



Agenda
Village of Glen Ellyn
Historic Preservation Commission Meeting
Thursday, January 15, 2026
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

Visitors are most welcome to attend all public meetings and can find copies of the Agenda online at www.glenellyn.org prior to the meeting. Any individual with a disability requiring reasonable accommodation in order to participate in a meeting should contact the Village of Glen Ellyn ADA Coordinator, 630-469-5000, at least five (5) business days in advance of the next scheduled meeting.

- A. Call to Order**
- B. Approval of Minutes**
 - 1) Approval of the December 18, 2025 Historic Preservation Meeting Minutes
- C. Public Comment**
- D. Old Business**
- E. New Business**
 - 1) Preservation Incentive Program - Consideration of Candidates for Qualified Properties List
 - 2) Preservation Matching Grant - 600 Euclid Avenue
 - 3) Preservation Matching Grant - 869 Hillside Avenue
- F. Chairman's Report**
- G. Trustee's Report**
- H. GEHS Director's Report**
- I. Staff Report**
- J. Reminders**
- K. Adjourn**

Civility Pledge - In the interest of civility, I pledge to promote civility by listening, being respectful of others, acknowledging that we are striving to support and improve our community, and understanding that we each may have different ideas for achieving that objective.



**Glen Ellyn Historic
Preservation Commission**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 1/15/2026 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Minutes
Prepared By: Jordan Frahm

**AGENDA ITEM (ID # 2026-
17)**

DOC ID: 2026-17

Approval of the December 18, 2025 Historic Preservation Meeting Minutes

Statement of the Issue:

Per Commission requirements, review the minutes from the December 18, 2025 Regular Meeting of the Historic Preservation Commission.

Analysis:

The minutes from this meeting include a review of the Village Board approved Historic Preservation Incentive Program.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Review for clarity and accuracy, approve, or approve with modifications.

Attachments:

1. December 18, 2025 Historical Preservation Commission Minutes



Minutes
 Village of Glen Ellyn
 Historic Preservation
 Regular Meeting
 December 18, 2025
 7:00PM
 Glen Ellyn Civic Center

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

Date: December 18, 2025
Called to Order: 7:00 p.m.
Adjourned: 7:57 p.m.

MEMBER ATTENDANCE:

Penn French	Chairman	Present
Nathan Darga	Commissioner	Present
Donna Leak	Commissioner	Present
Barb Lemme	Commissioner	Absent
Robert Margetts	Commissioner	Present
Jeremy Schletz	Commissioner	Absent
Zak Wilson	Commissioner	Present
Also Present:		
Jordan Frahm	Associate Planner	
Kelli Kalinich	Village Trustee	
Elisa Pollina	Recording Secretary	
Public Present:		
Mike & Chris Wilson	Glen Ellyn Residents	
Ian & Liz Dawson	Glen Ellyn Residents	

A. CALL TO ORDER

The December 18, 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 September 18, 2025 & November 20, 2025 HPC MEETINGS – Commissioner Darga motioned to approve the minutes from September 18, 2025 as amended & November 20, 2025; Commissioner Margetts seconded the motion. The motion unanimously passed.

D. OLD BUSINESS

1. *Village Board approval of the Historic Preservation Incentive Program* – Associate Planner Jordan Frahm provided an update, noting that on December 8 the Village Board approved the Historic Preservation Incentive Program, including fee waivers, as part of the consent agenda. He explained that the program was adopted by resolution as a pilot program rather than being fully codified, as originally planned. The fee waivers themselves are codified through the related text amendment.

The HPC reviewed the grant application, during which Trustee Kalinich raised a question regarding the “Applicant Information” section on page one, which references both applicant and homeowner. The Commission discussed the redundancy and confirmed that the homeowner is the eligible party for the program. Trustee Kalinich recommended that the application reference only the homeowner, as the financial incentive is awarded to the homeowner, and that the term “tenant” be removed since tenants are not eligible. Frahm stated that he will reformat the application for clarity and revise the language to reference “homeowner” only, including updates to pages 7 and 11.

Frahm noted that the program will open on January 1 and that he is working with Grant Paplauskas to promote the program through the Village newsletter, email communications, and the Village website. Grant applications will be reviewed at the first HPC meeting in January, and the Commission agreed with this timeline.

Frahm also discussed the application scoring process, emphasizing the need for consistency and objectivity. He provided a scoring guideline for the HPC and explained that the scoring system will offer feedback to applicants who are not selected, allowing them to address deficiencies and reapply in the future. He stressed the importance of ensuring high-quality projects through an objective review process. Frahm added that he will share the scoring rubric with the HPC for feedback prior to January 15.

Commissioner Darga asked about long-term tracking of the program. Frahm responded that the Trustees and Village Board will be interested in monitoring the program’s impact and its benefits to the community over time.

E. NEW BUSINESS - None

F. HISTORICAL SOCIETY BUSINESS – No report

G. CHAIRMAN REPORT – No report

H. TRUSTEE’S REPORT – Trustee Kalinich provided several updates. As a follow-up to the Board’s approval of the incentive program, she reported that the Board discussed fees related to teardowns. This spring, the Board will conduct a comprehensive review of all

fees and is considering significantly increasing teardown fees as a potential way to help subsidize permit fees.

She also noted that in the first quarter of 2026, the Village will begin a full review of the zoning ordinances. This will be an extensive process starting in February and will be guided by a consultant. The review is expected to continue throughout the year and will not be brought forward for Board approval until the fourth quarter, at which time the ordinances will be approved as a complete package. Trustee Kalinich added that a “tickler list” has been developed over time to track zoning code issues that will be addressed as part of this review.

Lastly, Trustee Kalinich reported that the Village will begin a new strategic planning process on January 5. The Village will be working with a consultant with the goal of completing the process in the first quarter of the year. She noted that strategic plans are typically updated every three to five years, while the Comprehensive Plan is updated every ten years.

- I. STAFF REPORT** – Jordan Frahm reported that, as part of the zoning code update, there have been discussions about incorporating the Historic Preservation Incentive Program into the updated code.
- J. REMINDERS** - The next HPC meeting is January 15, 2025.
- K. ADJOURNMENT**– Commissioner Darga motioned to adjourn the meeting and Commissioner Margetts seconded the motion. The meeting was adjourned at 7:57 p.m.

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Jordan Frahm, Staff Liaison



**Glen Ellyn Historic
Preservation Commission**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 1/15/2026 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Discussion Item
Prepared By: Jordan Frahm

**AGENDA ITEM (ID
2026-15)**

DOC ID: 2026-15

Preservation Incentive Program - Consideration of Candidates for Qualified Properties List

Statement of the Issue:

The homeowners of 600 Euclid Avenue and 869 Hillside Avenue have submitted applications for consideration for the preservation matching grant. In order to be considered for the grant program, the homes must be determined to meet the qualification standards outlined in Section III of the Historic Preservation Incentive Program approved by the Village Board of Trustees on December 8, 2025 by a vote of the Historic Preservation Commission before the grant submittal can be considered.

Analysis:

The Historic Preservation Incentive Program, approved by the Village Board of Trustees on December 8, 2025, requires that properties must be included in the "Qualified Property List" to be eligible for the grant incentive program. The requirements to determine properties to be included in the Qualified Property List are outlined in Section III of the program and are as follows:

III. Qualified Property List Eligibility Requirements

A. The following homes are eligible to be placed on the Qualified Property List, subject to HPC approval:

1. Homes that are Village Landmark properties;
2. Glen Ellyn Historical Society plaque properties;
3. Homes included in the National Register of Historic Places; and
4. Homes considered architecturally significant or potentially significant as set forth in the Architectural Resource Surveys.

B. A home that is fifty (50) years old or older shall be eligible to be included on the Qualified Property List, subject to HPC approval. The determination as to whether such a home qualifies shall be based on whether the home meets one or more of the following criteria:

1. The building exhibits master craftsmanship;
2. The structure displays distinct features that exhibit a historically important architectural style from a representative period;

3. The property possesses local or regional cultural significance, or is associated with historically significant individuals; or
4. The property significantly contributes to the Village as a source of civic pride.

C. A final determination as to whether a home is eligible to be placed on the Qualified Property List shall be made by the HPC at an HPC meeting. A majority vote of the HPC members then in attendance shall be required to place a home on the Qualified Property List. Village staff shall review the permit history for a home, conduct site visits and/or utilize other historical resources to investigate whether a property has undergone significant alteration or is in a condition of extreme disrepair to assist the HPC in determining whether a home shall be placed on the Qualified Property List.

D. A property owner or a person with permission from a property owner shall be eligible to apply to be placed on the Qualified Property List.

600 Euclid Avenue

Per building permit records on file with the Village, this Dutch Colonial home was built in 1928. The home appears in the 2009 Architectural Resource Survey and is provided the highest rating of Significant. According to Village permit records and site review there have been no major exterior alterations since the home was surveyed by preservation architect Victoria Granacki.

869 Hillside Avenue

869 Hillside Avenue was approved as a Village Landmark by Ordinance in 2018 (attached) by the current owners, Ian and Margaret Dawson. Included in the 2014 Architectural Resource Survey as a contributing property, the applicants have made significant exterior restoration efforts. The home was named a landmark by the following criteria: its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn; its integrity of location, design, materials and workmanship make it worthy of preservation or restoration; its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials; and its identification as the work of an architect, designer, engineer or builder whose individual work is significant in the history or development of the Village, the State of Illinois, or the United States.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Approve 600 Euclid Avenue and 869 Hillside Avenue for inclusion on the Qualified Property List for the Historic Preservation Incentive Program as they each meet the criteria for historical and architectural significance as outlined in relevant policy documents.

Attachments:

1. Village of Glen Ellyn Historic Preservation Incentive Program
2. 869 Hillside Landmark Ordinance

3. 869 Hillside Google Streetview
4. 600 Euclid Zillow Photo

VILLAGE OF GLEN ELLYN

Village of Glen Ellyn Historic Preservation Incentive Program



January 1, 2026

January 1, 2026

VILLAGE OF GLEN ELLYN
Village of Glen Ellyn Historic Preservation Incentive Program

I. Purpose

The Village of Glen Ellyn (“Village”) and the Village’s Historic Preservation Commission recognize the importance of preserving historic residences. One hundred fifty years of American homebuilding provide Glen Ellyn with neighborhood charm, architectural heritage and local pride. Preservation programs not only protect historical and architectural assets, but also promote sustainability, community vitality, and a diverse housing stock. The Village’s Historic Preservation Incentive Program (“Program”) is created to encourage the restoration of architecturally or historically significant properties built at least 50 years prior to the date of application. The Village reserves the sole right to amend, modify, add, or delete any part or subpart of this Program.

II. Definitions

Architectural Resource Surveys – Village commissioned surveys conducted between 2002 and 2018 to determine whether buildings located in the Village were significant, potentially significant, contributing, or non-contributing to the historical architecture of the Village which resulted in ratings of buildings surveyed based upon these classifications.

Glen Ellyn Historical Society – An Illinois non-profit corporation which issues commemorative plaques for historically or architecturally significant buildings in the Village which are at least eighty (80) years old.

Glen Ellyn Historical Society Plaque – Commemorative plaques issued by the Glen Ellyn Historical Society for buildings for historically or architecturally significant buildings in the Village which are at least eighty (80) years old.

Historic Preservation Commission (“HPC”) – A Village commission as set forth in Title 2 (“Boards and Commissions”), Chapter 13 (“Historic Preservation Commission”) of the Glen Ellyn Village Code (“Village Code”).

Historic Preservation Incentive Program (“Program”) – The Village’s incentive Program as set forth herein whereby grants are provided for qualified homes for certain projects as defined by the Program and permit fees are waived pursuant to Section 4-1-4 (“Fee and Deposit Schedule”) of the Village Code.

Home – A building consisting of a single dwelling unit only, separated from other dwelling units by open space for residential use.

National Register of Historic Places (“NRHP”) – The official list of historic buildings, districts sites, structures, and objects administered by the National Park Service across the United States.

Qualified Property List – A list of homes eligible for a grant under the Program as determined by the HPC which shall be maintained by Village staff.

Village Landmarks – Areas, districts, places, buildings, structures, works of art and other objects within the Village that meet the criteria set forth in Section 2-13-3 (“Designation of Landmark or Landmark District; Recommendation and Preliminary Determination”) of the Village Code which have been designated by the Village Board.

III. Qualified Property List Eligibility Requirements

A. The following homes are eligible to be placed on the Qualified Property List, subject to HPC approval:

1. Homes that are Village Landmark properties;
2. Glen Ellyn Historical Society plaque properties;
3. Homes included in the National Register of Historic Places; and
4. Homes considered architecturally significant or potentially significant as set forth in the Architectural Resource Surveys.

B. A home that is fifty (50) years old or older shall be eligible to be included on the Qualified Property List, subject to HPC approval. The determination as to whether such a home qualifies shall be based on whether the home meets one or more of the following criteria:

1. The building exhibits master craftsmanship;
2. The structure displays distinct features that exhibit a historically important architectural style from a representative period;
3. The property possesses local or regional cultural significance, or is associated with historically significant individuals; or
4. The property significantly contributes to the Village as a source of civic pride.

