



Minutes
Village of Glen Ellyn
Historic Preservation
Regular Meeting
September 19, 2024
7:00PM

800 N. Main Street, Glen Ellyn Historical Society

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

Date: September 19, 2024
Called to Order: 7:12 p.m.
Adjourned: 8:54 p.m.

MEMBER ATTENDANCE:

Penn French	Chairman	Present
Nathan Darga	Commissioner	Present
John Day	Commissioner	Present
Donna Leak	Commissioner	Present
Barb Lemme	Commissioner	Present
Robert Margetts	Commissioner	Present
David Schlembach	Commissioner	Absent

Also Present:

Jordan Frahm	Associate Planner	
Kelley Kalinich	Trustee Liaison	
Jennifer Henaghan	Community Development Director	
Jeff Anderson	GEHS Director	

Public Present:

Rebecca Hunter	GE Resident	
Ian Dawson	GE Resident	

A. CALL TO ORDER

The June 20, 2024 regular meeting of the Historic Preservation Commission was called to order by Chairman French at 7:12 PM at the Historical Society.

B. PUBLIC COMMENT – None

C. ANNOUNCEMENTS – None

D. APPROVAL OF MINUTES FROM August 20, 2024 JOINT SPECIAL HPC/EC MEETING

MOVE TO APPROVE THE MINUTES OF JOINT SPECIAL HPC/EC MEETING OF 8/20/2024

RESULT: Motion Unanimously Carried

MOVER: Commissioner Lemme

SECONDER: Commissioner Leak

AYES: 6

E. OLD BUSINESS

1. Discussion of Historic Preservation Incentives Program - Chairman French introduced the concept of a tear-down reduction program, emphasizing the goal of offering incentives to preserve properties. He highlighted Hinsdale's experience with similar challenges and the need for a collaborative approach among zoning, finance, and other departments in Glen Ellyn.

Initial Action Plan: Chairman French distributed a handout outlining a proposed 5-step action plan. He, along with Trustee Kalinich, discussed insights gained from Hinsdale's program, emphasizing the importance of adapting it to Glen Ellyn's unique needs, for both residential and commercial properties. The plan is expected to be voluntary, respecting property rights while encouraging preservation through meaningful incentives.

Timeline: Chairman French noted Hinsdale's two-year timeline but expressed a desire to develop Glen Ellyn's plan within 12 months. The proposed steps will be pursued in parallel rather than sequentially.

A significant component of the initiative will be gathering community input. Focus groups of 5-8 participants, including homeowners, builders, and contractors, will be convened for qualitative feedback. The team is also considering conducting surveys to gather broader input on four incentive areas: alternative zoning regulations, permit waivers, expedited reviews, and a Preservation Fund Matching Grant. This proposal differs from Hinsdale's by excluding property tax rebates due to the high administrative burden.

Trustee Kalinich expressed interest in accelerating the program's timeline, potentially implementing elements by mid-2025. Chairman French and Trustee Kalinich discussed outreach strategies, including leveraging contact information from the village permitting records for focus groups and surveys. Input from the real estate community may also be valuable.

Program Scope and Feasibility: Discussions touched on administrative variances, zoning bulk allowances, and how prior zoning variations might inform the current initiative. The goal is to find a balance between speed and capturing critical issues, with an emphasis on insights from builders and contractors.

Facilitation and Communication Strategy: Commissioner Lemme inquired about the specific goals of the focus groups, including whether feedback would be formative or if the groups would respond to a more fully fleshed-out plan. Trustee Kalinich noted the importance of community awareness and buy-in, while Chairman French emphasized the need for stakeholders to feel valued and informed, potentially reducing the rate of tear-downs.

Commissioner Darga raised questions about the effectiveness of the proposed incentives and whether they would significantly influence the economics of avoiding tear-downs. Trustee Kalinich and Chairman French confirmed that Hinsdale has seen positive outcomes, with Glen Ellyn seeking similar results.

Eligibility List and Project Examples: Chairman French noted that in Hinsdale, approximately 85 homeowners expressed interest in joining the program, resulting in twelve preservation projects. Trustee Kalinich shared a success story from Hinsdale, where a developer opted to preserve a historic home previously slated for demolition.

