multiple quotes for construction costs, or qualify under stipulations allowing for sole-source bid; and,

Whereas, the Historic Preservation Commission will consider grant applications on the merits of the proposed project's adherence to national preservation standards as directed by the Department of the Interior such as rehabilitating or returning significant architectural features, the use of heritage materials, sympathetic design, etc.; and,

Whereas, matching grant-eligible projects must include exterior improvements that enhance the home's appearance and contribute to improving the streetscape. Examples of costs not eligible for incentives 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; and,

Henceforth, the Historic Preservation Commission directs Village Staff to act on all the objectives herein as for the creation of a Historic Preservation Incentive Program, including guidelines for eligibility and qualification, and the initiation of the Matching Grant program. The Historic Preservation Commission designates Village Staff to pursue these objectives, recommended to be created as a Pilot Program for a period of 18 months.

And so, by a unanimous vote of 6 “Yea” votes, to 0 “Nay” votes, the Historic Preservation Commission of the Village of Glen Ellyn approves this resolution for the creation of the Historic Preservation Incentive Program on this 15th Day of May 2025.

FINAL DRAFT



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

Meeting 9/18/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Jordan Frahm

**AGENDA ITEM (ID
2025-786)**

DOC ID: 2025-786

Landmark Designation Public Hearing - 779 Riford Road

Statement of the Issue:

In accordance with Section 2-13-6 of the Village Code, a public hearing is required to be held prior to the Historic Preservation Commission's recommendation to the Village Board for a landmark designation. The Historic Preservation Commission shall consider testimony of the public, testimony of the applicant and owner of the property, and discuss the merits of the application before making a recommendation to the Village Board to approve or not approve the landmark designation. At the August 21, 2025 Regular Meeting of the Historic Preservation Commission, 779 Riford Road received a preliminary approval to proceed with the public hearing portion of the landmark designation process.

Analysis:

Location/Request: The property at 779 Riford Road is located on the east side of Riford Road and north of Elm Street. The current property owner is Michael Wilson, who has consented to the landmark designation of the property in order to preserve the existing home.

Existing Structure: The following historical and architectural details about the home at 779 Riford Road were included in the application submitted by Christine Wilson and provided by the owner, Michael Wilson.

"This property contributes to the visual and cultural continuity of its neighborhood. Just blocks from Lake Ellyn Park, Glenbard West High School, Hadley Middle, and Forest Glen Elementary—all within a half-mile—it supports the strong sense of place associated with this historic suburban village. The home echoes the same materials, massing, and scale found in landmarked neighborhoods and helps preserve the historic atmosphere of the Lake Ellyn-Springs subdivision...

"As a well-preserved, English cottage from 1922, 779 Riford Road represents a strong candidate for local designation. Official recognition would help ensure its character-defining features—like the original fireplace, porch, and hardwood floors—can be sympathetically maintained for future generations. Style and neighborhood context align well with Tudor-, cottage-, and Craftsman-inspired homes identified in local surveys of architectural resources. Imagine... a quiet street lined with mature deciduous trees, where a humble yet carefully composed 1922 English cottage sits in harmony with its surroundings. Its unassuming scale, thoughtful orientation, and fine details—like the brick fireplace, classic framed original windows, and screened porch—quietly echo the craftsmanship and suburban ideals that shaped Glen Ellyn in its golden age.

“Designating 779 Riford Road as a local landmark would:

- *Preserve an authentic example of early suburban architecture in the Lake Ellyn area*
- *Strengthen neighborhood coherence and historical narrative near the lake and downtown*
- *Encourage sensitive care for original architectural features via tax and regulatory guidance*

“In conclusion, 779 Riford Road is more than a home—it’s a tangible link to the era that helped define Glen Ellyn’s charming character. Landmark protection would honor that legacy, offer preservation incentives, and enrich the village’s historic tapestry.”

Relationship to Comprehensive Plan: The 2023 Glen Ellyn Comprehensive Plan details the many ways that historic character is featured across Glen Ellyn, noting that over 40 individual properties have been designated local landmarks. The Village maintains one residential and two downtown commercial historic districts and is sensitive to the Village’s historic character when considering new developments. The Comprehensive Plan describes the historic character as interwoven with local identity; and also directs the HPC to encourage further historic preservation in the community by means of promoting local landmarking, placement of properties on the National Register of Historic Places, and advertisement of State property tax freezes for restoration projects. The designation of the home at 779 Riford Road as a historic landmark would be consistent with the recommendations of the Comprehensive Plan to preserve historic neighborhoods.

Zoning: The subject site is located in an R2 – Single Family Residential District. The property is currently developed as a single-family home. The properties in the surrounding area are also zoned R2 – Single Family Residential District. The surrounding properties are developed with single-family homes.

Effect on the Neighborhood: According to the documents reviewed and the above report, staff does not believe that there will be any negative effects on the neighborhood resulting from such a designation.

GEHS or Architectural Resource Survey Status: The home at 779 Riford Road does not feature a Glen Ellyn Historical Society Plaque, nor does it appear in Village commissioned Architectural Resource Surveys. The 700 block of Riford Road was surveyed in 2007 by Granacki Historic Consultants.

Planning Consideration: A review of the information available in the Village files, the Comprehensive Plan, and the Zoning Code indicate that the home is appropriate for designation as a Glen Ellyn Landmark for the following reasons:

1. The Comprehensive Plan indicates that properties such as 779 Riford Road contribute to the character of Glen Ellyn because of its age, design, and construction.

2. The property is consistent with the zoning classification for the area.

3. The structure is harmonious with the surrounding neighborhood.

4. This structure is largely the same as when originally constructed, and it represents a well-preserved interpretation of a style prominent during that era, in a neighborhood that was transformed by the early suburbanization of Glen Ellyn in the early 20th Century. It is an exemplification of a gable-front English cottage architectural type distinguished by its overall quality of design, detail, materials or craftsmanship.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

It is requested that the Historic Preservation Commission conduct a public hearing during its regular meeting on September 18, 2013, regarding the home at 779 Riford Road; and to make a recommendation to the Village Board to approve or not approve the subject property for designation as a Village Landmark.

Attachments:

1. 779 Riford Road Planning Report
2. 779 Riford Landmarking Research (1)
3. 779 Riford Interior Photos
4. 779 Riford Exterior photos

HISTORIC PRESERVATION COMMISSION MEETING STAFF REPORT

TO: Historic Preservation Commission

FROM: Jennifer Henaghan, Community Development Director
Jordan Frahm, Associate Planner and HPC Staff Liaison

DATE: September 11, 2025

SUBJECT: 779 Riford Road – Landmark Planning Report

Historic Designation Planning Report: This Report is provided in accordance with Section 2-13-5 of the Village Code which requires a report on planning considerations prior to the designation of any district, place, building, structure, work of art, or object as a Glen Ellyn Landmark.

Location/Request: The property at 779 Riford Road is located on the east side of Riford Road and north of Elm Street. The current property owner is Michael Wilson, who has consented to the landmark designation of the property in order to preserve the existing home.

Existing Structure: The following historical and architectural details about the home at 779 Riford Road were included in the application submitted by Christine Wilson and provided by the owner Michael Wilson.

“This property contributes to the visual and cultural continuity of its neighborhood. Just blocks from Lake Ellyn Park, Glenbard West High School, Hadley Middle, and Forest Glen Elementary—all within a half-mile—it supports the strong sense of place associated with this historic suburban village. The home echoes the same materials, massing, and scale found in landmarked neighborhoods and helps preserve the historic atmosphere of the Lake Ellyn–Springs subdivision...”

“As a well-preserved, English cottage from 1922, 779 Riford Road represents a strong candidate for local designation. Official recognition would help ensure its character-defining features—like the original fireplace, porch, and hardwood floors—can be sympathetically maintained for future generations. Style and neighborhood context align well with Tudor-, cottage-, and Craftsman-inspired homes identified in local surveys of architectural resources. Imagine... a quiet street lined with mature deciduous trees, where a humble yet carefully composed 1922 English cottage sits in harmony with its surroundings. Its unassuming scale, thoughtful orientation, and fine details—like the brick fireplace, classic framed original windows, and screened porch—quietly echo the craftsmanship and suburban ideals that shaped Glen Ellyn in its golden age.

“Designating 779 Riford Road as a local landmark would:

- *Preserve an authentic example of early suburban architecture in the Lake Ellyn area*
- *Strengthen neighborhood coherence and historical narrative near the lake and downtown*
- *Encourage sensitive care for original architectural features via tax and regulatory guidance*

“In conclusion, 779 Riford Road is more than a home—it’s a tangible link to the era that helped define Glen Ellyn’s charming character. Landmark protection would honor that legacy, offer preservation incentives, and enrich the village’s historic tapestry.”

Relationship to Comprehensive Plan: The 2023 Glen Ellyn Comprehensive Plan details the many ways that historic character is featured across Glen Ellyn, noting that over 40 individual properties have been designated local landmarks. The Village maintains one residential and two downtown commercial historic districts and is sensitive to the Village’s historic character when considering new developments. The Comprehensive Plan describes the historic character as interwoven with local identity; and also directs the HPC to encourage further historic preservation in the community by means of promoting local landmarking, placement of properties on the National Register of Historic Places, and advertisement of State property tax freezes for restoration projects. The designation of the home at 779 Riford Road as a historic landmark would be consistent with the recommendations of the Comprehensive Plan to preserve historic neighborhoods.

Zoning: The subject site is located in an R2 – Single Family Residential District. The property is currently developed with a single-family home. The properties in the surrounding area are also zoned R2 – Single Family Residential District. The surrounding lots are developed with single-family homes.