C. A final determination as to whether a home is eligible to be placed on the Qualified Property List shall be made by the HPC at an HPC meeting. A majority vote of the HPC members then in attendance shall be required to place a home on the Qualified Property List. Village staff shall review the permit history for a home, conduct site visits and/or utilize other historical resources to investigate whether a property has undergone significant alteration or is in a condition of extreme disrepair to assist the HPC in determining whether a home shall be placed on the Qualified Property List.

D. A property owner or a person with permission from a property owner shall be eligible to apply to be placed on the Qualified Property List.

IV. Qualified Projects

- A. Preservation construction projects for homes on the Qualified Property List are eligible to receive a residential preservation matching grant in an amount up to fifty percent (50%) the project costs not to exceed \$10,000. The total project costs must meet or exceed \$20,000.
- B. The determination as to whether a grant shall be awarded for a preservation project shall be made by the Village Board of Trustees based upon the recommendation of the HPC.
- C. Grant funds shall be disbursed after a preservation project is completed on a reimbursement basis based upon the submittal of all required documentation as set forth in the Program application attached hereto and incorporated herein by reference.
- D. Grant applications shall be accepted by the Village beginning January 1, 2026 for projects to be constructed after said date. Grant funds shall not be available for projects on a retroactive basis.
- E. Applicants shall execute an application for a grant in the form attached hereto and incorporated herein by reference.
- F. Grant award applications will be reviewed by the HPC in the order that they are received by the Village.

V. Grant Applications

- A. Grants will be awarded on a rolling basis and applications may be submitted each year provided Village funds are still available.
- B. Applicants must provide construction plans that comply with applicable the United States Secretary of the Interior's Standards for the Treatment of Historic Properties.
- C. Applicants shall provide multiple quotes for construction costs or shall provide documentation that multiple quotes were sought within a reasonable timeframe and were not obtained, or that a project required a level of expertise which limited the number or qualified bidders.
- C. An eligible project must include exterior improvements as part of the project that enhances a home's appearance and contributes to improving the streetscape surrounding the home.
- D. Projects will be evaluated by the HPC and the Village Board based on whether the project preserves or restores significant architectural features of the home, utilizes heritage materials, and uses principles of sympathetic design per the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- E. Examples of eligible projects include the following:
 - 1. Rehabilitation of roof or siding using heritage materials like cedar or stone;
 - 2. Restoration of non-extant details like corbels on a craftsman bungalow;

3. Preservation of a home's historic feature, like a prominent front porch on an American Four Square; or

4. Protection of original architecture, like a turret on a Queen Anne Victorian.

F. Examples of ineligible project include the following:

1. Regular or deferred maintenance, such as painting not as part of a larger restoration project;

2. Landscaping;

3. Fences;

4. An accessory structure, unless accessory structure has been designated as a Landmark structure or placed on the National Register of Historic Places; or

5. Driveways or other paved areas.

G. A project must be completed within twelve (12) months of a project receiving Village Board approval for a grant award. Written requests for extensions of said period may be approved by the Village's Community Development Director and shall only be granted for extenuating circumstances.

H. Reimbursement for a project is subject to the availability of funds as appropriated by the Village Board on an annual basis.

I. Applicants shall provide the following documentation with an application:

1. Photos depicting existing conditions of the home;

2. A schematic drawing detailing the proposed project;

3. A scope of work with detailed costs for the project.

4. A project narrative which contains:

a. A description of proposed preservation work including information about the proposed building materials and methodology for proposed changes;

b. Details on how the project will positively impact the historical fabric of the Village;

c. Credentials and experience of the selected contractor(s); and

d. Any unusual or expected difficulties or hardships in constructing the project.

VI. Grant Limitations

A. If a home that has received a Program is later demolished or the project related improvements are altered or removed within three (3) years after the Village has reimbursed the applicant for the project, an applicant shall be required to reimburse the Village for the total value of the grant award. A provision providing this repayment requirement shall be included in a Preservation Incentive Program Agreement to be executed by an applicant.

B. If an applicant receives a grant award, the property that is the subject of the award is ineligible for any additional grant funds under the Program for three (3) years. Said three-year period shall begin when the Village disburses funds to an applicant for reimbursement for a project.

VILLAGE OF GLEN ELLYN
Historic Preservation Residential Matching Grant Award

REQUIRED SUBMITTALS WITH APPLICATION:

- Photos depicting existing conditions of the home that will receive improvements;
- A schematic drawing which details the proposed improvements;
- Scope of Work with detailed costs for each proposed improvement (excluding ineligible portions of improvements) from multiple contractors. All contractors must be registered with the Village’s Community Development Department prior to a building permit being issued;
- A narrative as outlined below:
 - Description of proposed preservation work including information about the proposed building materials and methodology for proposed changes.
 - Details on how improvements sought will positively impact the historical preservation of the Village.
 - Credentials and experience of contractors
 - Any unusual or expected difficulties or hardships in making the proposed improvements.

APPLICANT INFORMATION:

Applicant Name: _____

Applicant Address: _____

Applicant Phone: _____ Email: _____

If tenant, what is the expiration date of your current lease? _____

If buyer is under contract or tenant, who is the property owner? _____

Property Owner Name: _____

Property Owner Address: _____

Property Owner Phone: _____ Property Owner Fax: _____

Property Owner E-mail: _____

OVERVIEW OF HISTORICAL IMPORTANCE OF THE HOME

DESCRIPTION OF PROPOSED IMPROVEMENTS

OVERVIEW OF HOW PROPOSED IMPROVEMENTS MEET PRESERVATION STANDARDS

RELEVANT EXPERIENCE OR EXPERTISE OF CONTRACTORS

DESCRIPTION OF ANY EXPECTED HARDSHIPS OR DIFFICULTIES

ITEMIZED ACTIVITY DESCRIPTION

COST

ITEMIZED ACTIVITY DESCRIPTION	COST
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APPLICATION CERTIFICATION

I/we, the undersigned certify that I/we have read, understand and agree to the requirements of the Village of Glen Ellyn’s Historic Preservation Incentive Program. I/we certify that all the information provided herein is true and accurate to the best of my knowledge. I/we understand that the project described in this application must receive all required permits and any other necessary approvals from the Village of Glen Ellyn prior to the commencement of any construction.

Furthermore, I/we, on behalf of my/ours successors, executors, agents, contractors and assigns, agree to save, hold harmless, indemnify and defend the Village of Glen Ellyn and any of its officers, officials, employees, agents and volunteers from all costs, injuries and damages to any person or property whatsoever, any of which is caused by an activity, condition or event arising out of the performance, preparation for performance or nonperformance of any project improvement included in my/our award application. The above cost, injury, damage or other injury or damage incurred by or to any of the above shall include, in the event of an action, court costs, expenses of litigation and reasonable attorneys’ fees. I/we understand that if my/our home is demolished, or project related improvements are altered or removed within three (3) years I/we will be required to repay the Village in an amount as described in the applicable Preservation Incentive Program Agreement which I/we shall separately execute upon approval of a grant award.

Applicant Name (PRINT)
Date: _____

Applicant Signature

Applicant Name (PRINT)
Date: _____

Applicant Signature

CONSENT FROM PROPERTY OWNER (Required if different from Applicant)

Property Owner Name (PRINT)
Date: _____

Property Owner Signature

Property Owner Name (PRINT)
Date: _____

Property Owner Signature



FRED BUCHOLZ

DUPAGE COUNTY RECORDER

SEP. 04, 2018

11:56 AM

OTHER

\$38.00 05-12-317-015

012 PAGES R2018-083073



Village of Glen Ellyn

Ordinance No. 6623

An Ordinance Designating the House
at 869 Hillside Avenue as a Local Landmark
Glen Ellyn, IL 60137

Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This 27 Day of August, 2018

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this 28 day of August, 2018.

PREPARED BY AND MAIL TO:
VILLAGE OF GLEN ELLYN
(ATTN: VILLAGE CLERK)
535 DUANE STREET
GLEN ELLYN, IL 60137.

Ordinance No. 6623

**An Ordinance Designating the House
at 869 Hillside Avenue as a Local Landmark
Glen Ellyn, IL 60137**

Whereas, Ian and Liz Dawson, owners of the property commonly known as 869 Hillside Avenue, Glen Ellyn, Illinois, and legally described as follows:

THE NORTH 100 FEET OF THE EAST 50 FEET AS MEASURED ON THE NORTH LINE, OF LOT 2 IN BLOCK 11 IN THAINS'S ADDITION TO GLEN ELLYN, IN SECTIONS 11, 12 AND 13, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 22, 1890 AS DOCUMENT 44105, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-12-317-015

have submitted a written request for Village of Glen Ellyn Historic Landmark Designation of the house at said address in accordance with Chapter 13 of Title 2 of the Glen Ellyn Village Code, known as the Historic Preservation Ordinance; and

Whereas, following due notice by publication in the Daily Herald not less than fifteen (15) days nor more than thirty (30) days prior thereto, and following placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Historic Preservation Commission conducted a public hearing on July 19, 2018, during which hearing evidence, testimony, and exhibits were presented in support of the owner's request for landmark designation; and

Whereas, based upon the evidence, testimony, and exhibits presented at the July 19, 2018 Historic Preservation Commission public hearing, by a vote of five (5) "yes" and zero (0) "no", the Commission recommended that the house at 869 Hillside Avenue be officially designated as a historic and architectural landmark as set forth in its draft minutes dated July 19, 2018, appended hereto as Exhibit "A"; and

Whereas, the President and Board of Trustees of the Village of Glen Ellyn have reviewed

the evidence and exhibits presented at the aforementioned public hearing and the recommendation of the Glen Ellyn Historic Preservation Commission and find that the house is at least 50 years old and satisfies two or more of the criteria for designation as a Glen Ellyn Landmark as provided for in Section 2-13-3(A) of the Glen Ellyn Village Code.

Now, Therefore, be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in exercise of its home rule powers, as follows:

Section One: The recommendation of the Glen Ellyn Historic Preservation Commission is hereby accepted, and the findings and conclusions set forth at the July 19, 2018 Historic Preservation Commission public hearing, and in the preambles above are hereby adopted as findings of the corporate authorities of the Village of Glen Ellyn.

Section Two: The President and Board of Trustees hereby designate the house located at 869 Hillside Avenue in Glen Ellyn, Illinois, as a Glen Ellyn Local Landmark.

Section Three: The house is hereby determined to be a Glen Ellyn Local Landmark because it satisfies the following criteria set forth in Section 2-13-3(A) of the Glen Ellyn Village Code:

- A. Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States.
- B. Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration.
- C. Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials.
- D. Its identification as the work of an architect, designer, engineer or builder whose individual work is significant in the history or development of the Village of Glen Ellyn, the State of Illinois, or the United States.

Section Four: The determination of landmark designation is based upon the owners' written request and the evidence, exhibits, and testimony presented at the July 19, 2018 Historic

Preservation Commission public hearing, including the documents listed below, which are referenced herein as though they were attached hereto, and said documents shall be filed with and made a permanent part of the records of the Glen Ellyn Historic Preservation Commission:

A. Historic Landmark Nomination Form, dated May 3, 2018.

Section Five: By virtue of its satisfying the criteria specified herein, the house at 869 Hillside Avenue is hereby declared and designated as a Glen Ellyn Local Landmark, and the owners of said property are requested to affix a plaque to the house denoting said designation.

Section Six: The Village Clerk is authorized and directed to send a certified copy of this Ordinance and a summary report of the effects of designation to the owners within ten (10) days of the passage of this Ordinance.

Section Seven: The Village Clerk is authorized and directed to file a certified copy of this Ordinance with the DuPage County Recorder of Deeds, Milton Township Assessor, and appropriate Village departments.

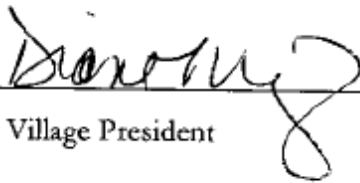
Section Eight: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this 27 day of August 2018.

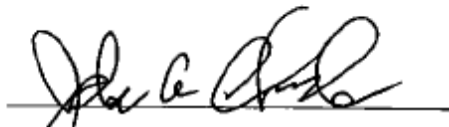
Ayes:	<input type="checkbox"/> Diane McGinley	<input checked="" type="checkbox"/> Pete Ladesic	<input checked="" type="checkbox"/> Mark Senak
	<input checked="" type="checkbox"/> Craig Pryde	<input checked="" type="checkbox"/> Bill Enright	<input checked="" type="checkbox"/> Gary Fasules
	<input checked="" type="checkbox"/> John Kenwood		
Nays:	<input type="checkbox"/> Diane McGinley	<input type="checkbox"/> Pete Ladesic	<input type="checkbox"/> Mark Senak
	<input type="checkbox"/> Craig Pryde	<input type="checkbox"/> Bill Enright	<input type="checkbox"/> Gary Fasules
	<input type="checkbox"/> John Kenwood		

Absent: Diane McGinley Pete Ladesic Mark Senak
 Craig Pryde Bill Enright Gary Fasules
 John Kenwood

Approved by the Village President of the Village of Glen Ellyn, Illinois this 27 day of August 2018


Village President

Attest:


Village Clerk

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the 28 day of August, 2018.)

