



Minutes  
 Village of Glen Ellyn  
 Historic Preservation  
 Regular Meeting  
 May 15, 2025  
 7:00PM  
 Glen Ellyn Civic Center

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

**Date:** May 15, 2025  
**Called to Order:** 7:00 p.m.  
**Adjourned:** 9:02 p.m.

**MEMBER ATTENDANCE:**

Penn French	Chairman	Absent
Nathan Darga	Commissioner	Present
Donna Leak	Commissioner	Present
Barb Lemme	Commissioner	Present
Robert Margetts	Commissioner	Present
Jeremy Schletz	Commissioner	Present
Zak Wilson	Commissioner	Present
<b>Also Present:</b>		
Jordan Frahm	Associate Planner	
Tim Loftus	GE Historical Society	
Kelli Kalinich	Village Trustee	
<b>Public Present:</b>		
Ian Dawson	Glen Ellyn resident	

**A. CALL TO ORDER**

The May 15, 2025 regular meeting of the Historic Preservation Commission was called to order by Commissioner Lemme at 7:00 PM at the Glen Ellyn Civic Center.

**B. PUBLIC COMMENT** – Ian Dawson shared that the Plan Commission is celebrating its 100th anniversary this month. Coincidentally, 100 years ago the Village bid farewell to its 14th President, Douglas Bradford Robertson. Dawson stated through his historical research, he also identified Robertson’s place of residence. He concluded his remarks by congratulating Jim Burket, the newly seated 42nd President of Glen Ellyn, who took office on Monday.

### C. APPROVAL OF MINUTES FROM APRIL 17, 2025 HPC MEETING

MOVE TO APPROVE THE MINUTES OF HPC MEETING OF 4/17/2025 as amended

RESULT: Motion Unanimously Carried

MOVER: Commissioner Wilson

SECONDER: Commissioner Schletz

AYES: 7

### D. NEW BUSINESS

Proposed Historic Preservation Incentive Program – Eligibility Criteria and Matching Grant - Staff Liaison Frahm explained that the Historic Preservation Commission (HPC) received guidance from the Village Board and staff on how to proceed with the incentive program. In March, the HPC discussed eligibility requirements and a process for qualifying homes. Frahm drafted a resolution, which the Commission reviewed at the meeting.

Commissioner Lemme inquired about the structure of the pilot program. Trustee Kalinich clarified that the matching grant program should operate as an 18-month pilot, allowing flexibility for future adjustments. This timeframe is intended to allow for sufficient participation and program evaluation.

Dawson asked about procedures for reclaiming funds (claw backs). Trustee Kalinich noted that while timelines were considered, monitoring would be difficult, and claw backs were not included in the program. Hinsdale, which has a similar program, has not experienced issues with claw backs. Commissioner Lemme suggested revisiting this during the pilot phase. Frahm added that if funds are awarded but not used within a set timeframe, the Commission will need to determine how to reallocate those funds.

The HPC also discussed the process for verifying bids. Commissioner Darga confirmed that applicants must submit bids reflecting the full project cost, and Frahm agreed to include this requirement in the resolution.

Commissioner Lemme asked whether the Commission could approve any major changes to the resolution via email. Trustee Kalinich responded that such changes would require a special meeting.

The Commission reviewed and suggested edits to the resolution, particularly clarifying the language around "significant" and "potentially significant" properties. The resolution allows eligibility for properties that may not be designated significant but meet age criteria.

Following further discussion, the Commission approved the eligibility criteria as written. Trustee Kalinich added that the resolution will go to legal review before final approval by the Village Board.

Commissioner Lemme asked whether the village funded the architectural surveys. Tim Loftus confirmed they were funded through both the village and grants from Landmarks Illinois. Commissioner Lemme suggested exploring future grant opportunities to update the surveys.

The Commission also discussed the inclusion of eligible roof work in the program. Commissioner Darga clarified that while routine roof maintenance is not eligible; restoration work to preserve historic roofing may qualify and would be evaluated on a case by case basis.

The HPC concluded its review.

Commissioner Margetts motioned to approve the resolution as amended. Commissioner Leaks seconded the motion. The motion unanimously passed.

#### **E. OLD BUSINESS**

1. Update on HPC Awards - Staff Liaison Frahm reported that yard signs for this year's award recipients have been received. The award ceremony is scheduled to take place at the Village Board meeting on May 27, where honorees will be formally recognized. All preparations are on track for nominees to be honored at that meeting.