Effect on the Neighborhood: According to the documents reviewed and the above report, we do not believe that there will be any negative effects on the neighborhood resulting from such a designation.

GEHS or Architectural Resource Survey Status: The home at 779 Riford Road does not feature a Glen Ellyn Historical Society Plaque, nor does it appear in Village commissioned Architectural Resource Surveys. The 700 block of Riford Road was surveyed in 2007 by Granacki Historic Consultants.

Planning Consideration: A review of the information available in the Village files, the Comprehensive Plan, and the Zoning Code indicate that the home is appropriate for designation as a Glen Ellyn Landmark for the following reasons:

1. The Comprehensive Plan indicates that historic properties such as 779 Riford Road contribute to the character of Glen Ellyn because of its age, design, and construction.
2. The property is consistent with the zoning classification for the area.
3. The structure is harmonious with the surrounding neighborhood.
4. This structure is largely the same as when originally constructed and it represents a well-preserved interpretation of a style prominent during that era, in a neighborhood that was transformed by the early suburbanization of Glen Ellyn in the early 20th Century. It is an exemplification of a gable-front English cottage architectural type distinguished by its overall quality of design, detail, materials or craftsmanship.

Requested Action: It is requested that the Historic Preservation Commission conduct a public hearing during its regular meeting on September 18, 2013, regarding the home at 779 Riford Road; and to make a recommendation to the Village Board to approve or not approve the subject property for designation as a Village Landmark.

Local Landmarking Research

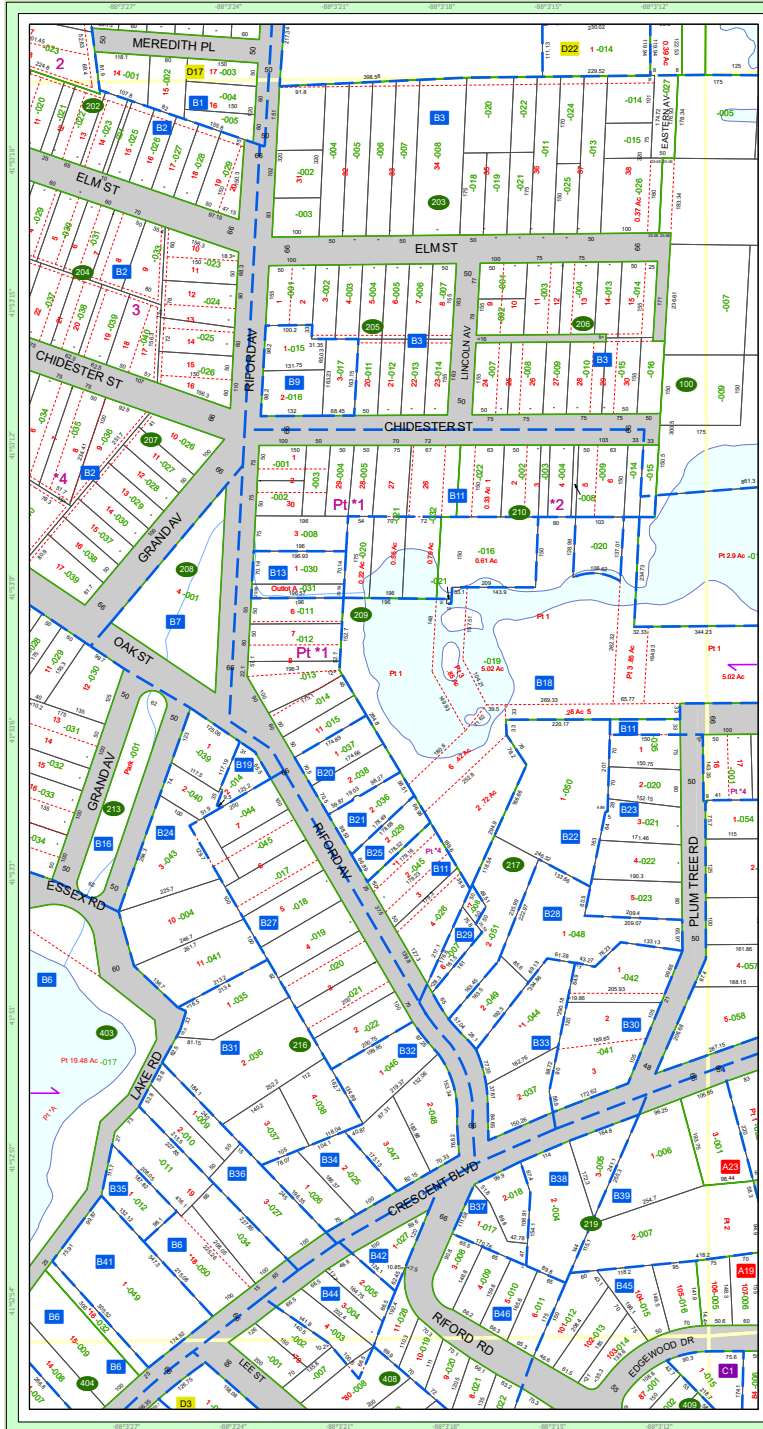
779 Riford Road, Glen Ellyn

Legal Description:

LEGAL DESCRIPTION:

LOT 31 (EXCEPT THE NORTHERLY 237 FEET THEREOF) IN FIRST ADDITION TO GLEN ELLYN SPRINGS, A SUBDIVISION OF LOTS 1, 2, 4, 22 AND 23 OF ASSESSMENTS DIVISION OF SECTIONS 11 AND 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

MILTON (T39N-R10E) - SECTION 11 - NORTHEAST QUARTER EAST HALF
 DU PAGE COUNTY, ILLINOIS 2025 REAL ESTATE TAX ASSESSMENT PARCELS

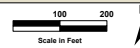


- B1 Meredith's Add. to Glen Elyn R1936-223493
- B2 Glen Elyn Springs R1893-043902
- B3 Glen Elyn Springs 1st Add. R1891-046265
- B6 John Brown's Add. to Glen Elyn R1907-090877
- B7 Co. Clerk's 3rd Assmt. Div. R1906-080853
- B9 Chickerman's Resub. R1981-013806
- B11 Apollo Springs Amended Sub. R1924-181125
- B13 Riford Springs Estates R2015-133255
- B16 Glen Elyn Springs 2nd Add. R1891-046085
- B18 FPO / Perry A.P. R1995-142634
- B19 Mar-Dell Resub. of Hobson's Resub. R1955-255518
- B20 699 Riford Rd. Resub. R2018-056233
- B21 Rudolph Resub. R2017-052254
- B22 Cushing's Resub. R2024-012317
- B23 A.C. Hoffman's Sub. R1995-264729
- B24 Lake Rd. Resub. R1998-880602
- B25 Perry Assmt. Plat R1995-086850
- B27 Wassell's Crescent Blvd. Sub. R1922-160108
- B28 Clarke Resub. R2017-019418
- B29 Martin's Sub. R1953-294921
- B30 Lichtenberger Assmt. Plat R1990-150896
- B31 Sundene's Sub. R1972-076485
- B32 Crescent Oaks Sub. R2000-077546
- B33 JPT Assmt. Plat R1989-484149
- B34 Hedstrom's Resub. Pt Lot 1 & 13 R1955-233820
- B35 Bookford's Plat R1963-014457
- B36 Div. Lot 14 Wassell's Crescent Blvd. Sub. R1923-156937
- B37 W-C Assmt. Plat R1990-129683
- B38 W.R. Clines Resub. R1949-564304
- B39 Rossiter's Div. Lot 108 of Wrightwood R1956-292620
- B41 Ball, Anna C. Consol. R2009-010703
- B42 Scott Rogers Plat R1951-621190
- B44 Swanson's Crescent Blvd. Add. R1925-202446
- B45 Wrightwood R1927-217389
- B46 H.B. Barnes Sub. R1927-242131
- D3 719 Estate Consol. R2024-012318