Exhibit "A"

MINUTES

BOARD/COMMISSION: Historic Preservation
Commission

DATE: 7/19/18

MEETING: Regular

CALLED TO ORDER: 7:00 p.m.

QUORUM: Yes

ADJOURNED: 8:44 p.m.

LOCATION: Glen Ellyn Civic Center

MEMBER ATTENDANCE:

PRESENT: Chairman Marks, Commissioners Christiansen, Darga, Loftus, and Veum-Welsh

EXCUSED: Commissioners Dieter and Manak

ALSO PRESENT: Trustee Liaison Senak, Village Planner Sterrett, Planning Intern Evan Clements, and Recording Secretary Johnson

1. Call to Order.

Chairman Marks called the Glen Ellyn Historic Preservation Commission regular meeting to order at 7:00 p.m. in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois.

2. Approval of Minutes.

Commissioner Loftus moved, seconded by Commissioner Darga, to recommend approval of the May 17, 2018 minutes. The motion was carried unanimously by voice vote.

June 21 minutes – Commissioner Loftus moved, seconded by Commissioner Darga, to recommend approval of the June 21, 2018 minutes. The motion was carried by voice vote (Commissioner Christiansen abstained).

3. Public Comments.

None.

4. Old Business.

Commissioner Veum-Welch asked how winners of the Historic Preservation Awards were notified. Planner Sterrett stated that notices were sent out by the Village. Signs will be distributed to put in their yards, and the awards will be presented at next the Village board meeting.

Chairman Marks asked Commissioner Christiansen about the coloring contest. She reported that they had 12 entries, but it is the first time trying the contest.

5. New Business

- A. Commissioner Loftus gave an informational presentation on landmarking that was previously given at the public meeting at the Lake Ellyn Boathouse.

Commissioner Loftus stated that historic preservation is honoring the history of Glen Ellyn. Historic preservation conserves resources. Glen Ellyn's Village Hall is a great example of adaptive re-use of an old school building. Commissioner Loftus explained how historic preservation can provide an economic benefit, with heritage tourism and events bringing visitors and money to local businesses. He cleared up some common myths about historic preservation and landmarking of historical properties. He pointed out that most upgrades to historic buildings cost less than constructing a new building. He stated that certain areas of the Village have had historical surveys done to identify historically significant properties. Glen Ellyn has about 36 landmarked "things" including the horse trough, artwork at the Post Office, Perry's Pond, and numerous buildings. There are two national register districts in Glen Ellyn, downtown North and South. He explained the tax incentives to landmarking and restoring an old home or building, including a tax freeze for 8 years for historic homes. Commissioner Loftus went over what improvements require HPC review for landmarked homes, and what does not. The historical society's landmarking program is just honorary, but the Village's landmarking designation is protected by ordinance. Even homes on the national register can still be demolished.

- B. Public Hearing to consider a request for landmarking designation for the property located at 371 Elm Street

Commissioner Christiansen made a motion to enter into the public hearing, seconded by Commissioner Darga. The motion was approved unanimously.

Planning Intern Clements was sworn in. He reviewed the landmark application provided by the Petitioner. Resident William Harty has filed the application on behalf of his mother, Mary Harty, owner of the subject property. The home is a 1925 farmhouse. It is located on the south side of Elm Street in a R-2 zoning district. Per Mr. Clements, it meets the following criteria:

1. Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration;
2. Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States;
3. Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials;
4. It be one of the few remaining examples of a particular architectural style

Commissioner Loftus stated that the original architect of this property was LJ Blackburn but no information on LJ Blackburn could be found.

William Harty was sworn in. Mr. Harty stated that the interior has original glass in the windows except for an upstairs window. There are large moldings and the garage dates to the 1930s. The original owners of the home ran a local movie theater. Trustee Senak asked the petitioner what motivated them to do this. Mr. Harty stated that he restored his own historic home. This house is one of the oldest on this street. Its placement dictated the development of other homes on Elm Street. His mother loves her house. He appreciates the wonderful mix of architectural styles in Glen Ellyn. Commissioner Loftus appreciates the preservation of smaller historic homes in the midst of larger homes that result from teardowns.

Public Comment:
None

Commissioner Christiansen made a motion to close the public hearing, seconded by Commissioner Darga. The motion was approved unanimously.

Motion

Commissioner Loftus made a motion to approve the request for landmarking designation for the property located at 371 Elm Street, which was seconded by Commissioner Welch, and approved unanimously by roll call vote.

- C. Public Hearing to consider the request for landmarking designation for the property at located at 869 Hillside Avenue

Commissioner Christiansen made a motion, seconded by Commissioner Loftus, to open the public hearing. The motion was approved unanimously.

Planner Sterrett was sworn in. He reviewed the Petitioner's application. The home is a 1923 bungalow. It has cedar shingles, and an uninterrupted belt band around

the house. A recent addition was kept in character with the original home. The Petitioners have indicated the home fits the following criteria:

1. Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration;
2. Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States;
3. Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials.

The petitioner Ian Dawson, was sworn in. He has lived in the home for 18 years. Three years ago he began restoring the exterior of the building. He hand-scraped the exterior back down to the original cedar. He found an original Curtis Brothers plaque on the house that indicates the windows, screens and doors are original. He has done a deed search from 1842 to present day. The first homeowner William A. Reed, was from Scotland and worked for Glen Ellyn Water Company as an engineer. Mr. Dawson has 167 years of tax records for this house. He believes the east gable and garage were an addition, done sometime before 1959. The builder was Roy V. Spaulding. He built homes as well as commercial buildings. Chairman Marks thanked Mr. Dawson for his research.

Public Comments:

None

Commissioner Darga stated the petitioner had done an amazing amount of research. Commissioner Loftus stated that he has visited the petitioner's home and it is a perfect example of making an older home livable to today's standards. Commissioner Christiansen stated that they should add the criteria that work was done by an architect significant to Glen Ellyn. Commissioner Veum-Welsh asked what motivated them to do the research and the addition. Mrs. Dawson stated that they loved the house and thought they could achieve what they wanted with a modest sized addition. They also wanted a dishwasher in the kitchen, which was very small. Mr. Dawson stated that he had been researching for about a year. He said that finding out the original owner was Scottish, like his, wife motivated him to keep on researching.

Chairman Christiansen made a motion to close the public hearing, seconded by Commissioner Darga. The motion was approved unanimously.

Commissioner Darga made a motion to recommend landmarking of 869 Hillside Ave, with the added criteria of it having a notable builder. The motion was seconded by Commissioner Veum-Welsh. A roll call vote was taken, all ayes.

Commissioner Loftus stated that this home fills a need, to provide affordable modest sized housing for couples looking to downsize. Trustee Senak agreed with his sentiments. Trustee Senak thanked Chairman Marks for his leadership of the commission, which encourages people to improve older homes rather than tear them down.

Commissioner Loftus also added that the petitioner received the Restoration of the Year award last year.

6. Historical Society Business

Karen Hall, Executive Director of the Historical Society, was not present.

7. Chairman's Report

No report.

8. Village Board Trustee Report

Trustee Senak stated that there is construction all over town. He encouraged residents to have patience while the Village continues to maintain its infrastructure.

The Village is going to update everyone's water meters. The readings will be done in real-time and not done manually. Customers will be able to get real time readings of their water usage.

Phase 1 of the wayfinding study is being implemented, as staff is installing signage on the periphery of the Village. Chairman Marks added that the signs were originally designed to be a New England style since the original settlers were mostly from New England and upstate New York.

Trustee Senak explained that the Village has approved a Civic Center update/renovation. Innovation DuPage will be occupying a portion of the Civic Center. The plan is to renovate and modernize the interior and maintain the same exterior.

The Village's Comprehensive Plan update is underway. Houseal Lavigne Associates, planning consultants hired by the village, and staff will be doing outreach to the community and commissions. Trustee Senak stated that it is very important to get involved and give input. The last update was done in 2001. It is an accelerated schedule, so he encourages community participation without delay. Per Planner Sterrett, there will be a dedicated Comprehensive Plan website. Chairman Marks stated that the Village needs to use outreach via mail/paper as some do not have access to websites and social media.

Chairman Marks asked about the Taylor Ave tunnel project. Trustee Senak stated it will be closed fully for 2-3 days while boring is taking place. He added that the civic center parking garage project is continuing to move forward.

9. Staff Report

Planner Sterrett reviewed the informational memo which contained information on the ARS update and the HPC awards next Monday. He will find out what the deadline is for giving comments on the ARS update.

10. Confirmation of Next Meeting Date and Adjournment

Commissioner Loftus moved, seconded by Commissioner Darga, to close the meeting at 8:44 p.m. The motion carried unanimously by voice vote.

Submitted by Christina Johnson, Recording Secretary

CERTIFICATION

I, John Chereskin, duly elected Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is a true and correct copy of Ordinance No. 6623, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the Regular Meeting of said Board held on the 27 day of August 2018, and that the same was signed and approved by the President of said Village on the 27 day of August 2018.

I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as Village Clerk of said Village for safekeeping and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Glen Ellyn, Illinois, this 27 day of August, 2018.


Village Clerk

CORPORATE SEAL







**Glen Ellyn Historic
Preservation Commission**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 1/15/2026 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Grant
Prepared By: Jordan Frahm

**AGENDA ITEM (ID # 2026-
18)**

DOC ID: 2026-18

Preservation Matching Grant - 600 Euclid Avenue

Statement of the Issue:

The applicant is seeking a matching grant of \$10,000 for their property at 600 Euclid Avenue. The home was reviewed in an Architectural Resource Survey by Granacki Consulting in 2009 and was rated as a Significant property.

Analysis:

The applicant is seeking grant funding to aid in the restoration and preservation of the home's wrap-around front porch which is in need of repair. Flooring, treads, railing and balusters all require repair due to standard weathering and use. In an effort to restore the porch in a manner fitting the period of its construction, the applicant is proposing tongue & groove old Douglas fir with clear vertical grains. The 3.25" width provides both appropriate material and width for an early 20th-century home. The application narrative notes the community appeal of preserving a historically significant home despite the increased cost to repair and maintain.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Consider the grant application materials submitted by the applicant and make a recommendation to the Village Board for grant approval.

Attachments:

1. Proposed Plans, Elevations, and Narrative
2. Scope of Work and Cost Estimate
3. Site Photos

We are requesting the support of the Village of Glen Ellyn as we work to restore and preserve the historical significance of our family's home.

Our home at 600 Euclid Avenue was built in 1902, and now stands tall on the corner of Hawthorne and Euclid. While many historic homes in Glen Ellyn have been torn down, our Victorian Era Dutch Colonial Revival represents the past, present and future of our village.

The wrap around porch is a signature feature of our historic home, and due to standard weathering and use, the porch flooring and treads needs replaced, and the railing and balusters need repaired. We want to restore the porch flooring according to the period that our home was built.

