



Minutes
Village of Glen Ellyn
Historic Preservation
Regular Meeting
November 21, 2024
7:00PM

Glen Ellyn Civic Center, Galligan Board Room

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

Date: November 21, 2024
Called to Order: 7:00 p.m.
Adjourned: 8:44 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	Absent
David Schlembach	Commissioner	Present

Also Present:

Jordan Frahm	Associate Planner	
Elisa Pollina	Recording Secretary	
Tim Loftus	GE Historical Society	

Public Present:

A. CALL TO ORDER

The November 21, 2024 regular meeting of the Historic Preservation Commission was called to order by Chairman French at 7:00 PM at the Glen Ellyn Civic Center, Galligan Board Room.

B. PUBLIC COMMENT – Chairman French welcomes the Glenbard West students and provides an overview of the purpose and work of the Historical Preservation

Commission.

C. ANNOUNCEMENTS – None

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

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

RESULT: Motion Unanimously Carried

MOVER: Commissioner Lemme

SECONDER: Commissioner Leak

AYES: 6

E. OLD BUSINESS

1. Discussion of Historic Preservation Incentives Program - Chairman French distributes the *Highlights of Potential Incentive program to Encourage Restoration of Historic Homes* for review. Chairman French distributes the "Highlights of Potential Incentive Program to Encourage Restoration of Historic Homes" document for review. He explains that he and Trustee Kalinich recently met with Jennifer Henagan and staff to discuss the program, with the directive to submit a memo to the board outlining its details. On October 21, they presented the program to the Village Board and Mark Franz.

French shares that invitations for focus groups will be sent out in the coming weeks, targeting early next week or by December 2, either via mail or email. The last two paragraphs of the distributed document are included to provide context by referencing similar programs in other communities, highlighting the importance of the initiative and building a case for its recommendation.

Next steps involve assembling mixed focus groups, which French is confident will draw participants. He mentions that the HPC will have the opportunity to listen in on these sessions. A budget of \$50,000 for the program was approved by the Village Board on Monday. French thanks Jordon for his assistance with the project and asks the HPC for their feedback.

He notes that he will facilitate the focus groups using a discussion guide as a framework. Commissioner Darga adds that it will be interesting to hear perspectives from builders, residents, and architects.

Commissioner Schlembach notes that, similar to Habitat for Humanity's criteria for selecting home recipients, participants in this program should meet specific requirements. It should be owner-occupied, and the owners should have a vested interest in the property's long-term preservation. Additionally, the property should be in a condition that can realistically be restored. He emphasizes the importance of setting clear eligibility criteria to qualify for incentives.

Chairman French highlights that Hinsdale encountered situations where homeowners sought to use incentives solely to renovate properties for resale. To prevent unintended consequences, he stresses the need to carefully analyze and refine the program's criteria.

Commissioner Darga remarks that while the program should be broad enough to encourage participation, there will always be those who attempt to exploit it. He underscores the importance of allowing staff the flexibility to thoroughly review applications.

Commissioner Lemme inquires about the timing of the incentives. Darga explains that most are typically awarded at the completion of the project. French adds that the program guide should serve as a helpful resource for homeowners, aiding them in understanding the process and the available support.

Commissioner Darga emphasizes the importance of defining clear parameters for what qualifies for incentives, ensuring they are used specifically for historic preservation rather than routine maintenance. He suggests this topic could be explored further in the focus group discussions.

Commissioner Lemme adds that the program should actively discourage teardowns of historic properties. Commissioner Day raises the question of whether a property must appear on the HPC's list of significant homes to qualify for incentives. Darga confirms that it must.

Day also proposes including a provision to discourage flipping homes, such as requiring owners to repay a portion of the incentive if they sell the property within a certain timeframe. A "clawback" policy could be implemented for sales occurring within one or two years.

Day notes that the first year of the program will be fluid, allowing for adjustments and refinements based on experience and feedback. He recommends an annual review of the program's guidelines to ensure they remain effective and relevant. The HPC concurs with this approach.

French outlines key topics to address during the focus group discussions:

1. Motivations for Participation: Explore what incentives would encourage individuals to engage with the program, such as expedited permitting processes or zoning accommodations.
2. Eligibility Criteria: Seek feedback on the proposed criteria for eligibility and gather their perspectives on what should be included or refined.
3. Zoning Considerations: Engage builders and architects, who may have greater expertise, by presenting specific examples (e.g., lot coverage ratios and zoning regulations) for their input and reactions.
4. Future Aspirations: Ask participants what they envision or hope to see in similar programs moving forward.

This structure ensures comprehensive feedback on key aspects of the program.

Staff Liaison Frahm will conduct research on the criteria used by other communities.

F. CURRENT BUSINESS - None

G. HISTORICAL SOCIETY BUSINESS – Tim Loftus, the new President of the Historical Society, provided several updates, announcing that Jeff Anderson has stepped down from his role, and he has assumed the position. Loftus also shared details about the Historical Society's upcoming events, which include:

- Saturday, November 2 – September 30: History of Home: Portraiture, Still Life, Landscapes (a free event)
- Saturday, November 23: Christmas on State Street, a presentation by Leslie Goddard
- Saturday, December 7: Victorian Christmas and Candlelight: A Holiday Celebration
- Saturday, January 11: Lucille Ball: A Living History Portrayal by Leslie Goddard

He announced that starting next year; Historical Society members will enjoy free admission to all programs.

H. CHAIRMAN REPORT – Chairman French shared his desire to hold the 2025 Fall Historic Housewalk, even on a smaller scale. He suggested involving the Newcomers Club and designating the Historical Society as the beneficiary. The event could serve as a platform to raise awareness about the incentive program. He noted that Citizens of Glen Ellyn have already provided a blueprint for organizing this event.

I. VILLAGE BOARD TRUSTEE REPORT – None

J. STAFF REPORT – Frahm shares several updates, noting that 60% of the plans for the Metra station will be presented to the Architectural Appearance Commission on December 5. Revisions to the plans may or may not return to the HPC for further review. Additionally, the Event Park project has been delayed to 2026/2027 due to an issue with the application process.

K. ADJOURNMENT & NEXT MEETING DATE – Commissioner Darga motions to adjourn the meeting and Commissioner Lemme seconds the motion. The meeting was adjourned at 8:44 p.m. The next HPC meeting is December 19, 2024.

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Jordan Frahm, Staff Liaison