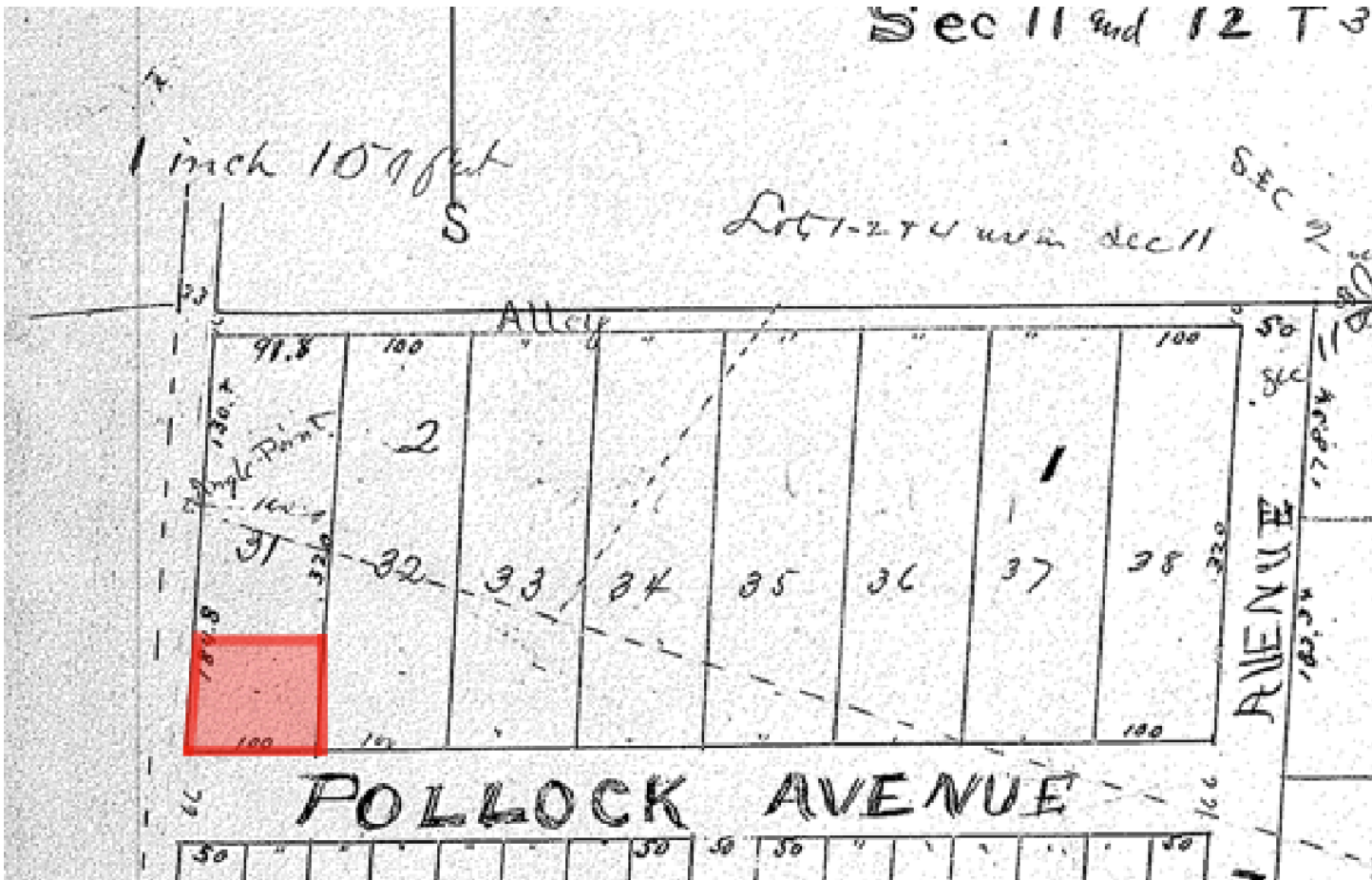
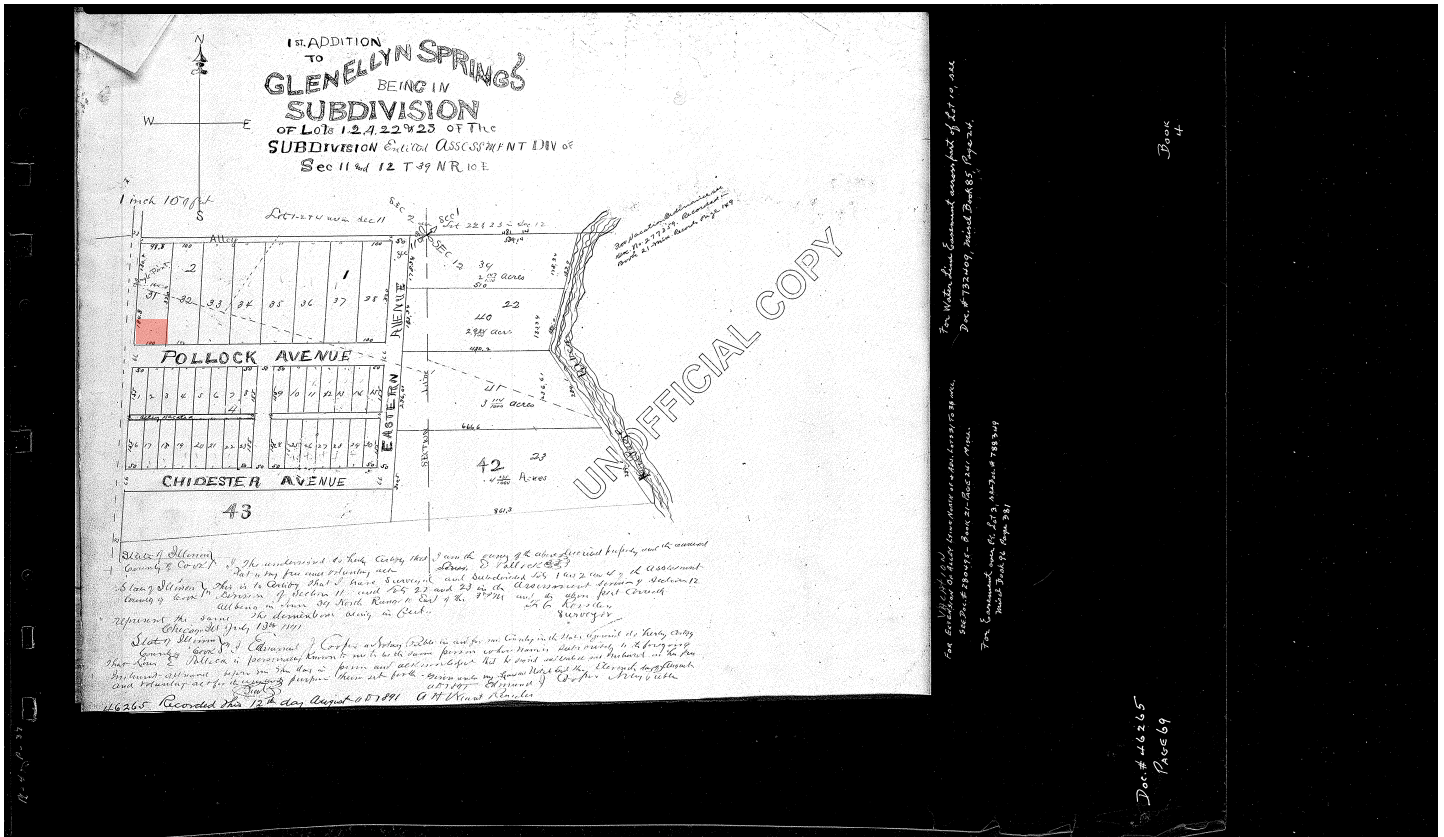
Jean Kaczmarek
 DuPage County Clerk

421 N. County Farm Rd.
 Wheaton, IL 60187
 630.407.5500

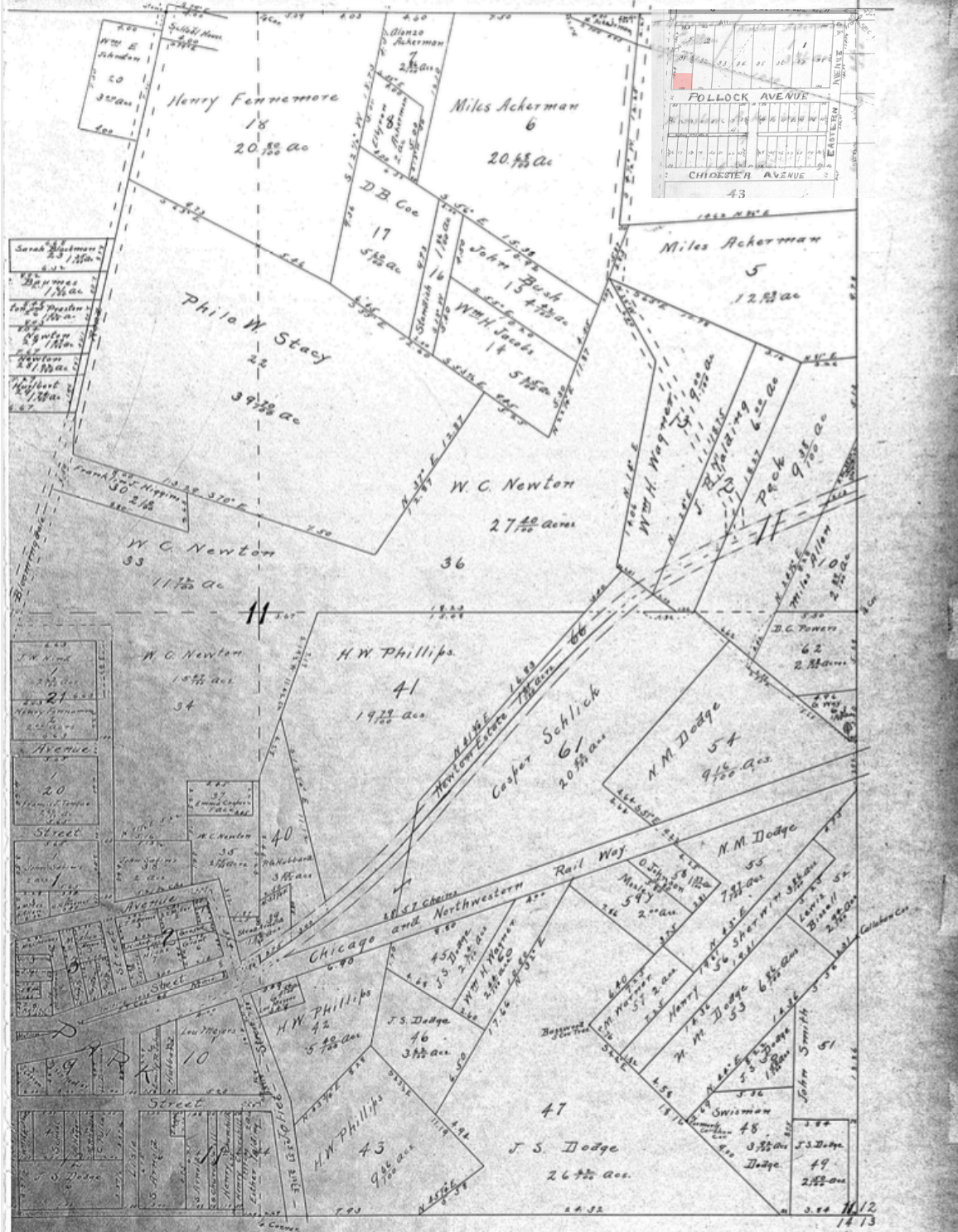
This map created for assessment purposes only. Refer to recorded
 plats and deeds for legal descriptions and property dimensions.
 Copyright 2025 - The County of DuPage, Illinois.