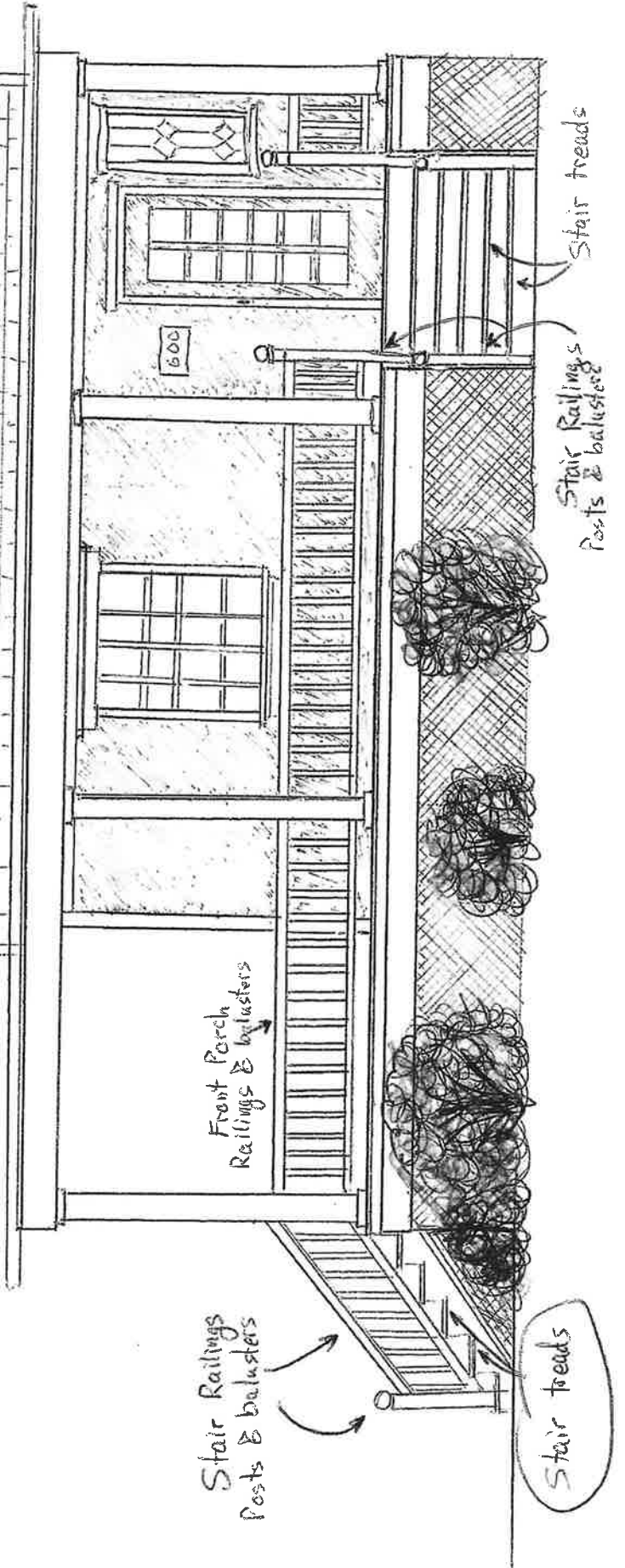
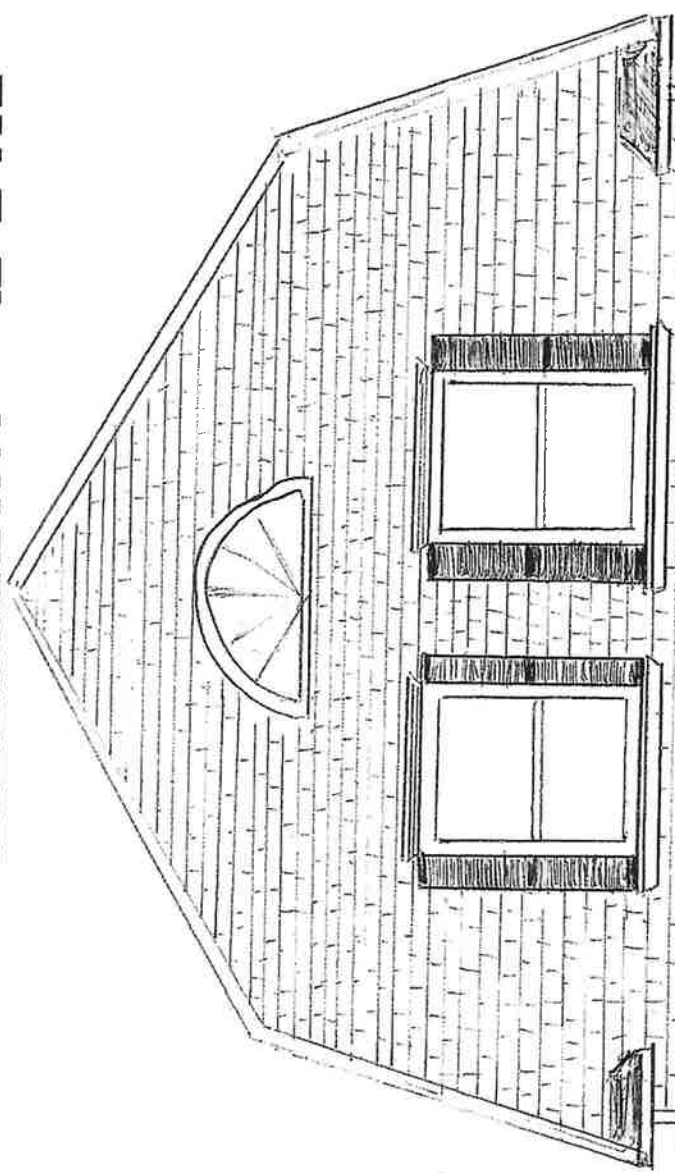
Our contractor, The Home Company, has spent time researching what the wood type, and sizes would have been, and we will be installing Tongue & Groove (T&G) 'Old Growth' Douglas Fir, that is 3.25" in width, and has been graded as having 'Clear Vertical Grains' (CVG).

The Home Company is owned and operated by Village of Glen Ellyn residents and has a track record of high quality craftsmanship.

Due to our recent garden additions, many neighbors stop and ask about our home. Now with the accurate historical restoration of our wrap around front porch, we can showcase the importance of historical preservation of homes in the Village of Glen Ellyn.

Owning an old house means that we constantly are required to spend significant money for maintenance and upkeep of our home, especially in a manner to preserve its historical significance. However, we feel that having old historic homes in the Village is a part of what makes Glen Ellyn so special, and we want to do our part. This is why we are pursuing the matching grant, so we can afford to continue to maintain 600 Euclid in its historical significance.

600 Euclid Ave.
(East Elevation)



Stair Railings
Posts & balusters

Stair treads

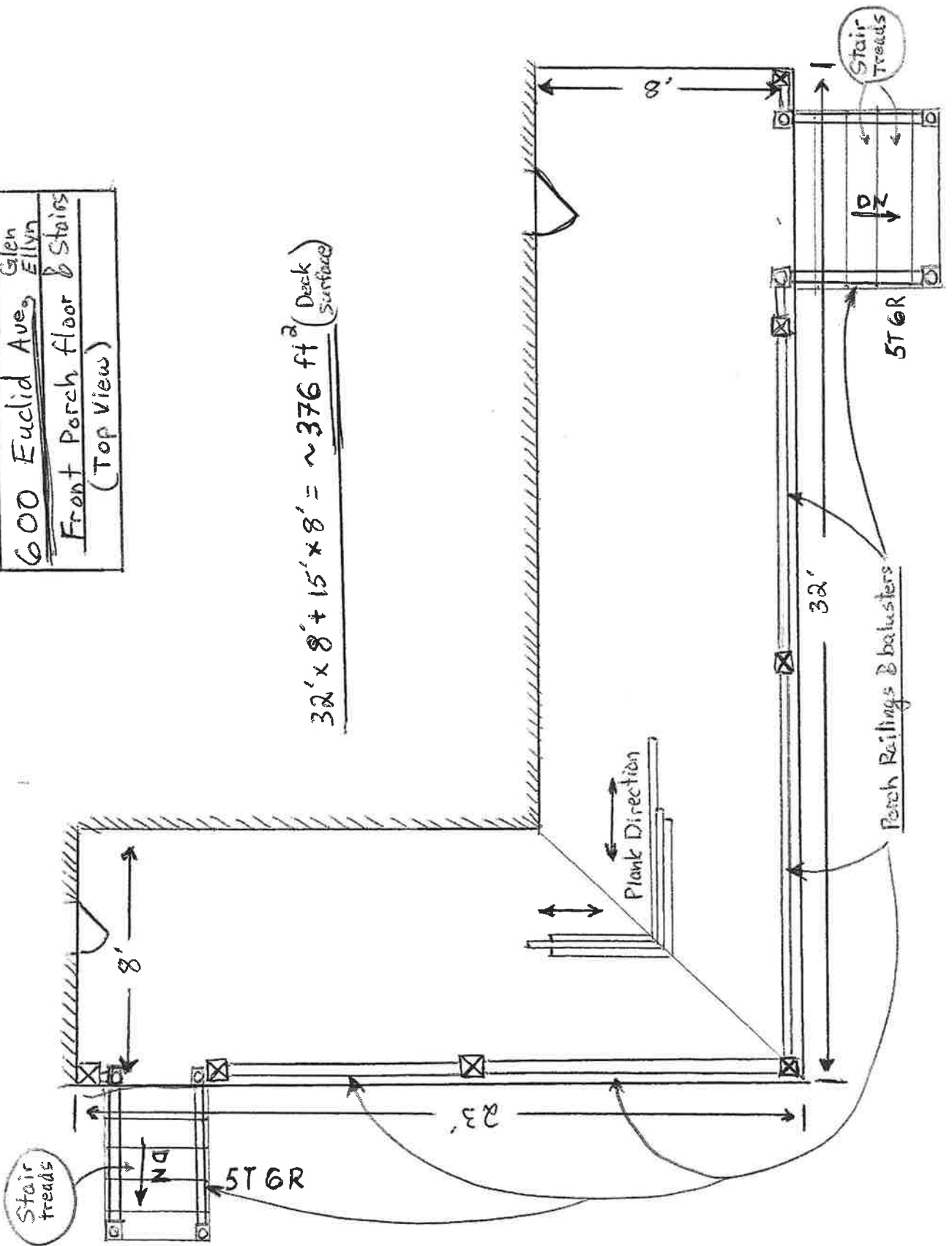
Front Porch
Railings & balusters

Stair Railings
Posts & balusters

Stair treads

600 Euclid Ave, Glen Ellyn
 Front Porch floor & Stairs
 (Top View)

$$32' \times 8' + 15' \times 8' = \sim 376 \text{ ft}^2 \text{ (Deck Surface)}$$





PROPOSAL

Date: 10/07/25

CUSTOMER:	PROJECT & SITE INFORMATION:
Courtney and Nate Lamkey 600 Euclid Ave. Glen Ellyn, IL 60137	NAME: Front Porch – Quote 2
	LOCATION: 600 Euclid Ave., Glen Ellyn, IL

We hereby propose to furnish materials and perform labor necessary for the completion of:

Front Porch Flooring – Main Deck (Materials & Labor)

- Demolish existing wood deck flooring & Dispose off-site. Inspect support joists and posts for rot and/or breakage.
- Replace and/or reinforce supports as required. All support members to be pressure treated AC2™ (Green color).
- Install new flooring boards in the same existing directional orientation.
- Deck boards will be ¾" x 3-14" w, T&G kiln dried, Clear Vertical Grain, Douglas Fir from old growth trees.
- Flooring to be sanded and finished with exterior grade stain (*customer color choice*).
- All work to follow material manufacturer's installation guidelines & follow all local building & zoning codes.

Sub Total: \$14,860

Front Porch Stair Treads – (Materials & Labor)

- Demolish existing 2 x 12 stair treads. Inspect support joists and posts for rot and/or breakage.
- Replace and/or reinforce supports as required. All support members to be pressure treated AC2™ (Green color).
- Install new flooring boards in the same existing directional orientation.
- Deck boards will be ¾" x 3-14" w, T&G kiln dried, Clear Vertical Grain, Douglas Fir from old growth.
- Flooring to be sanded and finished with exterior grade stain (*customer color choice*).
- All work to follow material manufacturer's installation guidelines & follow all local building & zoning codes.

Sub Total: \$5,520

Front Porch Stain – Railings, Posts, Columns, Risers, Soffits & Ceiling (Materials & Labor)

- Inspect posts, railings and balusters for rot and/or breakage. Restore missing/broken railings and balusters as needed.
- Scrape and sand all loose stain/paint. Prime bare spots 1 coat sealer. Caulk and fill all gaps & cracks.
- Protect and preserve stair risers, railings, balusters, posts, columns, soffits and fascia with exterior grade "White" stain.
- Preserve ceiling with exterior grade "Haint Blue" color stain.
- All work to follow the material manufacturer's application guidelines.

Sub Total: \$4,575



PROPOSAL (Cont'd)

Date: 10/07/25

A. GENERAL CONDITIONS: The following items will be included in this Project Proposal:

1. Site supervision (limited to The Contractor's Project Work Scope).
2. Removal & disposal of all jobsite debris (per specifications).
3. Protection & barriers as needed (no duct cleaning included). Some fine dust residue is unavoidable & will occur during work even with containment.
4. Work areas will be vacuumed and mopped clean.
5. Move & reset standard furniture and appliances only with proper connections and shut-offs. (All items will only be moved as needed to complete the Project Work Scope).
6. Details in above work scope are subject to change based on actual plan and drawing reviewed prior to start of work. Anything not included in writing is subject to additional charge.
7. Pricing is based on standard installation of all products.
8. Electrical, plumbing and any wall mounted accessories are placed near planned location and may not be to exact specifications due to possible obstructions. Additional costs may be incurred if exact placement is required and/or obstructions need to be adjusted.
9. Tile is installed in accordance with manufacturer's specifications. If custom arrangements are requested that either alter the tile size or is requested to be custom modified around drains, shower heads, niches, etc, additional charges may apply. Variations are normal with tile. If delivered product variations do not meet client satisfaction and changes are requested, additional charges may apply.
10. Contractor to provide proper Lien Waivers upon completion of project with satisfaction of full payment.

B. PROJECT EXCLUSIONS: The Contractor will not be responsible for the following conditions:

1. All job permits and related costs are not included in the project proposal, unless otherwise stated.
2. The client agrees to remove or secure all pets & disarm any alarm systems for the job duration.
3. Proposal excludes any phone, cable, computer wiring or straightening of existing conditions; (e.g. ceiling, floor, and wall).
4. Moving or disassembly of; (wall/entertainment units, A/V systems, fixtures/fans, or oversized items) not specified in the Project Proposal.
5. NOTE: Upon request, The Contractor may provide services at an additional cost to move relocate or dismantle personal property and contents not included in the Project Work Scope.
6. Leveling of walls, floors and ceilings not included, unless specified.

C. CUSTOMER RESPONSIBILITIES:

1. Move & secure all personal items; (breakables, valuables, lamps, wall mounts / clocks, paintings and art work, electronics, custom draperies / window treatments, oriental rugs, china and glassware, fragile / special care items).
2. Empty contents from; (closet, bookcases, cabinetry, vanities) and clear off all counter tops, shelving & furniture as needed.
4. Remove or trim back exterior foliage, vines, shrubbery, overhanging tree limbs & branches and obstructions attached to or that will limit the work access. (The Contractor is not responsible for plantings). The client shall not schedule other trades or work while the Project Work Scope is in progress, which may impact upon the schedule, completion, or The Contractor's ability to perform the specified work.
5. The customer shall agree that all conversations, correspondence & agreements pertaining to or changes in the Project Work Scope, change orders or supplements will be directed only to the Contractor's Project Manager.
6. The customer to provide adequate & secure storage / staging area for materials.
7. Customer to provide running water, electricity, heat and/or AC to the jobsite.

