



Minutes  
 Village of Glen Ellyn  
 Historic Preservation  
 Regular Meeting  
 August 21, 2025  
 7:00PM  
 Glen Ellyn Civic Center

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

**Date:** August 21, 2025  
**Called to Order:** 7:00 p.m.  
**Adjourned:** 9:12 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
<b>Also Present:</b>		
Jordan Frahm	Associate Planner	
Tim Loftus	GE Historical Society	
Kelli Kalinich	Village Trustee	
Elisa Pollina	Recording Secretary	
<b>Public Present:</b>		
Ian Dawson	Glen Ellyn resident	
Mike & Chris Wilson		
Jon Olenski	Glen Ellyn resident – 644 N. Main Street	

**A. CALL TO ORDER**

The August 21, 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. APPROVAL OF MINUTES FROM May 15, 2025 HPC MEETING

MOVE TO APPROVE THE MINUTES OF HPC MEETING OF 5/15/2025 as amended

RESULT: Motion Unanimously Carried

MOVER: Commissioner Lemme

SECONDER: Commissioner Darga

AYES: 7

### D. OLD BUSINESS

1. Approve a Final Draft Resolution regarding Preservation Incentives and a Preservation Matching Grant – Chairman French noted that the final draft resolution was approved at the May meeting. Jordon presented the clean version of the finalized document for the Commission’s review. French asked if there were any additional comments from the HPC; seeing none, he turned to Trustee Kalinich for next steps.

Trustee Kalinich explained that all information on the incentives, particularly the matching grant, should be consolidated in one location for the public to avoid confusion. Jordon added that once the Commission is aligned, the entire suite of incentives should move forward to the Village Board. Kalinich noted her understanding was that all components should precede together, with matching grant and zoning approvals addressed later.

Commissioner Lemme commented that the overall program has already been approved. Trustee Kalinich further noted that the Village Board is expecting a follow-up presentation from the HPC and confirmed her understanding that the program will be piloted for 18 months, with an evaluation of its effectiveness during that time. Jordon added that, if needed, a paragraph could be included in the resolution to reference additional incentives and the exploration of future options with the goal of eventual implementation.

Commissioner Lemme moved to direct staff to revise the final draft resolution to include language on exploring additional incentives with the goal of future implementation. Commissioner Wilson seconded the motion. The motion unanimously passed.

Ian Dawson, a resident of 869 Hillside Avenue, addressed the HPC, noting his understanding was that the program would be available in the fourth quarter. He submitted his application for the program and expressed his thanks to Jordan Frahm and Trustee Kalinich for their engagement and commitment in moving the program forward, as well as to the HPC for their work in developing it.

### E. CURRENT BUSINESS

1. Historic Preservation Incentives - Draft Policy Document for Historic Preservation

Grant - The HPC reviewed the draft policy and noted inconsistencies in the stated timeframes. Frahm stated he would review and revise the timeframes and confirmed the policy will be integrated into the online application. He also noted that the HPC website will need to be updated.

#### **F. NEW BUSINESS**

1. Landmark Alteration Request - 535 Duane Street – Jordan Frahm provided background on 535 Duane Street (see attached), noting that under the 2025 Capital Plan, the Facilities Maintenance Division initiated the Civic Center Exterior Door Replacement Project on June 19, 2025, with the issuance of a Request for Proposals. The project originally included replacement of multiple sets of exterior doors: the west Auditorium entrance, south rear entrance, east employee entrance, and the Duane Street main entrance.

Based on the bids received, the scope was narrowed to include only the Auditorium doors and the east employee entrance doors, with replacement of the main and rear entrances deferred to 2026. The new doors will be metal frame replacements installed “in kind”. It was also noted that the current doors are not original to the building.

Commissioner Margetts adds that all the doors, window panes and handles should all be consistent on the building. The HPC discussed a preference for the doors to be wood.

Commissioner Lemme motioned to preliminarily approve the plan to replace the east door entry and disapprove the plan to replace the west auditorium door entry; Commissioner Margetts seconded the motion. The motion unanimously passed.