5-20-E
5-11B-E
 5-11D-E



MENT DIVISION OF SECTIONS 11 AND

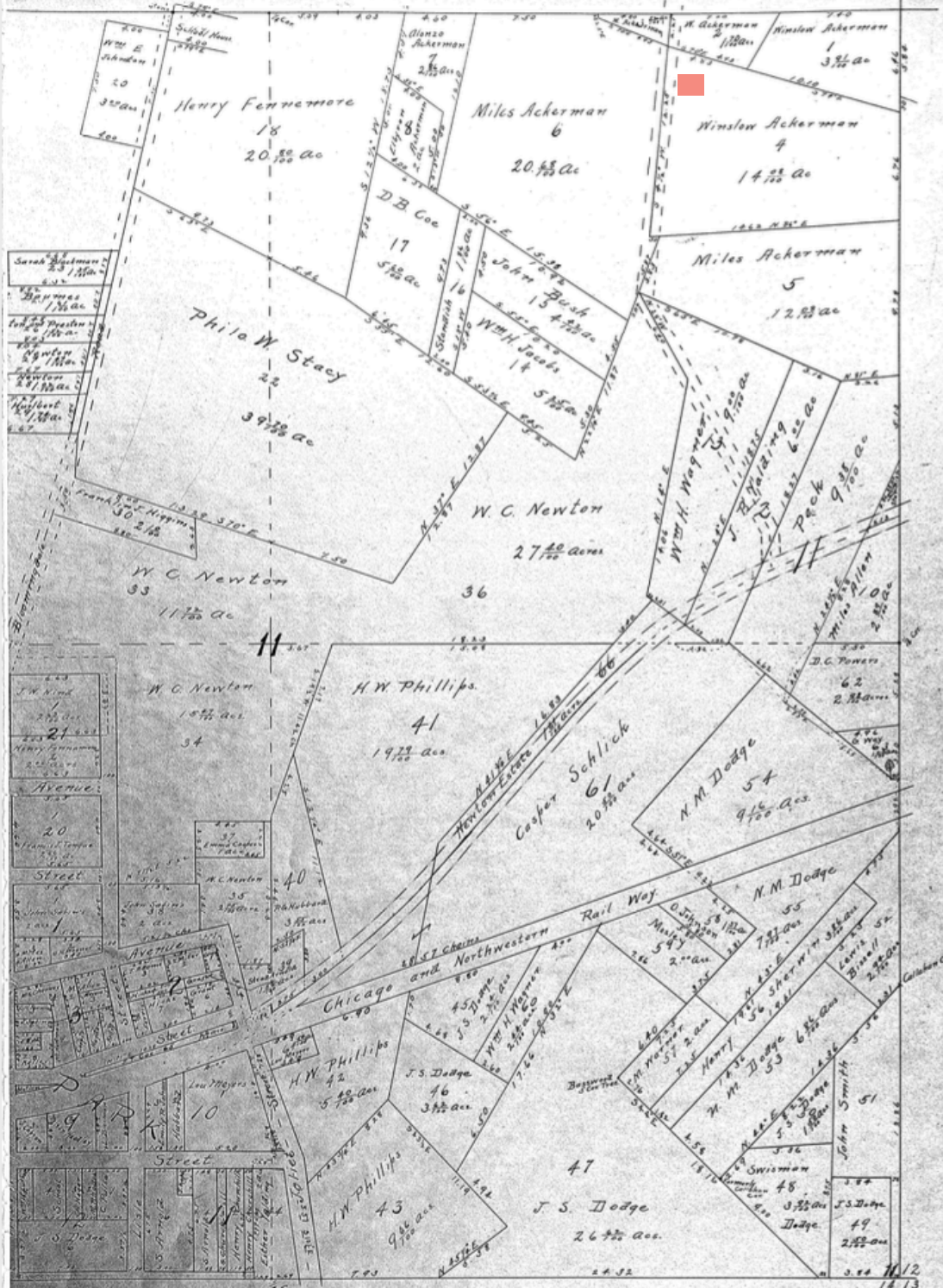


of DePue County, Illinois, County Clerk, that I have with J.S. Vallentyne Surveyor present according to the order of M. Van S. Ellsworth County Clerk of said County to Survey and
 11.01 shown by the above part of said Division. All numbers shown in Red ink are for Assessment purposes.
 Including the Town of Prospect Park (Formerly Dandy) James M. Vallentyne County Surveyor.

Filed and Recorded June 6 1879
 Doc. # 26581
 PAGE 239 A
 FRANK HULL.

Book 3

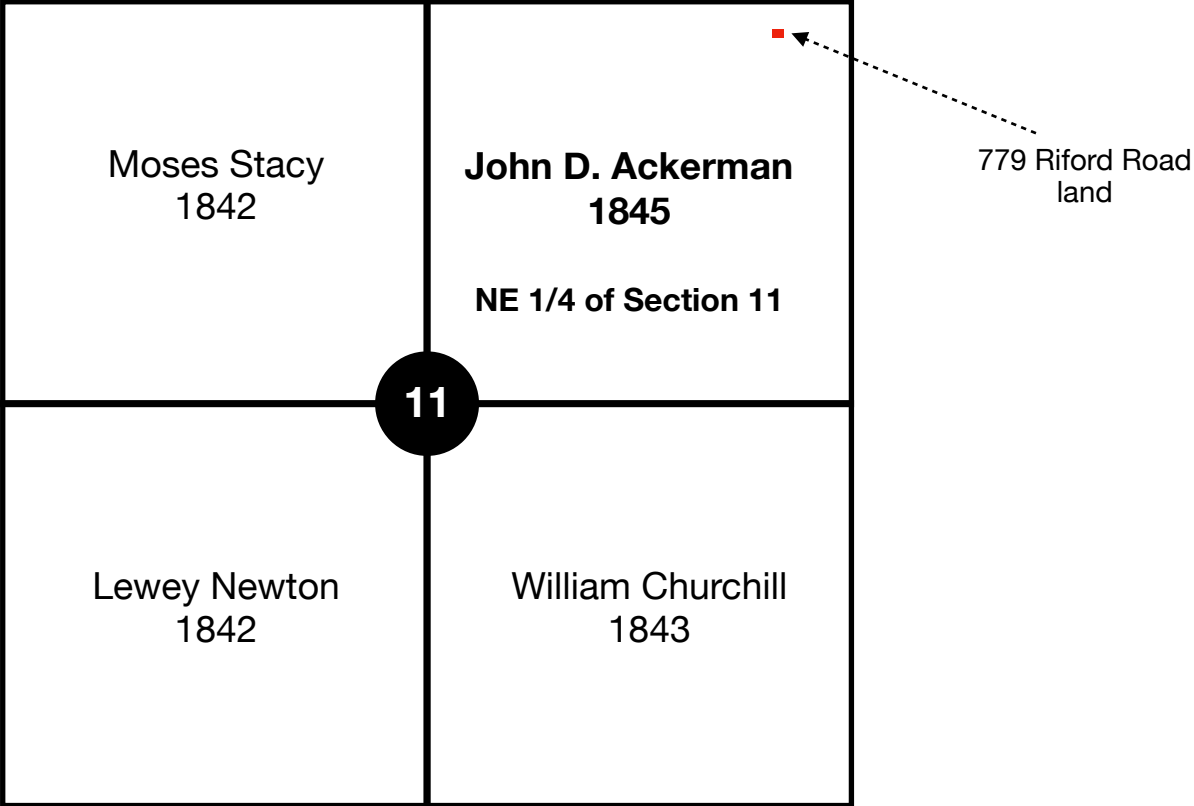
MENT DIVISION OF SECTIONS 11 AND



I, J. B. Vallette, County Surveyor, do hereby certify that I have with J. B. Vallette Surveyor proceed according to the order of Milton S. Ellsworth County Clerk of said County to Survey and
 show by the above plat of said Division. All numbers shown in Red ink are for Assessment purposes.
 Including the Town of Prospect Park (Formerly Dancy) James M. Vallette County Surveyor.

Filed and Recorded June 6 1879
 Doc. # 26581
 PAGE 239 A
 FRANK HULL

Book
 3



104

CERTIFICATE
No. 16988

THE UNITED STATES OF AMERICA, *Exp*

To all to whom these Presents shall come, Greeting:

WHEREAS *John Davis Ackerman, of Dupage County Illinois*

has deposited in the GENERAL LAND OFFICE of the United States, a Certificate of the REGISTER OF THE LAND OFFICE at *Chicago* whereby it appears that full payment has been made by the said *John Davis Ackerman,*

according to the provisions of the Act of Congress of the 24th of April, 1820, entitled "An Act making further provision for the sale of the Public Lands," for the North East quarter of Section Eleven in Township thirty-nine of Range ten in the district of Lands subject to sale at Chicago Illinois containing one hundred and sixty acres

according to the official plat of the survey of the said Lands, returned to the General Land Office by the SURVEYOR GENERAL, which said tract *has* been purchased by the said *John Davis Ackerman*

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the Premises, and in conformity with the several acts of Congress, in such case made and provided, HAVE GIVEN AND GRANTED, and by these presents DO GIVE AND GRANT, unto the said *John Davis Ackerman*

and to his heirs, the said tract above described: TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances of whatsoever nature, thereunto belonging, unto the said *John Davis Ackerman*

and to his heirs and assigns, forever.