D. CHANGE ORDERS:

1. All additions, deletions or amendments to the Project Work Scope will require a signed change order to include any add-ons, changes in cost, credits or supplements. A 50% deposit on labor and 100% payment on custom ordered materials will be due upon acceptance of the Change Order, with the balance due upon the completion of each work segment.

E. CUSTOM/SPECIAL ORDER POLICY:

1. Please note that all "Custom/Special Orders" must be paid in full prior to the order being placed.
2. Once a "Custom/Special Order" has been placed, the sale is considered final and cannot be cancelled, exchanged, or refunded.
3. If any product/material should arrive damaged due to handling or shipping, manufacturer will repair or replace product/material in accordance to manufacturer's warranty policy.

F. HIDDEN AND JOB SITE CONDITIONS:

1. The Contractor shall not be responsible for any hidden conditions to include but not limited to; (pipes, conduits, structural members, mechanicals, previous damage, obstructions, unusual site conditions) or conditions that do not appear on any previous plans and could not be identified by the inspection of The Contractor and interfere with the execution of the Project Work Scope and construction document.
2. The Contractor shall not be responsible for any costs related to the removal, remediation, correction or modifications of any hidden condition.
3. The Contractor shall not be responsible for any delays, labor or materials not furnished by The Contractor or for work done by others not under The Contractor's direct control. This also includes any receiving, supervising or unpacking of items and all clean up thereafter.

G. PAYMENTS:

Free ZELLE Payments to: Amy@TheHomeCompanies.com. A 3% convenience fee will be added to all **credit card** transactions.



THE HOME COMPANIES

PROPOSAL (Cont'd)

Date: 10/07/25

CUSTOMER TO PROVIDE – Access and permits if desired, and finish materials as specified above.

CONTRACTOR TO PROVIDE – All rough-in materials, finish materials as specified above, & labor.

** Certificate of insurance sent on request * Licensed, City of Chicago #TGC022040, Village of Glen Ellyn, IL **

Construction Payment(s) Due and to be made as follows:

50% deposit, 25% at Project Mid-Point, 20% at Project ¾-Point & balance due on day of job completion

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of:

GRAND TOTAL: SEE ABOVE

LATE PAYMENT IN EXCESS OF 30 DAYS SUBJECT TO 18% LATE CHARGE.

If buyer is in default hereunder, and contractor or any assignee of this Contract retains legal representation to enforce payment of any sum hereunder, buyer agrees to pay all court costs actually incurred, and reasonable attorney's fees, (not exceeding thirty-three and one-third percent of the amount due and payable provided the attorney is not a salaried employed of contractors or holder for collection).

Contractor reserves the right to place a mechanic's lien on customer's property for any unpaid amount(s).

A LATE FEE OF \$100 PER DAY WILL BE ASSESSED FOR CUSTOMER SUPPLIED MATERIAL THAT IS NOT ON SITE TO INSTALL BY THE SCHEDULE DATE.

Any alteration or deviation from above specifications involving extra costs, will be executed only upon a separate estimate.

All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's compensation and Liability Insurance on work to be taken out by THE HOME COMPANIES.

Note: This proposal may be withdrawn by us if not accepted within 10 days

The Home Companies to provide a one (1) year limited warranty on labor only. Estimate time to complete work is ~10-15 business day(s) weather permitting. Please allow additional time for Special Order material to be delivered (~2-3 weeks). Work may commence upon contract acceptance with deposit and concurring schedules.

Acceptance of Proposal. The above prices and specifications are satisfactory and hereby accepted. You are authorized to do the work.

X _____ Date _____

Amy D. Peacock, President

*** Please sign, keep copy for your records, and return complete original contract with deposit to us.**

The Home Companies - 500 Whittier Ave., Glen Ellyn, Illinois 60137 - (312) 342 - 9108















**Glen Ellyn Historic
Preservation Commission**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 1/15/2026 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Grant
Prepared By: Jordan Frahm

**AGENDA ITEM (ID # 2026-
19)**

DOC ID: 2026-19

Preservation Matching Grant - 869 Hillside Avenue

Statement of the Issue:

The applicants are seeking a matching grant of \$10,000 for their property at 869 Hillside Avenue. The home was named a Village Landmark in 2018 and the Dawson family is proposing a window replacement project to return the home's original architectural character.

Analysis:

The homeowners, Ian and Margaret Dawson, are requesting a Historic Preservation Incentive Program Matching Grant to perform a window restoration at their property, 869 Hillside Avenue. Currently, the windows are metal and vinyl -- materials that would not fit the character of the original construction. The applicants are seeking to install new wooden, double-hung windows with a 3-over-1 divided light pattern which would replicate the appearance, style and proportions of the original 1923 windows. The windows will be "fabricated with historically appropriate muntins, profiles, and proportions, using true wood frames and sashes to reflect period craftsmanship," per the narrative statement of the applicant. The applicant cites both Standard 2 and Standard 6 of the Department of the Interior's Standards for Rehabilitation. Although the applicant notes they will incur higher costs due to using historically-appropriate materials, restoring the home's historic authenticity achieves "both a corrective and restorative measure."

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Consider the grant application materials submitted by the applicant and make a recommendation to the Village Board for grant approval.

Attachments:

1. Application Packet
2. Landmark Ordinance
3. Scope of Work and Cost Estimate
4. 869 Hillside Google Streetview

Application to the Village of Glen Ellyn Residential Preservation Matching Grant Program

This application is written in response to the following:

Village of Glen Ellyn Residential Preservation Matching Grant Program Application Packet which is part of the/and will be reviewed at HPC Meeting on August 21st, 2025.

Applicants:

Ian Peter Dawson

and

Margaret Elizabeth Dawson

Homeowners of since 2001:

869 Hillside Avenue
Glen Ellyn, IL, 60137-4710

The legal description:

THE NORTH 100 FEET OF THE EAST 50 FEET AS MEASURED ON THE NORTH LINE OF LOT 2 IN BLOCK 11 IN THAIN'S ADDITION TO GLEN ELLYN, IN SECTIONS 11, 12 AND 13 TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 22, 1890 AS DOCUMENT 44105, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-12-317-015

Related Ordinances:

Document Number: R2018-083073
Ordinance Number: 6623
Ordinance Title: An Ordinance Designating the House at 869 Hillside Avenue as a Local Landmark, Glen Ellyn, IL, 60137

Document Number: R2017-062468
Ordinance Number: 6502
Ordinance Title: An Ordinance Approving a Variation from the Rear Yard Setback Requirements of the Zoning Code to Allow the Construction of an Addition on the Property Located at 869 Hillside Avenue, Glen Ellyn, IL, 60137

Full chain of title:

#	Year	Interval	Grantor(s)	Grantee(s)	Instrument	Source	Material
1.F	1842	0	U.S.A	McGrath	SVPT	Federal	Land
1.S	1842	0	U.S.A.	McGrath	LR	State	Land
1.L	1842	0	U.S.A.	McGrath	PT	Local	Land
2	1842	0	McGrath	Callahan	WD	DuPage	Land
3	1859	17	Callahan	Rogers	WD	DuPage	Land
4	1864	5	Rogers	Platt	WD	DuPage	Land
5	1865	1	Platt	Smith, Joseph	WD	DuPage	Land
6	1876	11	Smith, Joseph	Smith, John	WD	DuPage	Land
7	1890	14	Smith, John	Martenson	WD	DuPage	Land
8	1892	2	Martenson, John & Sarah	Martenson	DIT	DuPage	Land
9	1894	2	McGranahan & Phillips & Martenson	McGranahan & Phillips & Martenson	PD	DuPage	Land
10	1914	20	Martenson	Chicago Title & Trust	QCD	DuPage	Land
11	1917	3	Chicago Title & Trust	Brown, Lothrop Lee	TA	DuPage	Land
12	1921	4	Brown, Lothrop Lee	Brown, Ina B	WD	DuPage	Land
13	1921	0	Brown, Ina B	Spalding	WD	DuPage	Land
14	1925	4	Spalding	Reid	AGMT	DuPage	Property
15	1944	19	Spalding	Grote	WD	DuPage	Property
16	1952	8	Grote	Bear	WD	DuPage	Property
17	1961	9	Bear	Fulle	WD	DuPage	Property
18	1984	23	Fulle	Stipek	WD	DuPage	Property
19	1988	4	Stipek	Bank of Illinois	WDIT	DuPage	Property
20	1989	1	Bank of Illinois	Steenken	TD	DuPage	Property
21	1993	4	Steenken	Bertrand	WD	DuPage	Property
22	1996	3	Bertrand	Evans	WD	DuPage	Property
23	2001	5	Evans	Dawson	WD	DuPage	Property
24	2025	24	Dawson	Not For Sale	*** Present Day ***		

Narrative Statement

Description of Proposed Preservation Work

The subject property is a 1923 home purchased in 2001. At the time of purchase, the house contained non-original metal and vinyl replacement windows. These units are not historically appropriate, as **metal and vinyl windows did not exist in 1923** and are inconsistent with the home's original architectural character.

The proposed work will remove these modern replacements and install new **wooden, double-hung windows with a 3-over-1 divided light pattern**, replicating the appearance, style, and proportions of the original 1923 windows. The design and materials are in direct alignment with the **Secretary of the Interior's Standards for Rehabilitation**, specifically:

- **Standard 2:** *The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
- **Standard 6:** *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials.*

The new wooden windows will be fabricated with historically appropriate muntins, profiles, and proportions, using true wood frames and sashes to reflect period craftsmanship. Installation will follow best practices to ensure durability and energy efficiency while restoring the home's historic integrity.

Positive Impact on Historical Preservation

By replacing the existing non-original windows with historically accurate **3-over-1 wooden double-hung windows**, this project will restore an important architectural feature visible from the exterior, returning the home closer to its authentic 1923 appearance. The project fully complies with the Secretary of the Interior's Standards, thereby contributing positively to the historic fabric and preservation goals of the Village.

Difficulties or Hardships

The current windows are inappropriate modern replacements and cannot be repaired to achieve the historically accurate 3-over-1 configuration. The proposed wooden replacements represent both a corrective and restorative measure. Although wooden windows entail higher costs than vinyl or aluminum alternatives, this investment is consistent with nationally recognized preservation standards and is necessary to restore the home's historic authenticity.

Credentials and Experience of Contractors

Company Overview

Illinois Energy Windows & Siding, Inc., located on Ogden Avenue, has served the Chicagoland area for over [X] years. The firm specializes in high-quality window replacement and siding projects and is recognized for its attention to detail, customer service, and commitment to durable, energy-efficient, and historically appropriate building solutions.

Credentials

- **Licensed and Insured** in the State of Illinois.
- **Registered with the Village of Glen Ellyn Community Development Department** (required prior to permit issuance).
- Extensive experience with residential window replacement, including historic properties.
- Proven ability to provide custom wood double-hung windows with divided light patterns to replicate historic designs.

Relevant Experience

Illinois Energy Windows & Siding has completed numerous window replacement projects in communities with historic housing stock. Their expertise includes:

- Installation of **wooden, double-hung windows** consistent with historic design.
- Fabrication of **3-over-1 divided light windows** to replicate original architectural features.
- Use of historically appropriate materials and installation methods consistent with the **Secretary of the Interior's Standards for Rehabilitation**.

Project Role

For this project, Illinois Energy Windows & Siding will:

- Remove non-original metal and vinyl replacement windows.
- Furnish and install new **wooden double-hung 3-over-1 windows** to replicate the home's original 1923 design.
- Ensure that all materials and methods comply with Village requirements and best practices for historic preservation.

Illinois Energy Windows & Siding, Inc.

Illinois Energy Windows & Siding, Inc. - Affiliations

Better Business Bureau (A+ Rating)

- BBB Accredited Business
- BBB Complaint Free Award Recipients
- NARI (National Association of The Remodeling Industry)
- Member of Chicagoland and National NARI organizations

Energy Star:

U.S. Department of Energy & U.S. Environmental Protection Agency NFRC: National Fenestration Rating Council

Naperville Chamber Of Commerce

We recently celebrated our 10th year in the Naperville Chamber Of Commerce.

Illinois Energy Windows & Siding, Inc. - Mission

The mission of Illinois Energy Windows & Siding, Inc. is to enhance and enrich the lives of our customers, teammates, and our communities by providing world-class remodeling products and services. We believe in tackling every day with an optimistic and positive attitude. Life challenges become rewards instead of pitfalls.

About Illinois Energy Windows & Siding, Inc.

Illinois Energy Windows & Siding has been a premier home remodeler serving all of Chicagoland Since 2002. We're an award-winning local business, an ENERGY STAR partner, and a BBB-accredited company. From replacement windows to siding to doors, we've sourced the highest-quality products in the industry to dramatically improve your home's beauty, energy efficiency, and weather protection.

Take a few minutes to learn more about our team and our values below! We look forward to transforming your home and enriching your life.