Commissioner Lemme raised a suggestion regarding the possibility of recognizing heritage projects completed in years prior to the award cycles. She asked whether the Commission could consider honoring such projects retroactively. The HPC is open to that consideration. Additionally, she noted the challenge in evaluating streetscape compatibility award category between new construction and existing homes. Lemme asked the Commission to consider separating the award into two categories—new builds and existing homes for future consideration. Staff Liaison Frahm responded that the current award category is primarily focused on new construction, but in years without qualifying new builds, the Commission has considered existing homes. He acknowledged that splitting the category could be a worthwhile adjustment moving forward.

Commissioner Lemme also asked for feedback from the Commission on the Citizens for Glen Ellyn yard sign placements. Commissioner Leak noted that one recipient declined the sign and misunderstood it as something they had to pay for. She suggested that next year; recipients should be informed in advance that the signs are complimentary and optional. Trustee Kalinich praised the increased visibility this year, stating that the additional signs (100 more than last year) created a stronger visual impact throughout the Village. The signs remain in place for one month. Tim Loftus shared that one resident declined the sign because they felt Citizens for Glen Ellyn carried political connotations. Commissioner Leak added that recipients expressed appreciation when they were informed ahead of time, reinforcing the value of proactive communication.

**F. HISTORICAL SOCIETY BUSINESS** – Tim Loftus from the Glen Ellyn Historical Society provided several updates. Stacey's Tavern is currently closed for construction, with Grove Masonry scheduled to begin tuck-pointing work on the chimneys and both

interior and exterior areas starting tomorrow. This project is funded by the Village. The replacement of skylights at the History Center is currently out for bid, and the security system will also be upgraded—both projects are also Village-funded.

The Historical Society's fiscal year ends in June, and a new membership program is being launched, featuring updated classifications and modest price increases. Membership now includes free access to programs, which typically draw between 75 to 200 attendees. Loftus encouraged non-members to consider joining, as word continues to spread about the benefits of membership.

Regarding the 551 Geneva Road property, the demolition request recently went before the Zoning Board of Appeals. While the house will be demolished, the goal is to retain the garage, seeking a variance. The Village informed the Historical Society that planned utility work was removed from the project due to the upcoming Geneva roadwork project, meaning the Historical Society will only be responsible for the demolition, replatting and related drawings which are estimated at \$40,000. Funding for that is currently in place. The Historical Society will determine future use of the land post-demolition and will go before the Village Board in June to seek a variation.

Upcoming events include: June 14: Teddy Roosevelt Discussion, June 19: Antique Market Fundraiser, Jim Manak Auto Fest: Antique car show—attendees are encouraged to bring their vehicles and Leslie Goddard: Presentation on Route 66.

**G. CHAIRMAN REPORT** – No report

**H. TRUSTEE'S REPORT** – Trustee Kalinich provided several updates. First, she noted that budget requests for 2026 are due in August. She also reported that the Village Board recently passed a new mobility ordinance. The ordinance addresses the use of bicycles, e-bikes, and e-scooters, reinforcing existing rules that prohibit their operation on downtown sidewalks. This updated ordinance aligns with state law, which permits e-bike use for individuals aged 16 and older, and e-scooter use for those 18 and older. Individuals below those age thresholds are technically not permitted to operate these vehicles.

The police department will be partnering with local schools to conduct educational outreach, and the ordinance was recently featured in the Village newsletter. Additional signage will be installed downtown, and a broader awareness campaign is being planned. Violations of the ordinance are subject to ticketing. Kalinich noted that several other communities are grappling with similar issues.

She also shared that, as mentioned in a prior newsletter, the Community Development Department has transitioned to an electronic permitting system. All permit applications are now processed online, with extensive information available on the Village website.

Lastly, Kalinich announced that the new Village Board was seated on Monday. The meeting included a tribute to outgoing trustees Ann Gould and Gary Fasules in recognition of their service.

- I. STAFF REPORT** – Jordon Frahm commends the HPC for all their work they have done on the incentive program. He looks forward to working with them on the pilot program. Frahm will send a final draft of the resolution to the HPC. He mentioned to let him know of any additional changes they may see.

Commissioner Lemme thanks Chris Wilson for all her work on Citizens for Glen Ellyn Preservation and the coordination of the signs placements in yards of historically significant homes.

- J. ADJOURNMENT & NEXT MEETING DATE** – Commissioner Shletz motioned to adjourn the meeting and Commissioner Wilson seconded the motion. The meeting was adjourned at 9:02 p.m. The next HPC meeting is August 21, 2025.

**Submitted by Elisa Pollina, Recording Secretary**

**Reviewed by Jordan Frahm, Staff Liaison**