In Testimony Whereof, I, James K Polk

PRESIDENT OF THE UNITED STATES OF AMERICA, have caused these Letters to be made PATENT, and the SEAL of the GENERAL LAND OFFICE to be hereunto affixed.

GIVEN under my hand, at the CITY OF WASHINGTON, the *first day of September* in the Year of our Lord one thousand eight hundred and *forty five* and of the INDEPENDENCE OF THE UNITED STATES the *seventieth*

BY THE PRESIDENT: *James K Polk*

By *John Walker*

S H Laughlin RECORDER of the General Land Office.



First homeowner: Robert Day Wilcox





















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

Meeting 9/18/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Discussion Item
Prepared By: Jordan Frahm

**AGENDA ITEM (ID
2025-787)**

DOC ID: 2025-787

Landmark Alteration Request - 574 N. Main Street

Statement of the Issue:

The applicant, Studio 1 Architects, requests approval of alterations to the exterior of a Village Landmark. The proposed rear yard addition requires the input of the HPC. The proposed addition will conform to the Village Zoning Code. The proposed two-story addition will be constructed in a compatible style to the existing home and will also include interior remodeling of the kitchen.

Analysis:

The home at 574 N. Main Street in Glen Ellyn was designated as a Glen Ellyn Landmark on January 16, 1992, following the recommendation by the Historic Sites Commission dated September 26, 1991, and a subsequent public hearing on November 21, 1991, pursuant to Section 2-13-3 of Village Code. The home, which is also a contributing property to the Main Street Residential Historic District, was determined to be a Glen Ellyn Landmark as it satisfied the following criteria: 1.) Its value as an example of the architectural and historical heritage of the Village of Glen Ellyn; 2.) Its identification with persons who significantly contributed to the economic and historical development of the Village of Glen Ellyn; 3.) Its exemplification of an architectural type and style distinguished by innovation, rarity, uniqueness and overall quality of design, detail, materials and craftsmanship; 4.) Its representation of an architectural theme expressed through distinctive areas districts, places, buildings, and structures that are both contiguous and not contiguous; 5.) Its distinctive physical appearance and presence representing an established and familiar visual feature of the neighborhood and the Village of Glen Ellyn.

As noted above, the home at 574 N. Main Street had once been the home of Joseph D. McChesney, a local businessperson and former Village Trustee, and the home is maintained as an outstanding example of Victorian architectural style. Granacki Historic Consultants rated the historical architecture of the home as significant in their 2009 Architectural Resource Survey, assigning a construction year of the Queen Anne Victorian of 1891. This date was confirmed by the owner at the time of the landmark designation, Judy Stratton, who testified that she and her husband spent \$30,000 (over \$70,000 in 2025 dollars) on exterior restoration work prior to the home's designation, and especially remarks on the replacement of shingles that were hand-cut to match the dimensions of the original shingles and the replacement of approximately 25-percent of the clapboard and the first story. These efforts were made by the Stratton family at the time of the Landmark designation specifically to restore and maintain the home.

Within the narrative statement provided by the applicant, the design of the addition "prioritizes a seamless integration with the original structure" with carefully selected building materials, architectural details, and massing suited to the home's original style. The addition seeks to complement the existing home, "ensuring that it not only meets the needs of the Fates family but will also preserve the architectural integrity of this significant property and the surrounding neighborhood."

Budget Impact:

Contribution to Strategic Plan

Action Requested:

The applicant is requesting that the Historic Preservation Commission review and consider the proposed addition and make a determination if the proposed alteration will have an adverse impact on the landmarked property.

Attachments:

1. Cover Letter or Narrative Statement
2. Plat of Survey
3. Site Plan
4. Elevations
5. Building Materials
6. Cut Sheets
7. Photographs

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

August 22, 2025

Dear Historic Preservation Commission Board,

The planned residential addition for Tim and Brook Fates at 574 N Main Street, Glen Ellyn, IL 60137, will consist of an expanded kitchen, dinette and family room. There is an existing back entry door that will be reconfigured to enter from the north and add a mudroom with storage for the family. Although a portion of the home's addition will be visible from the street, we have designed the new portions of the home to match the existing. The proposed addition has been thoughtfully designed to complement this existing historic home, ensuring it not only meets the needs of the Fates family but will also preserve the architectural integrity of this significant property and the surrounding neighborhood.

The design of the addition prioritizes a seamless integration with the original structure. We have carefully chosen building materials, architectural details, and a massing that are in keeping with the home's original style. Our goal is for the addition to appear as though it has always been a part of the home, using complementary materials and a design that respects the historical context of the property.

We are confident that this project will be a positive contribution to both the home's legacy and the historic character of Glen Ellyn. We look forward to presenting our plans and answering any questions you may have.

Thank you for your time and consideration.

Respectfully,

Steven K. Poteracki
President

LEGEND

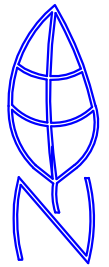
A = ASSUMED
 C = CALCULATED
 CH = CHORD
 CL = CENTERLINE
 D = DEED
 E = EAST
 F.I.P. = FOUND IRON PIPE
 F.I.R. = FOUND IRON ROD
 FT. = FEET/FOOT
 L = ARC LENGTH
 M = MEASURED
 N = NORTH
 NE = NORTHEAST

NW = NORTHWEST
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 R = RECORD
 RAD = RADIUS
 R.O.W. = RIGHT OF WAY
 S = SOUTH
 S.I.P. = SET IRON PIPE
 S.I.R. = SET IRON ROD
 SE = SOUTHEAST
 SW = SOUTHWEST
 W = WEST

PLAT OF SURVEY

OF

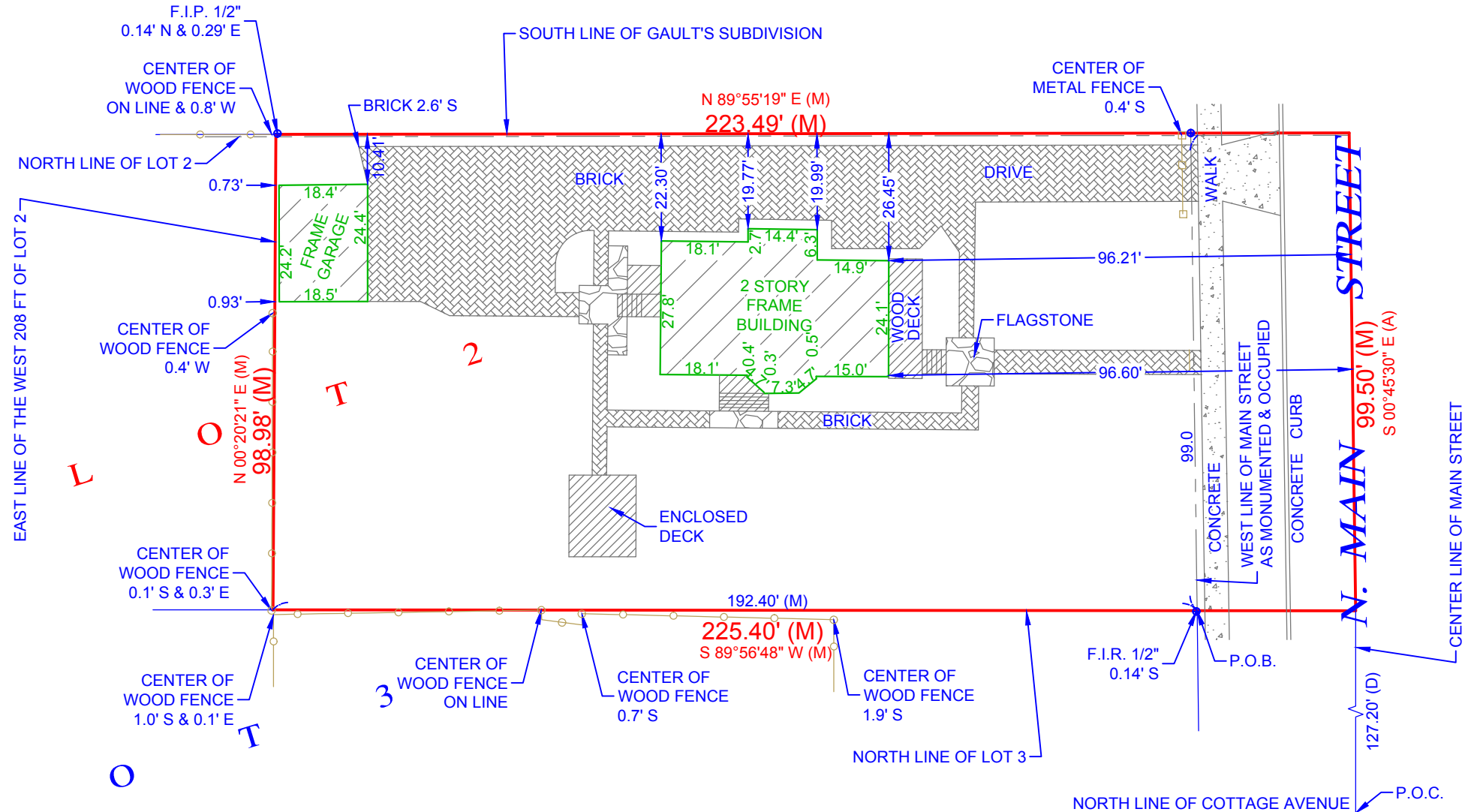
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF MAIN STREET WITH THE NORTH LINE OF COTTAGE AVENUE, AS SAME ARE NOW LAID OUT AND DEDICATED, AND RUNNING THENCE NORTH ON SAID CENTER LINE OF MAIN STREET, 127.2 FEET TO THE NORTH LINE OF LOT 3 IN BLOCK 22 OF COUNTY CLERK'S SECOND ASSESSMENT DIVISION, EXTENDED EAST, FOR A PLACE OF BEGINNING THENCE CONTINUING NORTH ALONG SAID CENTER LINE OF MAIN STREET 99.5 FEET TO THE SOUTH LINE OF GAULT'S SUBDIVISION WHICH WAS RECORDED AS DOCUMENT 125878; THENCE WEST ALONG THE SOUTH LINE THEREOF; 431.5 FEET TO FENCE THAT IS 6.0 FEET EAST OF AN OLD IRON PIPE STAKES; THENCE SOUTH ALONG SAID FENCE, 98.5 FEET TO A FENCE CORNER THAT IS 6.0 FEET EAST OF AN OLD IRON PIPE STAKES; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 3 IN BLOCK 22, BEING AN OLD LINE OF OCCUPATION, 433.4 FEET TO THE PLACE OF BEGINNING, (EXCEPT THE WEST 208 FEET OF SAID DESCRIBED TRACT), IN DUPAGE COUNTY, ILLINOIS.