Illinois Energy Windows & Siding, Inc. - Values and Promise to You

At Illinois Energy Windows & Siding, we've been upholding our customer-focused mission for decades now, and our dedication to 100% customer satisfaction hasn't wavered since we were founded in 2002. For you, our mission statement translates directly into several straightforward and uncompromising promises: **best quality, best warranty, best service—all for a reasonable price.** Here's what that means for you:

- **Best Quality:** We've selected windows, doors, gutters, and siding options that can withstand the Chicagoland climate with minimal maintenance.
- **Best Warranty:** We're home of the True-Lifetime Warranty on parts and labor! In the rare event that your product does not perform as it should, we will make things right.
- **Best Service:** Our company is proud that since 2002 we have cultivated and created an amazing team in order to serve you. You will receive excellent service during your home improvement process, and if you ever required warranty service work in the future. Service and communication is one of our main focuses as a business!

Many of our customers are repeat customers whom we've helped in the past—for instance, previous window customers who now need more energy-efficient siding, or previous door customers who've decided to upgrade to better quality windows. We treat all of our clients, new or repeat, to the very same level of unsurpassed service.

THE BEST QUALITY, BEST WARRANTY & BEST SERVICE!

At Illinois Energy Windows & Siding, our purpose is to enhance and enrich your life through world-class remodeling services. As an A+ rated, BBB-accredited local business, we want to earn your total satisfaction for life—and we offer true lifetime warranties to do it!

With 20 years of remodeling experience throughout Chicagoland, we're committed to 100% customer satisfaction with every job. You can trust us for beautiful, low-maintenance, and energy-saving improvements of any kind: replacement windows, siding, roofing, gutters, exterior doors, and so much more.

Date: August 21st, 2025.

Page 7 of 14

Metal/vinyl window we inherited at purchase. Showing compromised double glazing trapping condensation inside



Date: August 21st, 2025.
Metal/vinyl window we inherited at purchase.



Date: August 21st, 2025.
Metal/vinyl window we inherited at purchase.



Wooden Double Hung Windows by Weather Shield - Examples from Kitchen Addition





Fixed Transom Windows by Weather Shield - Examples from Kitchen Addition



Date: August 21st, 2025.

Page 13 of 14

The old kitchen door was no longer to code, so repurposed as interior door from kitchen to the basement.



New Exterior Door by Weather Shield - Examples from Kitchen Addition





FRED BUCHOLZ

DUPAGE COUNTY RECORDER

SEP. 04, 2018

11:56 AM

OTHER

\$38.00 05-12-317-015

012 PAGES R2018-083073



Village of Glen Ellyn

Ordinance No. 6623

An Ordinance Designating the House
at 869 Hillside Avenue as a Local Landmark
Glen Ellyn, IL 60137

Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This 27 Day of August, 2018

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this 28 day of August, 2018.

PREPARED BY AND MAIL TO:
VILLAGE OF GLEN ELLYN
(ATTN: VILLAGE CLERK)
535 DUANE STREET
GLEN ELLYN, IL 60137.

Ordinance No. 6623

**An Ordinance Designating the House
at 869 Hillside Avenue as a Local Landmark
Glen Ellyn, IL 60137**

Whereas, Ian and Liz Dawson, owners of the property commonly known as 869 Hillside Avenue, Glen Ellyn, Illinois, and legally described as follows:

THE NORTH 100 FEET OF THE EAST 50 FEET AS MEASURED ON THE NORTH LINE, OF LOT 2 IN BLOCK 11 IN THAINS'S ADDITION TO GLEN ELLYN, IN SECTIONS 11, 12 AND 13, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 22, 1890 AS DOCUMENT 44105, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-12-317-015

have submitted a written request for Village of Glen Ellyn Historic Landmark Designation of the house at said address in accordance with Chapter 13 of Title 2 of the Glen Ellyn Village Code, known as the Historic Preservation Ordinance; and

Whereas, following due notice by publication in the Daily Herald not less than fifteen (15) days nor more than thirty (30) days prior thereto, and following placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Historic Preservation Commission conducted a public hearing on July 19, 2018, during which hearing evidence, testimony, and exhibits were presented in support of the owner's request for landmark designation; and

Whereas, based upon the evidence, testimony, and exhibits presented at the July 19, 2018 Historic Preservation Commission public hearing, by a vote of five (5) "yes" and zero (0) "no", the Commission recommended that the house at 869 Hillside Avenue be officially designated as a historic and architectural landmark as set forth in its draft minutes dated July 19, 2018, appended hereto as Exhibit "A"; and

Whereas, the President and Board of Trustees of the Village of Glen Ellyn have reviewed

the evidence and exhibits presented at the aforementioned public hearing and the recommendation of the Glen Ellyn Historic Preservation Commission and find that the house is at least 50 years old and satisfies two or more of the criteria for designation as a Glen Ellyn Landmark as provided for in Section 2-13-3(A) of the Glen Ellyn Village Code.

Now, Therefore, be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in exercise of its home rule powers, as follows:

Section One: The recommendation of the Glen Ellyn Historic Preservation Commission is hereby accepted, and the findings and conclusions set forth at the July 19, 2018 Historic Preservation Commission public hearing, and in the preambles above are hereby adopted as findings of the corporate authorities of the Village of Glen Ellyn.

Section Two: The President and Board of Trustees hereby designate the house located at 869 Hillside Avenue in Glen Ellyn, Illinois, as a Glen Ellyn Local Landmark.

Section Three: The house is hereby determined to be a Glen Ellyn Local Landmark because it satisfies the following criteria set forth in Section 2-13-3(A) of the Glen Ellyn Village Code:

- A. Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States.
- B. Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration.
- C. Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials.
- D. Its identification as the work of an architect, designer, engineer or builder whose individual work is significant in the history or development of the Village of Glen Ellyn, the State of Illinois, or the United States.

Section Four: The determination of landmark designation is based upon the owners' written request and the evidence, exhibits, and testimony presented at the July 19, 2018 Historic

Preservation Commission public hearing, including the documents listed below, which are referenced herein as though they were attached hereto, and said documents shall be filed with and made a permanent part of the records of the Glen Ellyn Historic Preservation Commission:

A. Historic Landmark Nomination Form, dated May 3, 2018.

Section Five: By virtue of its satisfying the criteria specified herein, the house at 869 Hillside Avenue is hereby declared and designated as a Glen Ellyn Local Landmark, and the owners of said property are requested to affix a plaque to the house denoting said designation.

Section Six: The Village Clerk is authorized and directed to send a certified copy of this Ordinance and a summary report of the effects of designation to the owners within ten (10) days of the passage of this Ordinance.

Section Seven: The Village Clerk is authorized and directed to file a certified copy of this Ordinance with the DuPage County Recorder of Deeds, Milton Township Assessor, and appropriate Village departments.

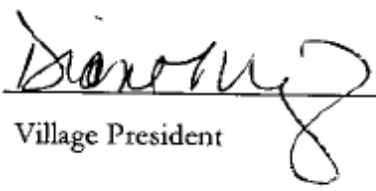
Section Eight: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this 27 day of August 2018.

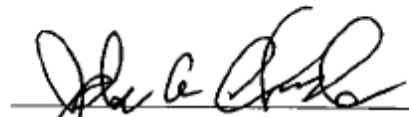
Ayes:	<input type="checkbox"/> Diane McGinley	<input checked="" type="checkbox"/> Pete Ladesic	<input checked="" type="checkbox"/> Mark Senak
	<input checked="" type="checkbox"/> Craig Pryde	<input checked="" type="checkbox"/> Bill Enright	<input checked="" type="checkbox"/> Gary Fasules
	<input checked="" type="checkbox"/> John Kenwood		
Nays:	<input type="checkbox"/> Diane McGinley	<input type="checkbox"/> Pete Ladesic	<input type="checkbox"/> Mark Senak
	<input type="checkbox"/> Craig Pryde	<input type="checkbox"/> Bill Enright	<input type="checkbox"/> Gary Fasules
	<input type="checkbox"/> John Kenwood		

- Absent: Diane McGinley Pete Ladesic Mark Senak
 Craig Pryde Bill Enright Gary Fasules
 John Kenwood

Approved by the Village President of the Village of Glen Ellyn, Illinois this 27 day of August 2018


Village President

Attest:


Village Clerk

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the 28 day of August, 2018.)

Exhibit "A"

MINUTES

BOARD/COMMISSION: Historic Preservation
Commission

DATE: 7/19/18

MEETING: Regular

CALLED TO ORDER: 7:00 p.m.

QUORUM: Yes

ADJOURNED: 8:44 p.m.

LOCATION: Glen Ellyn Civic Center

MEMBER ATTENDANCE:

PRESENT: Chairman Marks, Commissioners Christiansen, Darga, Loftus, and Veum-Welsh

EXCUSED: Commissioners Dieter and Manak

ALSO PRESENT: Trustee Liaison Senak, Village Planner Sterrett, Planning Intern Evan Clements, and Recording Secretary Johnson

1. Call to Order.

Chairman Marks called the Glen Ellyn Historic Preservation Commission regular meeting to order at 7:00 p.m. in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois.

2. Approval of Minutes.

Commissioner Loftus moved, seconded by Commissioner Darga, to recommend approval of the May 17, 2018 minutes. The motion was carried unanimously by voice vote.

June 21 minutes – Commissioner Loftus moved, seconded by Commissioner Darga, to recommend approval of the June 21, 2018 minutes. The motion was carried by voice vote (Commissioner Christiansen abstained).

3. Public Comments.

None.

4. Old Business.

Commissioner Veum-Welch asked how winners of the Historic Preservation Awards were notified. Planner Sterrett stated that notices were sent out by the Village. Signs will be distributed to put in their yards, and the awards will be presented at next the Village board meeting.

Chairman Marks asked Commissioner Christiansen about the coloring contest. She reported that they had 12 entries, but it is the first time trying the contest.

5. New Business

- A. Commissioner Loftus gave an informational presentation on landmarking that was previously given at the public meeting at the Lake Ellyn Boathouse.

Commissioner Loftus stated that historic preservation is honoring the history of Glen Ellyn. Historic preservation conserves resources. Glen Ellyn's Village Hall is a great example of adaptive re-use of an old school building. Commissioner Loftus explained how historic preservation can provide an economic benefit, with heritage tourism and events bringing visitors and money to local businesses. He cleared up some common myths about historic preservation and landmarking of historical properties. He pointed out that most upgrades to historic buildings cost less than constructing a new building. He stated that certain areas of the Village have had historical surveys done to identify historically significant properties. Glen Ellyn has about 36 landmarked "things" including the horse trough, artwork at the Post Office, Perry's Pond, and numerous buildings. There are two national register districts in Glen Ellyn, downtown North and South. He explained the tax incentives to landmarking and restoring an old home or building, including a tax freeze for 8 years for historic homes. Commissioner Loftus went over what improvements require HPC review for landmarked homes, and what does not. The historical society's landmarking program is just honorary, but the Village's landmarking designation is protected by ordinance. Even homes on the national register can still be demolished.

- B. Public Hearing to consider a request for landmarking designation for the property located at 371 Elm Street

Commissioner Christiansen made a motion to enter into the public hearing, seconded by Commissioner Darga. The motion was approved unanimously.

Planning Intern Clements was sworn in. He reviewed the landmark application provided by the Petitioner. Resident William Harty has filed the application on behalf of his mother, Mary Harty, owner of the subject property. The home is a 1925 farmhouse. It is located on the south side of Elm Street in a R-2 zoning district. Per Mr. Clements, it meets the following criteria:

1. Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration;
2. Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States;
3. Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials;
4. It be one of the few remaining examples of a particular architectural style

Commissioner Loftus stated that the original architect of this property was LJ Blackburn but no information on LJ Blackburn could be found.

William Harty was sworn in. Mr. Harty stated that the interior has original glass in the windows except for an upstairs window. There are large moldings and the garage dates to the 1930s. The original owners of the home ran a local movie theater. Trustee Senak asked the petitioner what motivated them to do this. Mr. Harty stated that he restored his own historic home. This house is one of the oldest on this street. Its placement dictated the development of other homes on Elm Street. His mother loves her house. He appreciates the wonderful mix of architectural styles in Glen Ellyn. Commissioner Loftus appreciates the preservation of smaller historic homes in the midst of larger homes that result from teardowns.

Public Comment:
None

Commissioner Christiansen made a motion to close the public hearing, seconded by Commissioner Darga. The motion was approved unanimously.

Motion

Commissioner Loftus made a motion to approve the request for landmarking designation for the property located at 371 Elm Street, which was seconded by Commissioner Welch, and approved unanimously by roll call vote.

- C. Public Hearing to consider the request for landmarking designation for the property at located at 869 Hillside Avenue

Commissioner Christiansen made a motion, seconded by Commissioner Loftus, to open the public hearing. The motion was approved unanimously.

Planner Sterrett was sworn in. He reviewed the Petitioner's application. The home is a 1923 bungalow. It has cedar shingles, and an uninterrupted belt band around

the house. A recent addition was kept in character with the original home. The Petitioners have indicated the home fits the following criteria:

1. Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration;
2. Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States;
3. Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials.

