



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

Glen Ellyn Civic Center, Galligan Board Room

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

Date: February 20, 2025
Called to Order: 7:03 p.m.
Adjourned: 8:42 p.m.

MEMBER ATTENDANCE:

Penn French	Chairman	Present
Nathan Darga	Commissioner	Absent
Donna Leak	Commissioner	Absent
Barb Lemme	Commissioner	Present
Robert Margetts	Commissioner	Absent
Jeremy Schletz	Commissioner	Present
Zak Wilson	Commissioner	Present
Also Present:		
Jordan Frahm	Associate Planner	
Kirk Burger	GE Historical Society	
Kelley Kalinich	Village Trustee	
Elisa Pollina	Recording Secretary	
Public Present:		

A. CALL TO ORDER

The February 20, 2025 regular meeting of the Historic Preservation Commission was called to order by Chairman French at 7:03 PM at the Glen Ellyn Civic Center, Galligan Board Room.

B. PUBLIC COMMENT – None

C. ANNOUNCEMENTS – None

D. APPROVAL OF MINUTES FROM January 16, 2025 HPC MEETING

MOVE TO APPROVE THE MINUTES OF HPC MEETING OF 1/16/2025

RESULT: Motion Unanimously Carried

MOVER: Commissioner Lemme

SECONDER: Commissioner Schletz

AYES: 4

E. NEW BUSINESS

1. Review of Community Input from Historic Preservation Incentive Program Roundtable Discussions - Chairman French provided an update on the recent community feedback sessions, held over the past several nights. He distributed four handouts to the HPC (see attached), including:
 - Discussion Group Outline
 - Community Input Roundtable Invitation
 - Standard R2 Bulk Zoning Regulations VOGÉ
 - Initial Findings & Key Issues

A total of 70 invitations were sent out to a diverse group of architects, builders, homeowners, real estate agents, appraisers, and interior designers. Eighteen participants attended across three group sessions, including six architects, five builders, three real estate agents, two homeowners, one appraiser, and one interior designer. Many of the participants had longstanding leadership roles in Historic Preservation Commissions or broader preservation efforts, and their input was invaluable.

Each participant received the R2 Bulk Zoning Regulations, and many were already familiar with the current zoning code. There was strong enthusiasm and excitement for the proposed incentive program, particularly around the flexibility provided by the Bulk Zoning regulations. Chairman French noted that the tax incentive had been removed from the program — a decision many participants understood — and there was broad appreciation for the permit fee waivers and the bulk zoning allowances.

Staff Liaison Frahm also explained the village's plan to implement new software to streamline the permitting process. While there wasn't much discussion about the grant component of the program, it was acknowledged and appreciated.

One of the most significant takeaways from the focus groups was the importance of clearly outlining program eligibility. Participants suggested creating a dedicated section on the village website with a detailed list of eligibility questions and a clear tutorial to guide applicants through the process. This would help ensure accessibility and ease of use for both participants and village staff.

While the question of eligibility was a key point of discussion in the focus groups, Trustee Kalinich emphasized the importance of staying aligned with the goals outlined in the Comprehensive Plan regarding historic preservation. The primary focus of this program is to preserve existing historic properties, and that mission should remain clear. Although an updated survey is needed, the village has a solid starting point for identifying historic structures. Trustee Kalinich also noted that if a homeowner believes their property has historic significance, the village would certainly consider it — but the overall intent of this program must prioritize the preservation of recognized historic properties.

Commissioner Lemme noted that everyone in attendance was enthusiastic and engaged, with many participants having either grown up in or currently living in century-old homes. Many attendees came prepared with thoughtful priorities and ideas. Lemme emphasized the need for clear and consistent rules, along with a streamlined process to support historic preservation efforts. A visual aid, like a flow chart, would be especially helpful in communicating this process. There were also several questions about the criteria used to designate certain homes as historic or significant. Chairman French mentioned he would follow up with Laura Ramsey for further insight. Additionally, Lemme suggested that having a dedicated point person at the village for residents to contact would greatly improve accessibility and support.

Chairman French shared that some builders raised concerns about who would qualify for matching grants and whether those doing lower-quality, quick renovations would be eligible. The group discussed a first-come, first-served approach for grant distribution. There was also conversation about implementing an expedited process, aiming for a five-day permit turnaround. French acknowledged that while there are still details to finalize, it's important to move forward without letting the pursuit of perfection delay progress. Trustee Kalinich suggested framing this initiative as a pilot program, which the HPC supported. Commissioner Lemme agreed, noting that labeling it as a pilot clearly signals that this is just the beginning and the program will evolve over time.

Chairman French noted that many participants had questions about which projects would qualify, such as whether painting or roofing would be eligible. Trustee Kalinich clarified that only projects requiring permits would qualify; painting alone would not. She also mentioned that at the upcoming Village Board meeting on Monday, the board will be approving a more streamlined structure for permitting fees, categorized for clarity. French added that, whenever possible, it would be ideal to refer participants to published lists.

Chairman French outlined the next steps, aiming to launch the program in the last six months of the year. He mentioned that a presentation will be prepared for the Village Board, and once the date is set, he encouraged all HPC members to attend.

Chairman French expressed his gratitude to Trustee Kalinich for her support and guidance throughout the development of the incentive program. Trustee Kalinich responded by sharing her pride in the group for their dedication. French also extended his thanks to Staff Liaison Frahm for his collaboration and the valuable assistance he has provided to the HPC.

F. OLD BUSINESS – Annual Preservation Awards Nominations – Staff Liaison Frahm reported that approximately four nominations have been submitted so far, following a similar trajectory to last year. An increase in submissions is expected over the next few weeks, with the deadline set for March 31.

G. HISTORICAL SOCIETY BUSINESS – Kirk Burger, representing the Board of Directors of the Historical Society, shared details on several upcoming events:

- February 22, 2025 at 2:00 PM – *What Exactly is the McKee House Project?*
- March 8, 2025 at 2:00 PM– *World War II Women Spies: Nancy Wake and Marie-Madeleine Fourcade*
- March 22, 2025 at 2:00 PM – *Bertha Honore’ Palmer: A Life in Three Acts*

He also announced the launch of the Historical Society’s new website, which features a map of plaqued homes.

H. CHAIRMAN REPORT – No report

I. VILLAGE BOARD TRUSTEE REPORT – Trustee Kalinich provided several updates, starting with the Full Circle project. The building design was presented to the Architectural Appearance Commission (AAC), where some adjustments were requested following public feedback that the Tudor-style design seemed out of place. Despite the comments, the AAC approved the design, which then moved on to the Plan Commission and also received their approval. This project is now scheduled for the Village Board meeting on Monday night for final approval. Any future deviations from the approved plan would require going through the entire approval process again.

Additionally, Trustee Kalinich reported that a formal agreement has been reached between the Village and the Park District regarding the downtown park, with the Village committing to fund 50% of Phase 1. This agreement has already been presented to the Plan Commission, and once the Village Board gives its approval, the project can move forward.

Finally, the train station design was approved by the AAC and will now proceed to the Plan Commission for further consideration and approval.

J. STAFF REPORT – Frahm announced that the approval has been granted for the addition of four new outdoor pickleball courts at Ackerman.

K. ADJOURNMENT & NEXT MEETING DATE – Commissioner Lemme motioned to adjourn the meeting and Commissioner Schletz seconded the motion. The meeting was adjourned at 8:42 p.m. The next HPC meeting is March 20, 2025.

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Jordan Frahm, Staff Liaison