BASIS OF BEARING:
 WEST LINE OF N. MAIN STREET AS FOUND
 MONUMENTED AND OCCUPIED PER RECORD
 SUBDIVISION.
 S 00°45'30" E (A)

AREA OF SURVEY:

"CONTAINING 22,272 SQ. FT. OR 0.51 ACRES MORE OR LESS"



Morris Engineering, Inc.
 515 Warrenville Road, Lisle, IL 60532
 Phone: (630) 271-0770
 FAX: (630) 271-0774
 WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS)
 COUNTY OF DUPAGE)SS
 I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
 DATED, THIS 28TH DAY OF JANUARY, A.D., 2019,
 AT LISLE, ILLINOIS.



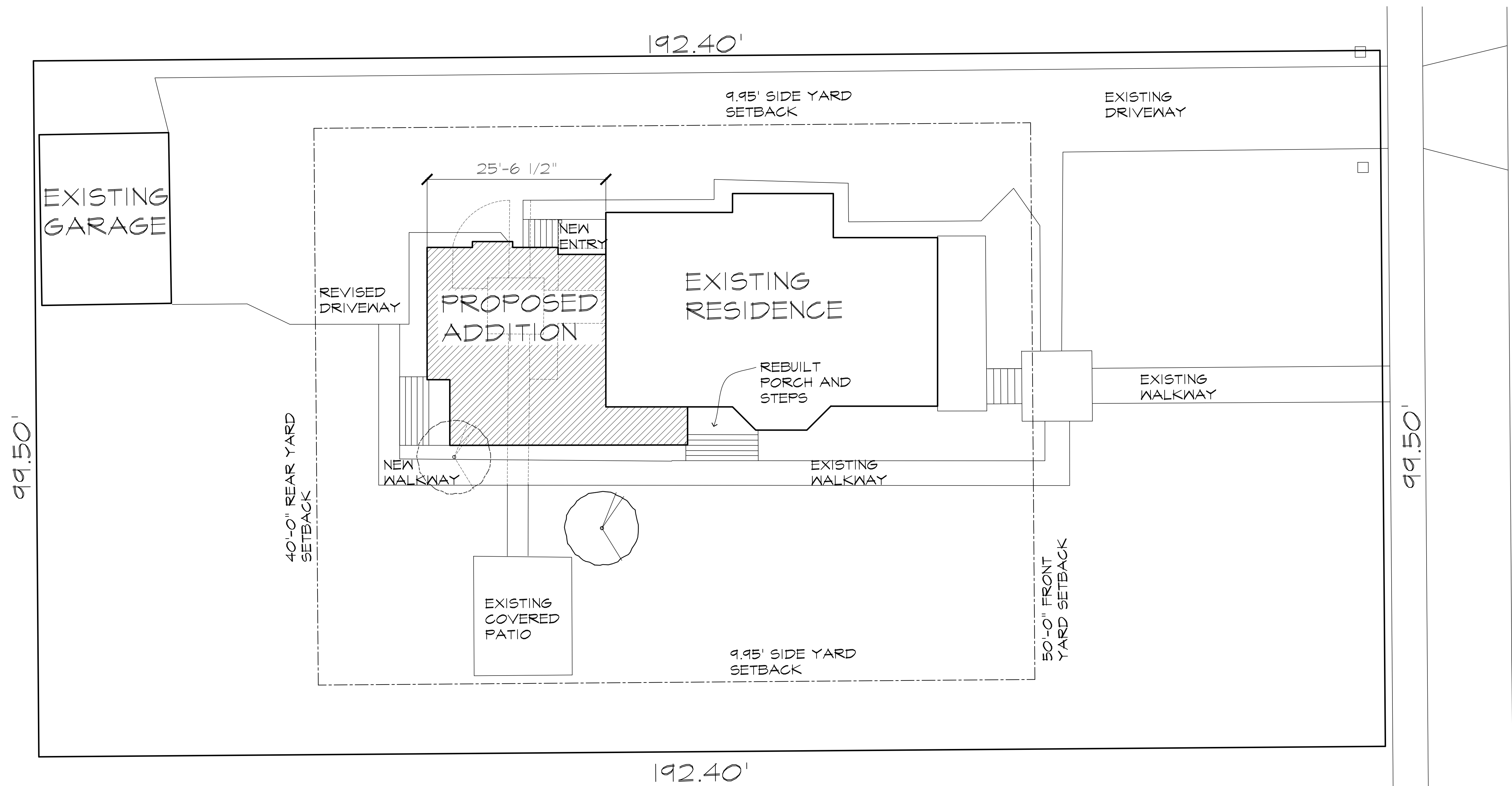
NOTE: SOME IMPROVEMENTS MAY NOT BE SHOWN HEREON DUE TO SNOW COVER AT TIME OF SURVEY.

- NOTE:
- ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
 - ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
 - COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
 - NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 574 N. MAIN STREET
 GLEN ELLYN, ILLINOIS
 CLIENT WOODS LAW
 FIELDWORK DATE (CREW) 01/22/2019 (DS/BV)
 DRAWN BY: R.S. REVISED: JOB NO. 19-01-0143

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
 LICENSE EXPIRATION DATE NOVEMBER 30, 2020
 ILLINOIS BUSINESS REGISTRATION NO. 184-007245

THE FATES RESIDENCE
574 N. MAIN STREET
GLEN ELLYN, ILLINOIS



SITE PLAN
SCALE: 1" = 8'-0"

ILLINOIS LICENSE # 00101871
EXPIRATION: 11-30-26
PROFESSIONAL DESIGN FIRM #:
184-004421
EXPIRATION: 04-30-21

© 2025 STUDIO 1 ARCHITECTS, LTD.
THESE DOCUMENTS ARE OWNED
AND COPYRIGHTED BY STUDIO 1
ARCHITECTS, LTD. AND MAY NOT
BE USED IN ANY WAY WITHOUT THE
EXPRESS WRITTEN CONSENT OF
STUDIO 1 ARCHITECTS, LTD.

ISSUED FOR COMMITTEE REVIEW
DATE JULY 18, 2025
REVISIONS

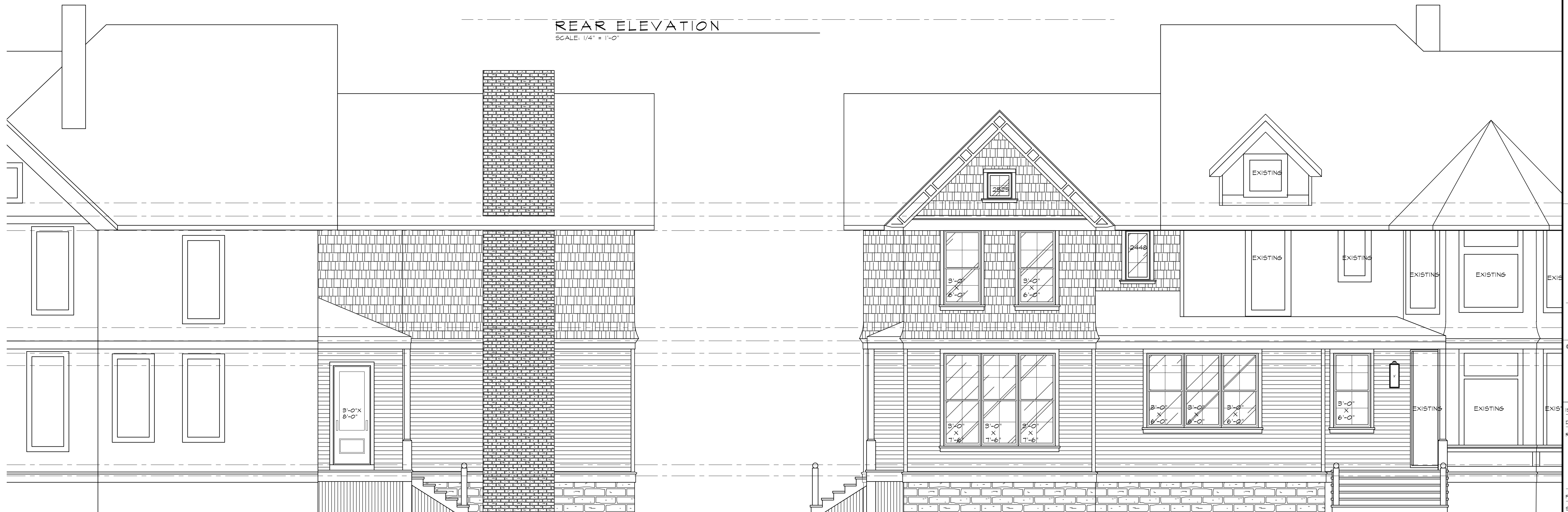
PROJECT NUMBER 241644
SHEET NO.