The petitioner Ian Dawson, was sworn in. He has lived in the home for 18 years. Three years ago he began restoring the exterior of the building. He hand-scraped the exterior back down to the original cedar. He found an original Curtis Brothers plaque on the house that indicates the windows, screens and doors are original. He has done a deed search from 1842 to present day. The first homeowner William A. Reed, was from Scotland and worked for Glen Ellyn Water Company as an engineer. Mr. Dawson has 167 years of tax records for this house. He believes the east gable and garage were an addition, done sometime before 1959. The builder was Roy V. Spaulding. He built homes as well as commercial buildings. Chairman Marks thanked Mr. Dawson for his research.

Public Comments:

None

Commissioner Darga stated the petitioner had done an amazing amount of research. Commissioner Loftus stated that he has visited the petitioner's home and it is a perfect example of making an older home livable to today's standards. Commissioner Christiansen stated that they should add the criteria that work was done by an architect significant to Glen Ellyn. Commissioner Veum-Welsh asked what motivated them to do the research and the addition. Mrs. Dawson stated that they loved the house and thought they could achieve what they wanted with a modest sized addition. They also wanted a dishwasher in the kitchen, which was very small. Mr. Dawson stated that he had been researching for about a year. He said that finding out the original owner was Scottish, like his, wife motivated him to keep on researching.

Chairman Christiansen made a motion to close the public hearing, seconded by Commissioner Darga. The motion was approved unanimously.

Commissioner Darga made a motion to recommend landmarking of 869 Hillside Ave, with the added criteria of it having a notable builder. The motion was seconded by Commissioner Veum-Welsh. A roll call vote was taken, all ayes.

Commissioner Loftus stated that this home fills a need, to provide affordable modest sized housing for couples looking to downsize. Trustee Senak agreed with his sentiments. Trustee Senak thanked Chairman Marks for his leadership of the commission, which encourages people to improve older homes rather than tear them down.

Commissioner Loftus also added that the petitioner received the Restoration of the Year award last year.

6. Historical Society Business

Karen Hall, Executive Director of the Historical Society, was not present.

7. Chairman's Report

No report.

8. Village Board Trustee Report

Trustee Senak stated that there is construction all over town. He encouraged residents to have patience while the Village continues to maintain its infrastructure.

The Village is going to update everyone's water meters. The readings will be done in real-time and not done manually. Customers will be able to get real time readings of their water usage.

Phase 1 of the wayfinding study is being implemented, as staff is installing signage on the periphery of the Village. Chairman Marks added that the signs were originally designed to be a New England style since the original settlers were mostly from New England and upstate New York.

Trustee Senak explained that the Village has approved a Civic Center update/renovation. Innovation DuPage will be occupying a portion of the Civic Center. The plan is to renovate and modernize the interior and maintain the same exterior.

The Village's Comprehensive Plan update is underway. Houseal Lavigne Associates, planning consultants hired by the village, and staff will be doing outreach to the community and commissions. Trustee Senak stated that it is very important to get involved and give input. The last update was done in 2001. It is an accelerated schedule, so he encourages community participation without delay. Per Planner Sterrett, there will be a dedicated Comprehensive Plan website. Chairman Marks stated that the Village needs to use outreach via mail/paper as some do not have access to websites and social media.

Chairman Marks asked about the Taylor Ave tunnel project. Trustee Senak stated it will be closed fully for 2-3 days while boring is taking place. He added that the civic center parking garage project is continuing to move forward.

9. Staff Report

Planner Sterrett reviewed the informational memo which contained information on the ARS update and the HPC awards next Monday. He will find out what the deadline is for giving comments on the ARS update.

10. Confirmation of Next Meeting Date and Adjournment

Commissioner Loftus moved, seconded by Commissioner Darga, to close the meeting at 8:44 p.m. The motion carried unanimously by voice vote.

Submitted by Christina Johnson, Recording Secretary

CERTIFICATION

I, John Chereskin, duly elected Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is a true and correct copy of Ordinance No. 6623, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the Regular Meeting of said Board held on the 27 day of August 2018, and that the same was signed and approved by the President of said Village on the 27 day of August 2018.

I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as Village Clerk of said Village for safekeeping and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Glen Ellyn, Illinois, this 27 day of August, 2018.


Village Clerk

CORPORATE SEAL

Illinois Energy Windows & Siding, Inc.
 430 Ogden Ave
 Lisle, IL 60532



(630) 627-9200
 www.IllinoisEnergy.com
 www.CustomShieldElite.com

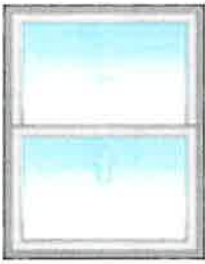
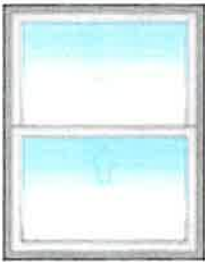
Window Clarification Form

Customer Information

		Date: 08/04/2025
		Rep: Tristan Mitchell
869 Hillside Glen Ellyn IL 60134		

Buyer(s) hereby jointly and independently agree to purchase the products and/or services listed below in accordance with the prices and terms described on this Window Clarification Form and on the accompanying Home Improvement Agreement of which this Window Clarification Form is a part.

Windows

	<p>Window Style Double Hung</p> <p>Quantity 3</p> <p>Size 32 1/4 x 57 3/4</p> <p>Exterior Color White</p> <p>Capping Color Match Exterior Window Color</p> <p>Hardware Rustic Bronze</p> <p>Woodwork Options Unfinished</p> <p>Grid Style: Standard Colonial Style Top Sash Only</p> <p>Grid Horizontal H0</p> <p>Grid Color Color Match</p>	<p>Window Brand Weather Shield Custom Shield Elite</p> <p>Location Dining Room</p> <p>Installation Type B Installation</p> <p>Wood Species Pine</p> <p>Wood Frame Finish Unfinished</p> <p>Grid New Design</p> <p>Screen Half Screen</p> <p>Grid Profile: 7/8"</p> <p>Grid Vertical: V2</p>
Additional Details		
Wood BANDBOARD running across the top of the exterior profile is to be left Undisturbed. Additional wood on the exterior, side trim and center mull cover strip, are to be replaced with unfinished lumber. To be painted after installation by the customer.		
	<p>Window Style Double Hung</p> <p>Quantity 2</p> <p>Size 32 1/4 x 57 3/4</p> <p>Exterior Color White</p> <p>Capping Color Match Exterior Window Color</p> <p>Hardware Rustic Bronze</p> <p>Woodwork Options Unfinished</p> <p>Grid Style: Standard Colonial Style Top Sash Only</p> <p>Grid Horizontal H0</p> <p>Grid Color Color Match</p>	<p>Window Brand Weather Shield Custom Shield Elite</p> <p>Location Living Room</p> <p>Installation Type B Installation</p> <p>Wood Species Pine</p> <p>Wood Frame Finish Unfinished</p> <p>Grid New Design</p> <p>Screen Half Screen</p> <p>Grid Profile: 7/8"</p> <p>Grid Vertical: V2</p>
Additional Details		
Wood BANDBOARD running across the top of the exterior profile is to be left Undisturbed. Additional wood on the exterior, side trim and center mull cover strip, are to be painted after installation by the customer.		

Additional information related to installations can be found on the "What to Expect During Window Installation" form.

- Measurements shown in the work order are rounded to nearest inch. Actual measurements are documented for the ordering process.
- Any furniture must be moved at least 5 feet away from windows to be replaced.
- All Pets must be secured during installation.
- Driveway shall remain clear during date of installation.
- Removal and reinstallation of alarm components will be the responsibility of homeowner.

Additional details on Bay, Bow, and Garden Windows:

On all Bay, Bow, and Garden windows, wood parts must be "sealed" and/or polyurethaned within 10 days from the date of installation, by the owner, or the warranty on the window is null and void. Three coats of polyurethane are recommended.

The window depth is approximate and can NOT be exact as specified. Add the extension depth of the Seat, plus the wall thickness, which is usually between 6 to 12 inches deep, to estimate the total depth. The type of roof must be determined by Illinois Energy Windows & Siding Inc. It may be a "soffit tie in", a "hit roof", or a "shed roof".

Cut Outs and Build Ups:

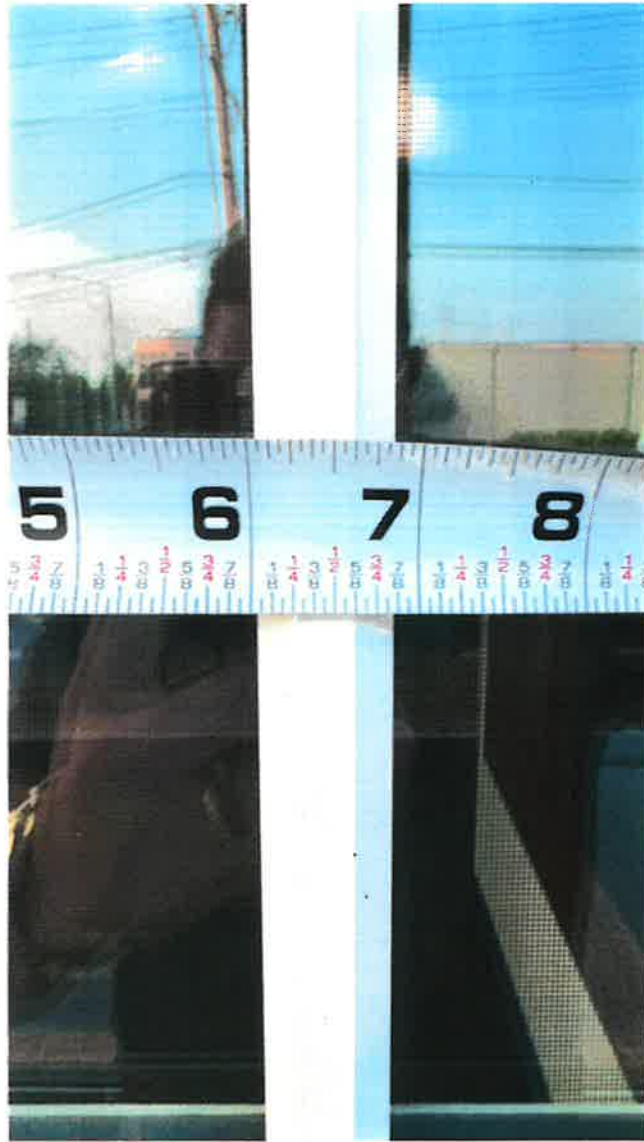
A "Cut Out" and/or a "Build Up" may include new drywall and/or new casing. The width of casing to be installed to be determined by Illinois Energy Windows & Siding Inc. (IEWS). The new casing may not cover the edge of previously existing paint or wallpaper. IEWS does NOT paint, prime varnish seal, and/or polyurethane any wood or drywall installed.

The first coat of spackle is included; the final painting and/or sealing is NOT included. Minor sanding and/or priming is recommended prior to painting drywall. All painting, and/or sealing, is at the homeowners own risk. The price does NOT include; electrical work, HVAC and/or duct work, masonry and/or brick work, and/or any other work unless specified on this contract.

This is the design of the window. To be done in white.



Here is the profile and size of the Simulated Divided Lites. They are 7/8" profiles



Liz Dawson

08/04/2025

Date

Ian Dawson

08/04/2025

Date

Understanding Humidity Levels Inside Your Home as it relates to new, energy efficient, thermal pane windows

Attached to this contract is a pamphlet regarding Condensation, Moisture and Humidity.

When I replace my windows, it may affect the science of how my new windows will affect my home.

When there are extreme drops in temperature, I may see condensation on the interior surface of my windows.

Activities like doing dishes, cooking, taking showers and even breathing adds moisture to the air in my home. All of these everyday activities will create humidity inside my home.

The cracks in my old windows let drafts in, and allowed moisture out. New energy efficient windows that are sealed tightly can trap humidity inside my home. This often will appear on the interior glass surface of my windows. This does not mean the windows are not working, actually the opposite, your windows are sealed up tight, with nowhere for the humidity to escape.

Making adjustments to the humidity level, allowing proper air circulation, and drawing my blinds can all help lower the humidity levels in my home. Many times these type of adjustments will lower some of my humidity issues.

Even with correcting most humidity issues, on the most extreme temperate days (like severe cold or severe heat) you may still experience humidity on the interior glass surface of your energy efficient thermal pane windows. This humidity is typically seen late in the evening, or early in the mornings. Often this will take care of itself as the day warms up.

We ask that you acknowledge that you have been given the Window Condensation pamphlet. We ask that you acknowledge and understand that your home is a living, breathing thing. When you change the science of your home with very efficient, tight windows, you may have to make adjustments in order to lower the levels of humidity inside your home.

(Customer's Initials) _____

What To Expect During Window Installation

Thank you for selecting Illinois Energy Windows & Siding, Inc. for your home improvement project. Your confidence in our company is appreciated. Our company prides itself on our high level of customer satisfaction. We look forward to the opportunity to impress you while we beautify your home.

Finest Management Teams, Expert Installation & Highest Quality Materials

All of Illinois Energy's projects are performed by knowledgeable and experienced installers. Once our finance department confirms your custom order. You will receive a call from a member of our business management team to review your order. From there, our management team will assign an installation manager to do an onsite job installation and material review. Based upon this visit, the installation manager will be able to finalize any details needed to create an installation work order, for the foreman of your job. You are not required to be home for this visit. If you prefer to be present, or if there are pets in your yard that would need to be restrained, please inform the business management team when your order is confirmed or call our office so arrangements can be made.