2. Landmark Alteration Request - 644 N. Main Street - Jordon Frahm reviewed the property with the HPC (see attached), noting it was designated a Village landmark by Ordinance No. 6162 on September 9, 2013. Built in 1904, the home is known as the Christian A. Sievert residence. Jon Olenski, who has lived in the property since 2016, is requesting approval for alterations that include replacing the cedar siding and trim with James Hardie Cedarmill lap siding, and installing James Hardie Straight Edge Shake on the gables, dormers, and turret. Frahm explained that this request involves alterations to the heritage materials and architectural details of the landmark, either in part or in whole.

Homeowner Jon Olenski stated the changes are necessary to address ongoing water issues and to better seal and preserve the home. The Historic Preservation Commission was asked to review the request and determine whether the proposed alterations, including a door replacement, would have an adverse impact on the landmarked property.

The HPC discussed the proposed alteration. Commissioner Darga motioned to recommend preliminary approval for the Landmark Alteration at 644 N. Main Street. Commissioner Lemme seconded the motion. The motion passed unanimously.

3. Landmark Nomination Request - 779 Riford Road Preliminary Designation – Jordon Frahm reviewed the nomination request with the HPC (see attached). Petitioner

Christine Wilson submitted the application on behalf of the property owner, Mike Wilson. The home, built in 1922, is an English cottage that has been well preserved, featuring a front porch and fireplace. Its location, architectural integrity, and historical significance make it a strong candidate for landmark designation. Notable features include its steeply pitched gable roof, hardwood floors, large log fireplace in the living room, and a screened porch that reflects the design sensibilities of early 20th-century Glen Ellyn.

Commissioner Margetts motioned to approve the preliminary determination for landmark designation of the property at 779 Riford Road and requested an in-depth planning report. Commissioner Schletz seconded the motion. The motion unanimously passed.

- G. HISTORICAL SOCIETY BUSINESS** – Tim Loftus from the Glen Ellyn Historical Society provided several updates. He announced that the next HPC meeting will be held at the History Center on September 18, as part of the Historical Society’s fall kickoff which begins at 5:00 pm. Commissioners are invited to arrive early for the event prior to their meeting.

He also noted that programs for Historical Society members are free, and the History Center continues to draw between 100 and 170 visitors. Non-members are encouraged to consider joining to take full advantage of these offerings.

- H. CHAIRMAN REPORT** – Chairman French reported that on May 27 he presented the HPC Awards to the Village Board and included his remarks in the record (see attached). A total of 11 awards were presented, although only a few recipients were able to attend. Chairman French personally delivered the remaining awards to recipients at their homes. He noted there was discussion about retroactive awards, but expressed uncertainty about whether this practice should continue on an ongoing basis. Commissioner Lemme added that the Commission has not formally discussed this matter, and recommended it be included as an agenda item for next month’s meeting.

- I. TRUSTEE’S REPORT** – Trustee Kalinich provided several updates. She began by acknowledging the tragic and unexpected passing of Trustee Steve Szymanski a few weeks ago. Trustee Szymanski was newly elected to the Village Board, and his loss has been deeply felt. As a result, a vacancy now exists, and interested individuals are encouraged to submit an application by Monday at 8:00 a.m.

On Monday, the Board will also hold a workshop to discuss speed limits within the Village. The current limit is 30 MPH, and the discussion will center on whether it should be lowered.

Trustee Kalinich further reported that the parking lot at Crescent and Glenwood Station is undergoing rehabilitation and will not be accessible during this time. Alternative parking will be available in the Duane Street lot next to the library.

Lastly, she noted that the Board is in the process of developing the 2026 budget. At the next HPC meeting, commissioners should be prepared to discuss any funding requests

they would like to make.

- J. STAFF REPORT** – Jordon Frahm mentioned RFP zoning code requirements discussion will take place next week.
- K. ADJOURNMENT & NEXT MEETING DATE** – Commissioner Darga motioned to adjourn the meeting and Commissioner Margetts seconded the motion. The meeting was adjourned at 9:12 p.m. The next HPC meeting is September 18, 2025.

**Submitted by Elisa Pollina, Recording Secretary**

**Reviewed by Jordan Frahm, Staff Liaison**