A1.1

THE FATES RESIDENCE
574 N. MAIN STREET
GLEN ELLYN, ILLINOIS



REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ILLINOIS LICENSE # 001 0181
EXPIRATION: 11-30-26

PROFESSIONAL DESIGN FIRM #
184-004421
EXPIRATION: 04-30-21

© 2025 STUDIO 1 ARCHITECTS, LTD.
THESE DOCUMENTS ARE OWNED
AND COPYRIGHTED BY STUDIO 1
ARCHITECTS, LTD. AND MAY NOT
BE USED IN ANY WAY WITHOUT THE
EXPRESS WRITTEN CONSENT OF
STUDIO 1 ARCHITECTS, LTD.

ISSUED FOR COMMITTEE REVIEW
DATE JULY 18, 2025
REVISIONS

PROJECT NUMBER 2416-44

SHEET NO.

A2.1





PELLA® RESERVE™ TRADITIONAL



ALUMINUM- CLAD WOOD WINDOWS & PATIO DOORS

EXQUISITELY
DESIGNED
WINDOWS AND
DOORS WITH
UNPARALLELED
HISTORICAL
DETAILING.

NOW YOU SEE IT, NOW YOU DON'T
Self-storing Integrated Rolscreen® retractable
screens let in light, fresh air and nothing else.
Close the window and they roll out of sight.



WHY YOU CAN TRUST PELLA

At Pella, we don't just create windows and doors. We innovate with purpose, design with passion, build with integrity and deliver with pride.

RATED #1 BY HOMEOWNERS FOR HIGHEST CRAFTSMANSHIP¹

We are continually striving to improve what we do and how we do it. That drive has earned us 150 patents and counting for amazing innovations. In 1925 we opened our doors with the patented Rolscreen® retractable screen, a time-tested innovation that is still one of our most desired features today.

RATED #1 BY HOMEOWNERS FOR HIGHEST QUALITY¹

We make products specifically for you with meticulous care and attention. Our wood craftspeople have been honing their skills, on average, for over 14 years — that's longer than it takes for most to earn their PhD. And it doesn't stop there. Our product designs are tested beyond industry standards, so you can trust them to perform. Door designs are tested to 100,000 open and close cycles, and double-hung and casement window designs are tested at least 6,000 times.

THE BEST LIMITED LIFETIME WARRANTY FOR WOOD WINDOWS AND PATIO DOORS²

You can feel confident in your investment. We pride ourselves on providing exceptional quality, exceeding expectations and going beyond requirements. That's why we stand behind all of our wood windows and patio doors with a limited lifetime warranty.³

¹ Study of homeowner perceptions of leading national brands. Study commissioned by Pella, 2023.

² Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service.

³ See written limited warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service.



OUR DEDICATED TEAM IS PART OF YOUR PROJECT'S POTENTIAL. WE PROVIDE SOLUTIONS TO HELP COMPLETE YOUR PROJECT."

— ALAN PICKETT,
PELLA ARCHITECTURAL SOLUTIONS

WHY CHOOSE WOOD?

Get the beauty and warmth of natural wood, our most customizable designs and exceptional energy efficiency. All Pella wood products are made with high-quality wood, metal and manufacturing processes, regardless of product line.

EXCLUSIVE WOOD PROTECTION

Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly, providing advanced protection against the elements.

DESIGNED FOR LONG-LASTING DURABILITY

Intentional jamb-on-sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential to absorb moisture. For added strength and durability, our three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive.

QUALITY EXTERIOR AND INTERIOR FINISHES

Extruded aluminum-clad exteriors feature through-stile construction for exceptional durability and EnduraClad® finishes that resist fading and chalking. Interiors can be factory pre-finished to save time. Our prefinish is applied prior to final assembly and kiln-cured for a quality aesthetic.



THE BEST LIMITED LIFETIME WARRANTY FOR WOOD WINDOWS AND PATIO DOORS*

You can be confident in your investment. At Pella, we are committed to designing and building wood products with exceptional quality and durability. This is supported by:

ENDURAGUARD® WOOD PROTECTION

Advanced protection for wood against the effects of moisture, decay, stains from mold and mildew — as well as termite damage.

EXTERIOR ALUMINUM CLADDING

Exceptionally durable aluminum cladding with EnduraClad® exterior finish helps protect windows and patio doors for years.

INSULATING GLASS SEAL

A long-lasting insulating glass seal provides a clear view and exceptional energy efficiency.

* Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service.



EVERY DETAIL MATTERS

Created for those who refuse to settle for anything less than extraordinary, Pella Reserve – Traditional products provide unparalleled historical detailing. From authentic hardware and a disappearing screen to sash lugs that allow tilting, we've thought of every detail.



WHY CHOOSE PELLA® RESERVE™ – TRADITIONAL?

Revel in the authenticity and bring your design vision to life. Exuding the tenets of traditional designs, Pella Reserve – Traditional products provide historical elements with uncompromised attention to detail.

HISTORIC PUTTY PROFILE

Further your aesthetic with the putty profile, recreated with historically accurate angles – providing meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimensions for a richer and more dramatic aesthetic for your project.

THROUGH-STILE CONSTRUCTION

Essential to the tradition of window making, butt joinery and through-stile construction create authentic proportions and emulate historic window design.

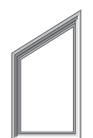
INTEGRAL LIGHT TECHNOLOGY®

Pella's Integral Light Technology helps capture the look of true-divided-light without sacrificing energy efficiency.

AUTHENTIC HARDWARE

Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic, traditional style. Add charm to patio doors with premium hardware created in collaboration with Baldwin®.

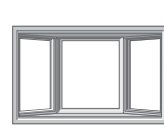
AVAILABLE IN THESE WINDOW AND PATIO DOOR STYLES:



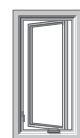
Angle-Top Window



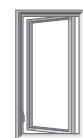
Awning Window



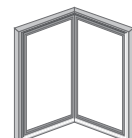
Bay or Bow Window



Casement Window



Push-Out Casement Window



Corner Window



Curve-Top Window



Fixed Window



Double-Hung Window



Single-Hung Window



Hinged Patio Door



Sliding Patio Door



Bifold Patio Door



Multi-Slide Patio Door

Special shapes also available.

ACHIEVE YOUR VISION WITHOUT CONCESSIONS

TAILOR-MADE SOLUTIONS

Partner with Pella. From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project.

AUTHENTIC LOOK OF TRUE DIVIDED LIGHT

Our Integral Light Technology® grilles help capture the look of true-divided-light without sacrificing energy performance, giving you a more authentic look.

INTEGRATED ROLSCREEN®

The Integrated Rolscreen retractable screen provides a cleaner, more polished look. The Integrated Rolscreen is a double- and single-hung screen that appears when you open the window, and rolls away, out of sight, when you close it.

PUTTY GLAZE PROFILE

Our putty profile with historically accurate angles provides a realistic shadow. Pella® Reserve™ products offer the industry's deepest sash dimension for a richer, deeper and more dramatic aesthetic for your project.

THROUGH-STILE CONSTRUCTION

Essential to the authenticity of traditional window making, historical accuracy is achieved with butt joinery and through-stile construction on the exterior cladding.



EXTRUDED ALUMINUM EXTERIORS

Pella Reserve products are available with extruded aluminum-clad exteriors for exceptional durability. Create a custom exterior color to meet your design needs or choose from our wide variety of color options.



WE KNOW DETAILS MAKE ALL THE DIFFERENCE. THAT'S WHY PELLA FOCUSES ON THE HISTORICAL DETAILS TO DELIVER THE LEVEL OF AUTHENTICITY YOU DESIRE."

— ALAN PICKETT,
PELLA ARCHITECTURAL SOLUTIONS

THE BEST OF BOTH WORLDS

The Integrated Roloscreen® is there when you need it and hidden when you don't. Stored safely inside the window when it's closed the retractable screen gives a cleaner, more polished look and eliminates maintenance of seasonal screen removal and storage.

COLORS & FINISHES

Wood Types

Choose the wood species that best complements your project's interior.

Custom solutions:



Prefinished Pine Interior Colors

When you select pine, we can prefinish in your choice of a variety of paints and stains. Unfinished or primed and ready-to-paint are also available.



Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists chalking and fading. Take durability further with EnduraClad Plus protective finish, which meets the industry's highest exterior coating standard to defend against chalking and fading.*



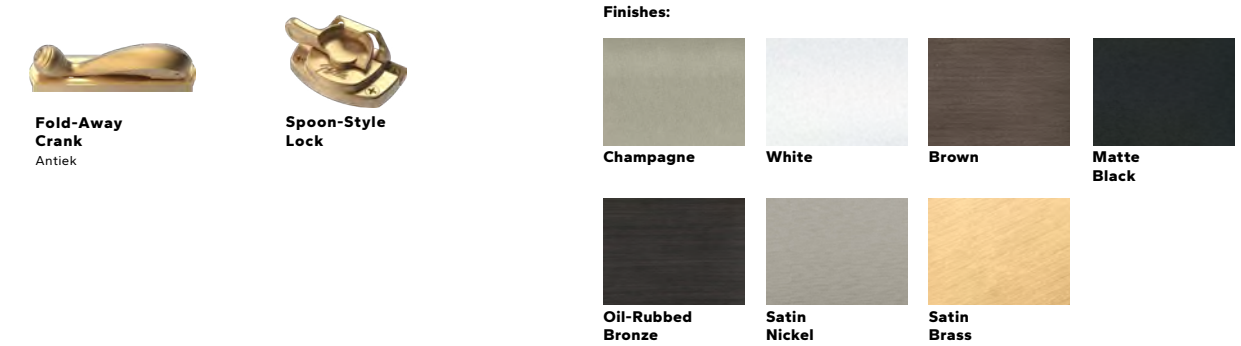
Custom colors are also available.

* EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

WINDOW HARDWARE

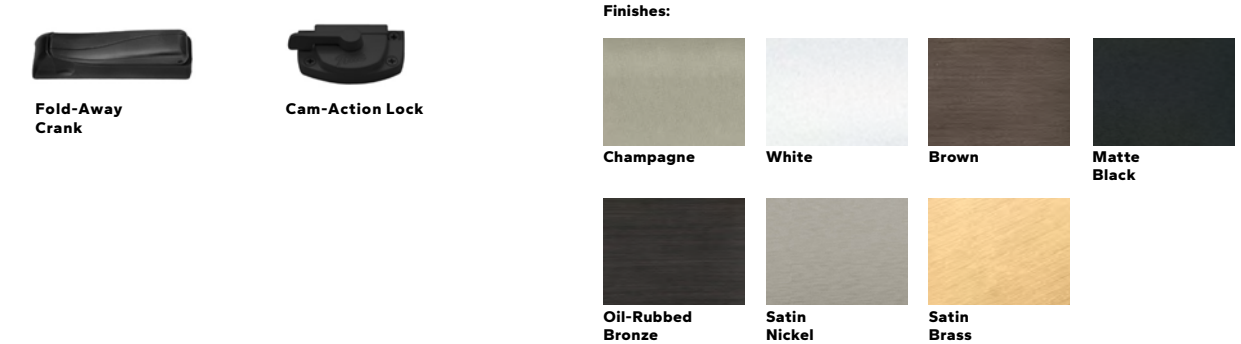
Classic Collection

Get a timeless look with authentic styles in classic finishes.



Essential Collection

Select from popular designs and finishes to suit every style.

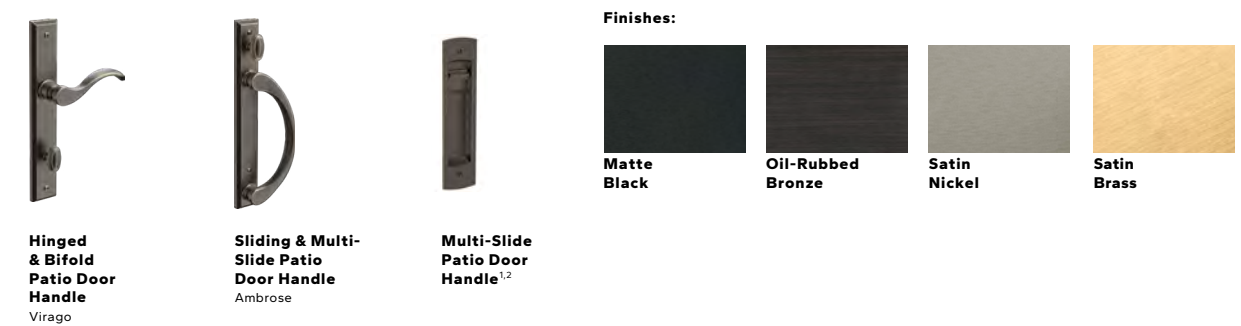


PATIO DOOR HARDWARE

Classic Collection

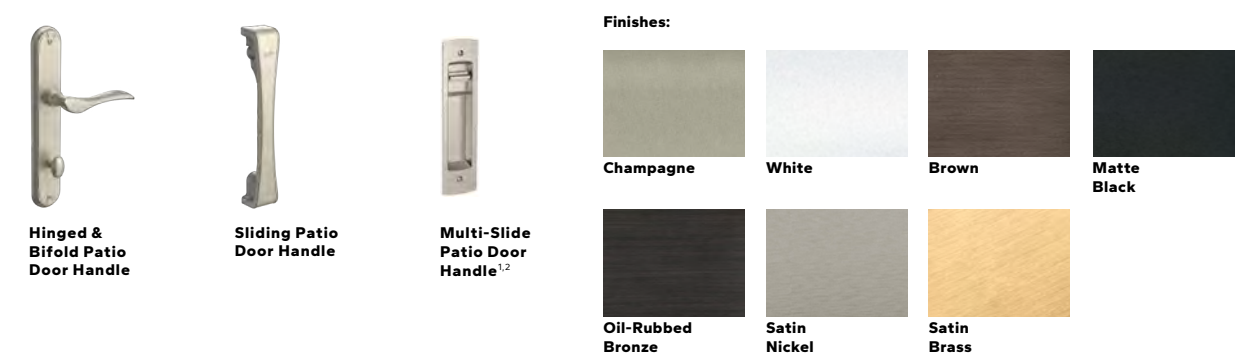
Choose timeless pieces, created in collaboration with Baldwin® Hardware, for a look that will never go out of style.

BALDWIN



Essential Collection

Elevate your style and transform your home with elegant selections.

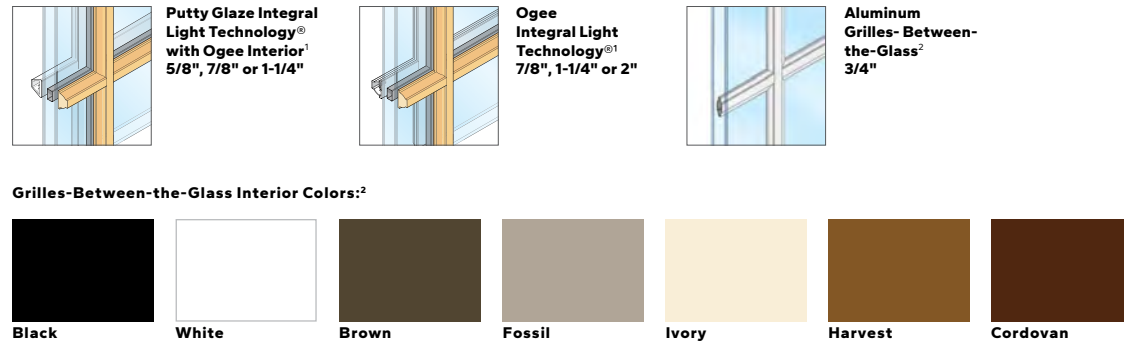


Additional hardware collections available. See your local Pella sales rep for more options.

¹ Flush multi-slide handle is a Pella exclusive design.
² Flush multi-slide handle is not available in Champagne.

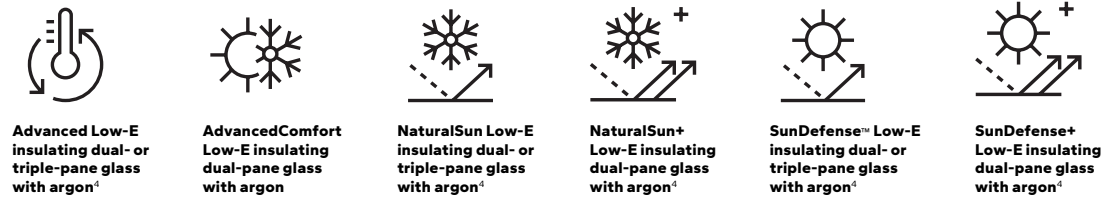
GRILLES

Grille Types Choose the look of true divided light, or make cleaning easier by selecting grilles-between-the-glass.

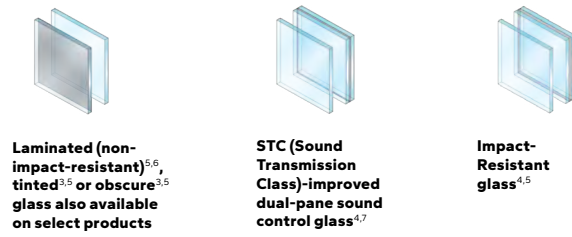


GLASS

InsulShield® Low-E Glass³



Additional Glass Options



SCREENS⁸

Rolscreen® Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement windows.

Integrated Rolscreen® A concealed retractable screen that moves seamlessly with the sash of a single- or double-hung window—appearing when you open the window and rolling out of sight when you close it.

TuffScreen® by Phifer The TuffScreen® is 2.5x stronger than a standard screen.⁹ It is tear, puncture and damage resistant, standing up to pets, children and harsh weather. Available on sliding patio doors.

Flat InView™ screens are clearer than conventional screens and come standard.

¹ Color-matched to your product's interior and exterior color.
² Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.
³ Optional high-altitude InsulShield Low-E glass is available with or without argon on select products.
⁴ Available on select products only. See your local Pella sales representative for availability.
⁵ Available with Low-E insulating glass with argon on select products.
⁶ For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.
⁷ Sound control glass consists of dissimilar glass thickness (5mm/3mm).
⁸ Warning: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.
⁹ Based on the composite results of a 5-panel strength analysis comparing TuffScreen and standard screening. All trademarks are property of their respective owners.



REVEL IN THE AUTHENTICITY
Pella's Integral Light Technology®
grilles help capture the look
of true-divided-light without
sacrificing energy performance.



THE BEST LIMITED LIFETIME WARRANTY FOR WOOD WINDOWS AND PATIO DOORS*

Pella wood products are backed by the best limited lifetime warranty for wood windows and patio doors.*

A ten-year limited warranty for Baldwin hardware is included. See written limited warranty for details,
including exceptions and limitations, at pella.com/warranty.

NOTE: Product specifications may change without notice.

Actual colors may vary from those shown and products may vary slightly from illustrations and photos.

LEARN MORE AT PELLA.COM OR CALL 833-44-PELLA

* Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service at 877-473-5527.



