



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

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

Date: March 20, 2025
Called to Order: 7:00 p.m.
Adjourned: 9:05 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	
Jeff Anderson	GE Historical Society	
Elisa Pollina	Recording Secretary	
Public Present:		
Chris Wilson	537 Phillips, GE	
Mike Wilson	716 Crescent Avenue, GE	

A. CALL TO ORDER

The March 20, 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. ANNOUNCEMENTS – None

D. APPROVAL OF MINUTES FROM FEBRUARY 20, 2025 HPC MEETING

MOVE TO APPROVE THE MINUTES OF HPC MEETING OF 2/20/2025
RESULT: Motion Unanimously Carried
MOVER: Commissioner Lemme
SECONDER: Commissioner Wilson
AYES: 7

E. NEW BUSINESS

1. Review of March 17, 2025 Village board Workshop Presentation on Historic Preservation Incentive Program - Chairman French provided an update, thanking Jordan Frahm for his assistance and Bethany from Hinsdale for her valuable insights. The findings from the focus group and a presentation on the incentive program were shared with the Village Board on Monday. The Village Board was complimentary of the Commission's work.

French noted that there are three key items the Commission needs to finalize:

- Eligibility Criteria: Defining the rules for inclusion on the incentive program list.
- Project Qualifications: Determining which types of projects would qualify for incentives.
- Matching Grant Details: Refining the specifics of the matching grant program.

Commissioner Darga inquired whether the Board provided any specific feedback. French stated that the Board raised a few considerations:

- Guardrails need to be established to prevent unintended consequences, such as ensuring that homes receiving incentives are not ultimately torn down.
- Lot ratios were discussed, noting that the Village's ongoing overhaul of zoning codes, expected to continue into 2026, should be factored into the program.
- Clarification is needed regarding the rules for future incentive applications—specifically, whether the program should apply by property or by homeowner, and how soon after a remodel a property could reapply.
- Questions were raised about whether builders who purchase homes for flipping should be eligible for incentives.
- The Board emphasized the importance of inclusivity and suggested expanding the program's eligibility beyond certain areas of town, including properties south of Roosevelt Road.

Commissioner Lemme added that the presentation prepared by Penn and Jordan was thorough, and the Board's overall response was very positive. The next step is to refine the program's direction based on this feedback.

French outlined the next steps discussed with Jennifer Henaghan, emphasizing the need for a structured approach to the incentive program and zoning updates:

Historic Overlay District: Staff will take the lead in determining whether a historic overlay district should be established. This process will unfold over the next few months, including identifying required Board approvals.

Bulk Zoning Recommendations: Specific alternate bulk zoning recommendations—such as lot coverage ratios, setbacks, and height restrictions—will be analyzed and drafted in conjunction with the Village’s previously scheduled review and overhaul of the entire zoning code. This review is set to begin in the second half of 2025 and conclude by the end of 2026.

Rolling Launch of the Incentive Program: Staff is proposing a phased launch of the incentive program. The initial phase, set to launch in late summer or early fall of 2025, will introduce the Matching Grant cost-share incentive, utilizing the \$50,000 already approved by the Board for 2025, which can roll over to 2026 if necessary. A decision will also need to be made on whether to introduce permit fee waivers during this phase or delay them until the alternate bulk zoning component is implemented in the latter half of 2026.

Additional Considerations:

Staff Liaison Frahm emphasized that it’s important not to rush the bulk zoning text amendments. The codes need to be thoroughly developed, and sufficient time is required to conduct the requested research on the 500+ homes suggested by Trustee Gould.

Commissioner Lemme added that with the Village Board’s awareness of the incentive program, they can take these plans into account during their zoning code review. She also highlighted that the Board’s work on the Comprehensive Plan involves fulfilling strategic objectives that require zoning code adjustments to achieve those goals.

Lemme further suggested presenting the incentive program as a pilot initiative to account for its ongoing evolution and recommended identifying a dedicated staff point person to oversee the process.

The HPC discussed the process for adding projects to the incentive list and agreed to adopt a first-come, first-served approach during the initial phase of the program’s launch.

The commission also reviewed eligibility criteria for the program, which includes two main categories:

Age and Designation:

- Homes that are at least 50 years old
- Landmarked properties
- Significant or potentially significant homes
- Homes that have been plaqued by the Glen Ellyn Historical Society (GEHS)

Architectural and Historical Significance:

- Master craftsmanship
- Architecturally distinct features
- Local or regional cultural significance, Association with historically significant individuals

- Contribution to civic pride

Chairman French emphasized that these criteria would need to be clearly outlined and published on the Village website.

The commission briefly discussed the types of projects that would qualify for incentives. Eligible projects would include exterior improvements that enhance the home's appearance and contribute to improving the streetscape.

Projects not eligible for incentives include: Routine maintenance (such as painting not part of a restoration), Landscaping, Fences, Driveways, sidewalks, and other paved areas.

Chairman French noted that the commission will vote on the specific elements of the incentive program at next month's meeting.

F. OLD BUSINESS – Annual Preservation Awards Nominations – Staff Liaison Frahm provided an update, noting that he has reached out to professional builders to encourage additional award nomination submissions. With two weeks remaining until the nomination deadline, there is hope for more entries in the coming weeks. Commissioner Lemme inquired whether the applicant from last year, whom the committee had encouraged to reapply this year, had submitted an application. Frahm will follow up with that applicant.

G. HISTORICAL SOCIETY BUSINESS – Jeff Anderson from the Glen Ellyn Historical Society provided several updates. He noted that the home at 569 N. Main Street has been plaqued, and research has completed for the property at 142 Crest, with nine additional homes currently in the research queue. A ceremony is planned at the cemetery monument for the Hills. Anderson also highlighted last month's event, where the Village collaborated with Midwest Soaring and the Forest Preserve on the McKee House, which drew over 150 attendees. An upcoming event, Palmer: A Life in Three Acts, is scheduled for Saturday, March 22, and a large turnout is expected. Anderson added that all programs this year have seen remarkable attendance and mentioned ongoing Village work at Stacey's Tavern.

H. CHAIRMAN REPORT – No report

I. VILLAGE BOARD TRUSTEE REPORT – The village approved the Event Park on March 10 and will now go out for bid.

J. STAFF REPORT – Frahm mentioned that one individual, the owner of the bookstore, has inquired about landmark eligibility.

Commissioner Lemme reminded the commission of their volunteer work last year with Citizens of Glen Ellyn, where they assisted in placing signs in yards of historically significant homes. She asked if the commission would like to volunteer again this year. Chairman French volunteered to place 25 signs and suggested that the HPC consider

using a portion of its budget to help fund the printing of additional signs and cover postage costs for letters sent to residents receiving signs. Chris Wilson from Citizens of Glen Ellyn will inform Chairman French of the estimated cost to print 75 more signs. There are approximately 307 historically significant homes in Glen Ellyn, with approximately 200 signs placed last year.

K. ADJOURNMENT & NEXT MEETING DATE – Commissioner Lemme motioned to adjourn the meeting and Commissioner Leak seconded the motion. The meeting was adjourned at 9:05 p.m. The next HPC meeting is April 17, 2025.

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Jordan Frahm, Staff Liaison