Quality Materials

All Worthington Windows are custom fit for your home. In addition, we also offer a wide variety of specialized windows such as Bays, Bows, and Garden Windows. With this in mind, please allow approximately 5-8 weeks for your windows to be manufactured. As soon as your order is complete, a supervisor from our warehouse will contact you to schedule a convenient installation date. We install Monday through Saturday and make every attempt to work within your schedule. Please Note: If you are ordering siding and windows, your windows will customarily be installed first and soon after the siding work will begin.

Preparation For Installation

Before installation begins, please remove any furniture close to the window to allow the installers room to work. In addition, any window coverings, such as curtains or blinds and their hardware, should be removed from the window to allow for a much cleaner installation. For your protection and peace of mind, we strongly suggest removing any valuable wall hangings from the work area and adjoining walls. If Illinois Energy has to move any furniture or have to uninstall/reinstall any blinds, we assume no liability for these items.

Actual Installation

Your window installation typically takes place in one day, depending on the nature of your project and the type of windows involved. We do ask that someone is available to be at your home the day (s) of your installation.

Thank you again for your business. We look forward to making your home beautiful, energy efficient, and maintenance free. If you have any questions before, during, or after the installation, please contact our office at 630-627-9200.

Installation Details:

Installation Type

Type B

This type of installation takes longer to complete. It includes: new wood framing, inside & outside stops, new casing, and new stool if desired. If a Stool is not selected, there is no reduction to the "Buck Frame" price. (Costs Extra)

Illinois Energy Windows & Siding, Inc.
 430 Ogden Ave
 Lisle, IL 60532



(630) 627-9200
 www.IllinoisEnergy.com
 www.CustomShieldElite.com

Home Improvement Agreement

Customer Information

Liz Dawson
Ian Dawson
 869 Hillside
 Glen Ellyn IL 60134

630-913-1354
 melizabethdawson@me.com

Date: 08/04/2025
 Rep: Tristan Mitchell

<u>Total Contract Price</u>	<u>\$20,172.00</u>
Deposit	\$0.00
Deposit Form of Payment	Cash
Balance Due	\$20,172.00
Balance Form of Payment	Cash

Additional Notes:

This is being submitted for review by the customer and the Historical Preservation Council. Once approved and deposit paid this will proceed into production.

- The price includes all materials, labor, permits and tax. (Permits where applicable)** **YES**
- Illinois Energy to haul away all job related debris** **YES**
- Industry Leading Warranty (see warranty certificates)** **YES**
- All work to be completed to customers 100% satisfaction** **YES**
- Illinois Energy to furnish and install all products listed on clarification forms** **YES**

 Liz Dawson
08/04/2025
 Date

 Tristan Mitchell
08/04/2025
 Date

 Ian Dawson
08/04/2025
 Date

You, the Buyer(s), may cancel this transaction at any time prior to midnight on the third business day after the date of this transaction. (See notice of cancelation for further explanation of this right.)

TERMS & CONDITIONS

The terms and conditions as set forth below, and on the Product Clarification forms(s) attached hereto shall apply with respect to all transactions between the Owner(s) and Illinois Energy Windows & Siding, Inc. an Illinois corporation with corporate offices at 430 Ogden Ave. Lisle, Illinois 60532 ("Contractor").

1. Special Order Agreement:

The home improvement materials supplied pursuant to this Agreement are being custom made for Owners use. Custom made materials may not be returned to the manufacturer. Contractor may retain and resell any excess material and any material not accepted by Owner, but is under no obligation to do so.

2. Contract Time:

Commencement and completion dates, when given, shall be deemed approximate and performance is subject to delays caused by strikes, fires, acts of god, shortages, manufacturers delay in shipment, or other reasons not under control of the Contractor.

3. Alterations:

Any alteration(s) or modifications) initiated by Owner or Contractor must be agreed upon in writing by the parties and the price fixed thereon before work on such alteration(s) or modification(s) shall commence. Payment for such alteration(s) or modification(s) shall be made at the time of the completion of the work. Notwithstanding the foregoing, Contractor may make minor variations in work or substitute material of equal or better quality without consent of Owner.

4. Removal of Debris:

All debris resulting from Contractor's work will be removed from the area where work is performed upon completion. All surplus materials shall remain Contractor's property. Debris that is not related to the job will not be removed by Contractor.

5. Assignment:

This Agreement shall not be assigned by either party without prior written consent of the other party.

6. Entire Agreement:

This Agreement shall constitute the entire Agreement between the parties and any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon either party except to the extent incorporated in this Agreement.

7. Modification of Agreement:

Any modification of this Agreement or additional obligation assumed by either party in connection with this Agreement shall be binding only if evidenced in writing signed by each party or an authorized representative of each party.

8. Warranty:

For warranty information see the Applicable Warranty Certificate(s).

9. Mechanic's Leins:

Owner, as an inducement to Contractor to sell and deliver the items agreed upon, hereby expressly represents to Contractor that Owner has not done and will not do, either directly or indirectly, anything whatsoever which has, or will have the effect of releasing, waiving, or surrendering the Mechanic's Lien rights of Contractor to the property to be improved. No Waiver of Lien for materials shall be required of Contractor until the same shall have been fully paid for. Upon demand by Contractor, Owner shall be obligated to immediately furnish Contractor with all necessary legal descriptions and all other relevant information necessary for Contractor to perfect a Mechanic's Lien. The Owner hereby represents that he/she is the owner in fee of the premises whereon the improvements herein specified are to be made having a deed for same. This representation is made by the Owner Knowing that Contractor relies upon it in accepting this Agreement. Owner agrees to pay all Court costs, recording fees, reasonable attorney's fees, and other expenses incurred by Contractor in securing Contractor's Mechanic's Lien rights in the event of default by the Owner to pay according to the terms stated on the reverse side of this Agreement. Contractors acceptance of a note as evidence of a debt or its taking of security, shall not deprive the Contractor of its rights under the Illinois Mechanics Lien Law.

10. Default by Owner:

Owner understands and acknowledges that the home improvement materials being supplied pursuant to this Agreement are custom made.

Should Owner default under this Agreement by refusing delivery of materials purchased hereunder, nonpayment, or otherwise, then, in addition to all other rights and remedies provided Contractor under this Agreement and by law or equity. Contractor shall be entitled to recover any contract price unpaid under this Agreement, together with any incidental damages which Contractor may suffer. Owner agrees to pay all Court costs, recording fees, reasonable attorney's fees, costs of collection and other expenses incurred by Contractor in the enforcement of its rights and remedies. All sums not paid when due shall bear interest at the rate of 1.5% per month, or the maximum legal rate permitted by law, whichever is less.

11. Governing Law:

It is agreed that this Agreement shall be governed by and construed in accordance with the laws of the State of Illinois.

12. Validity:

If for any reason any clause or provision of this Agreement is held unenforceable, invalid or in violation of the law by any court or other tribunal or competent jurisdiction, the remaining clauses and provisions hereof shall remain in full force and effect.

13. Effect of Headings:

The titles of headings of the various sections hereof are intended solely for convenience of reference and are not intended and shall not be deemed to modify, explain, or place any construction upon any of the provisions of this Agreement.

Home Repair and Remodeling Act

HOME REPAIR: KNOW YOUR CONSUMER RIGHTS

As you plan for your home repair/improvement project, it is important to ask the right questions in order to protect your investment. The tips in the fact sheet should allow you to protect yourself and minimize the possibility that a misunderstanding may occur.

AVOIDING HOME REPAIR FRAUD

Please use extreme caution when confronted with the following warning signs of a potential scam:

- (1) Door-to-door salespersons with no local connection who offer to do home repair work for substantially less than the market price.
- (2) Solicitations for repair work from a Company that lists only a telephone number or a post office box number to contact, particularly if it is an out-of-state company.
- (3) Contractors who fail to provide customer references when requested.
- (4) Persons offering to inspect your home for free. Do not admit anyone into your home unless he or she can present authentic identification establishing his or her business status. When in doubt, do not hesitate to call the worker's employer to verify his or her identity.
- (5) Contractors demanding cash payment for a job or who ask you to make a check payable to a person other than the owner or company name.
- (6) Offers from a contractor to drive you to the bank to withdraw funds to pay for the work.

CONTRACTS

- (1) Get all estimates in writing.
- (2) Do not be induced into signing a contract by high-pressure sales tactics.
- (3) Never sign a contract with blank spaces or one you do not fully understand. If you are taking out a loan to finance the work, do not sign the contract before the lender approves the loan.
- (4) Remember, you have 3 business days (or as provided in Section 22 if you are age 65 or older) from the time you sign your contract to cancel any contract if the sale is made at your home. The contractor cannot deprive you of this right by initiating work, selling your contract to a lender, or any other tactic.
- (5) If the contractor does business under a name other than the contractor's real name, the business must either be incorporated or registered under the Assumed Business Name Act. Check with the Secretary of State to see if the business is incorporated or with the county clerk to see if the business has registered under the Assumed Business Name Act.
- (6) Homeowners should check with local and county units of government to determine if permits or inspections are required.
- (7) Determine whether the contractor will guarantee his or her work and products. (8) Determine whether the contractor has proper insurance.
- (9) Do not sign a certificate of completion or make final payment until the work is done to your satisfaction.
- (10) Remember, homeowners should know who provides supplies and labor for any work performed on your home. Suppliers and subcontractors have a right to file a lien against your property if the general contractor fails to pay them. To protect your property, request lien waivers from the general contractor.

BASIC TERMS TO BE INCLUDED IN A CONTRACT

- (1) Contractor's full name, address, and telephone number. Illinois law requires that persons selling home repair and improvement services provide their customers with notice of any change to their business name or address that comes about prior to the agreed dates for beginning or completing the work.
- (2) A description of the work to be performed.
- (3) Starting and estimated completion dates.
- (4) Total cost of work to be performed.
- (5) Schedule and method of payment, including down payment, subsequent payment, and final payment.
- (6) A provision stating the grounds for termination of the contract by either party. However, the homeowner must pay the contractor for work completed. If the contractor fails to commence or complete work within the contract time period, the homeowner may cancel and may be entitled to a refund of any down payment or other payments made towards the work, upon written demand and by certified mail.

Homeowners should obtain a copy of the signed contract and keep it in a safe place for reference as needed.

IF YOU THINK YOU HAVE BEEN DEFRAUDED OR YOU HAVE QUESTIONS.

If you think you have been defrauded by a contractor or have any questions, please bring it to the attention of your State's Attorney or the Illinois Attorney General's Office.

Attorney General Toll-Free Numbers: Carbondale (800) 243-0607, Springfield (800) 243-0618, Chicago (800) 386-5438.

CONSUMER RIGHTS ACKNOWLEDGEMENT FORM

I, the homeowner, have received from the contractor a copy of the pamphlet entitled "Home Repair: Know Your Consumer Rights."

Liz Dawson

08/04/2025

Date

Ian Dawson

08/04/2025

Date

Pre-Renovation Lead Form

This form is being used by renovation firms to document compliance with the Federal pre-renovation education and renovation, repair, and painting regulations.

Occupant Confirmation

Pamphlet Receipt

I have received a copy of the lead hazard information pamphlet informing me of the potential risk of the lead hazard exposure from the renovation activity to be performed in my dwelling unit. I received this pamphlet before the work began.

(Customer's Initials) _____

Unit Address

869 Hillside
Glen Ellyn IL 60134

Person Certifying Delivery: Tristan Mitchell

08/04/2025

Date

Notice of Right to Cancel

You may cancel this transaction without any penalty or obligation within 3 business days from 08/04/2025. Homeowners age 65 or older have up to 15 business days if they signed a contract with an uninvited solicitor in the home.

Upon the commencement of any work at your property, Illinois Energy Windows & Siding, Inc., the contractor, will accrue certain lien rights in your property pursuant of the Illinois Mechanics Lien Act.

How To Cancel:

To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice, or send a telegram to:

Illinois Energy Windows and Siding Inc.
430 Ogden Ave. Lisle, Il 60532

I HEREBY CANCEL THIS CONTRACT.

BUYER'S SIGNATURE:

DATE: _____

You may cancel this transaction without any penalty or obligation within 3 business days from 08/04/2025. Homeowners age 65 or older have up to 15 business days if they signed a contract with an uninvited solicitor in the home.

Upon the commencement of any work at your property, Illinois Energy Windows & Siding, Inc., the contractor, will accrue certain lien rights in your property pursuant of the Illinois Mechanics Lien Act.

How To Cancel:

To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice, or send a telegram to:

Illinois Energy Windows and Siding Inc.
430 Ogden Ave. Lisle, Il 60532

I HEREBY CANCEL THIS CONTRACT.

BUYER'S SIGNATURE:

DATE: _____

I Liz Dawson, HAVE BEEN PROVIDED ORAL NOTICE THAT I HAVE THE RIGHT TO CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN 3 BUSINESS DAYS FROM THE DATE OF THE TRANSACTION SPECIFIED ON THE "NOTICE OF CANCELLATION".

Liz Dawson

08/04/2025

Date

Ian Dawson

08/04/2025

Date



867