Chairman French opened the discussion by introducing the concept of a tear-down reduction program, aimed at incentivizing preservation through a collaborative effort across zoning, finance, and other village departments. A 5-step action plan was distributed, with a vision to adapt similar initiatives, such as Hinsdale's program, to Glen Ellyn's specific needs for both residential and commercial properties.

Commissioner Darga asked if preservation incentives could cover maintenance items, such as free permits for roof replacements, which raised questions around the scope and nature of incentives.

Commissioner Leak expressed a desire for concrete examples of successful preservation to guide the initiative.

Commissioner Margetts highlighted that medium-sized homes on large lots may add extensions—raising the question of how modifications impact the program's goals.

Commissioner Lemme suggested mixed focus groups for gathering diverse perspectives, which Trustee Kalinich supported, noting that mixed groups could enhance feedback quality.

The HPC discussed engaging community stakeholders, including builders, contractors, and residents, to provide insights into potential incentives, such as alternative zoning regulations, permit waivers, expedited review, and a Preservation Fund Matching Grant. Public feedback and the importance of balancing preservation incentives with individual property rights were underscored.

Incentive Budget and Proposal Design: Trustee Kalinich and Chairman French proposed a \$50,000 starting budget for matching funds, inspired by Hinsdale's model. Discussions centered on estimating demand and refining this budget annually based on participation.

Rebecca Hunter from the public referenced Elgin's income-qualified grant programs, which could be adapted to support preservation efforts in Glen Ellyn. The HPC considered developing a list of eligible projects and criteria for preservation grants.

There was significant discussion on creating a list of significant properties and defining eligibility criteria. Suggestions included using Department of Interior (DOI) guidelines to ensure objectivity. Public input also highlighted the need to consider diverse price points and to avoid exclusionary guidelines, allowing homes of various styles and values to qualify.

Role of Historic Preservation Commission (HPC): The discussion included the Historic Preservation Commission's (HPC) involvement in reviewing applications for landmarked properties. Trustee Kalinich clarified that HPC review would apply to homes already designated as landmarks, and any modifications to facades would be carefully evaluated.

Zoning and Overlay District Considerations: Community Development Director Henaghan, explained that implementing overlay districts with special regulations for historic properties could be an effective mechanism. However, she noted this would be a later phase of the program, with the overlay district development occurring after initial phases are complete.

Next Steps: The HPC agreed to prioritize drafting a budget placeholder for preservation incentives, preparing focus groups, and engaging the community in program development. Annual reviews based on community development recommendations were also suggested to fine-tune the budget and guidelines over time.

Eligibility and Application Guidance: Rebecca Hunter from the public shared insights from Elgin's process, mentioning their use of a "Certificate of Appropriateness." This allows a design subcommittee to advise homeowners on how their projects can align with preservation guidelines.

Commissioner Lemme inquired if public hearings would be required at the HPC for landmark properties.

Commissioner Darga noted that not all homeowners may choose to take advantage of every available incentive.

Rebecca Hunter commended the Commission for advancing this preservation initiative.

Trustee Kalinich mentioned that supporting preservation is aligned with the Comprehensive Plan, and there is significant interest from the Board.

Future Considerations: Chairman French highlighted the importance of looking forward, suggesting we may be approaching a period similar to the 2000s, when there was a high rate of teardowns.

Commissioner Lemme expressed that Glen Ellyn is well-positioned with existing surveys and board support.

Trustee Kalinich noted the Board's enthusiasm for the program.

F. CURRENT BUSINESS - None

G. HISTORICAL SOCIETY BUSINESS – None

H. CHAIRMAN REPORT – None

I. VILLAGE BOARD TRUSTEE REPORT – None

J. STAFF REPORT – None

K. ADJOURNMENT & NEXT MEETING DATE – Commissioner Lemme motions to adjourn the meeting and Commission Margetts seconds the motion. The meeting was adjourned at 8:54 p.m. The next HPC meeting is November 21, 2024

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Jordan Frahm, Staff Liaison