



Agenda  
Village of Glen Ellyn  
Historic Preservation Commission Meeting  
Thursday, May 21, 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](http://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. Public Comment**
- C. GEHS Director's Report**
- D. Approval of Minutes**
  - 1) Approval of the Minutes from the April 16, 2026, Regular Meeting of the Historic Preservation Commission
- E. Old Business**
- F. New Business**
  - 1) Village Landmark Nomination - 364 N. Main Street, "The Voss Bungalow"
  - 2) Preservation Incentive Program--Consideration of Candidates for Qualified Properties List
  - 3) Preservation Matching Grant - 684 Highland Avenue
- G. Chairman's Report**
- H. Trustee'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 5/21/2026 7:00 PM  
Department: Community Development  
Department Head: Jennifer Henaghan  
Category: Minutes  
Prepared By: Jordan Frahm

**AGENDA ITEM (ID # 2026-  
381)**

**DOC ID: 2026-381**

## **Approval of the Minutes from the April 16, 2026, Regular Meeting of the Historic Preservation Commission**

### **Statement of the Issue:**

Review and approve the minutes of the April 16, 2026, regular meeting of the Historic Preservation Commission.

### **Analysis:**

Topics included preliminary approval for a landmark alteration at 684 Highland Avenue and deliberations for the Historic Preservation Commission Annual Awards.

### **Budget Impact:**

### **Contribution to Strategic Plan**

### **Action Requested:**

Review and approval of the Minutes from the April 16, 2026, Regular Meeting of the Historic Preservation Commission.

### **Attachments:**

1. April 16, 2026 Historical Preservation Commission Minutes



Minutes  
 Village of Glen Ellyn  
 Historic Preservation  
 Regular Meeting  
 April 16, 2026  
 7:00PM  
 Glen Ellyn Civic Center

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

**Date:** April 16, 2026  
**Called to Order:** 7:00 p.m.  
**Adjourned:** 7:53 p.m.

**MEMBER ATTENDANCE:**

Penn French	Chairman	Present
Nathan Darga	Commissioner	Absent
Donna Leak	Commissioner	Absent
Barb Lemme	Commissioner	Present
Robert Margetts	Commissioner	Present
Jeremy Schletz	Commissioner	Absent
Zak Wilson	Commissioner	Present
<b>Also Present:</b>		
Jordan Frahm	Associate Planner	
Donna Jean Simon	Village Trustee	
Dan Schoeneberg	Executive Director of the Historical Society	
<b>Public Present:</b>		
Mike Wilson	716 Crescent Boulevard	
Bill and Rachel Ford	684 Highland Avenue	

**A. CALL TO ORDER**

The April 16, 2026 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 March 19, 2026 –** Commissioner Lemme motioned to approve the minutes from March 19, 2025; Commissioner Margetts seconded the motion. The motion unanimously passed.

**D. OLD BUSINESS** - None

**E. NEW BUSINESS**

1. Landmark Alteration Preliminary Approval Request - 684 Highland Avenue - Staff Liaison Frahm provided an overview of the property, noting it was built in 1926 in the Tudor Revival style and is identified as a contributing structure, representative of the architectural character of its era. The homeowners, Bill and Rachel Ford, are proposing a 275-square-foot addition at the rear of the home. The project includes a vertical addition over the existing rear footprint, as well as the addition of a deck as an accessory structure.

Frahm reviewed the proposed elevations, floor plans, and rear yard with the Historic Preservation Commission (HPC), noting that existing windows and doors will be reused where possible. He also explained that the Commission's primary focus is typically on impacts to the front elevation. In response to a question raised by Commissioner Lemme prior to the meeting, staff confirmed that the front elevation will not be impacted, which is why those images were not included in the application materials.

Frahm added that the proposed design respects and maintains the home's historic architectural features.

Commissioner Margetts motioned to grant preliminary approval for the proposed alterations at 684 Highland Avenue, and Commissioner Lemme seconded the motion. The motion passed unanimously.

2. 2025 Historic Preservation Commission Annual Awards — Staff Liaison Frahm reported that the Historic Preservation Commission received three nominations for the 2025 Annual Awards: 716 Crescent Boulevard, 494 Hill Avenue, and 795 North Park Avenue. He reviewed the award category definitions with those in attendance and noted that the initial submissions included one nomination for Restoration of the Year and two for Remodel of the Year.

Frahm presented each nomination to the Commission, including a review of before-and-after photos:

716 Crescent Boulevard – Nominated for Remodel of the Year

Homeowner: Mike Wilson

Architect: Gerald McManus, Lineworks

Contractor: Hummingbird Woodworks

494 Hill Avenue – Nominated for Remodel of the Year

Owners: William and Tayler Stogsdill

Architect: Julia Smith

Contractor: Ligman Construction Group

795 North Park Avenue – Nominated for Restoration of the Year

Owners: Scott and Kristin Fischer

Architect: Marc Kollias  
Contractor: Tom Wetmore, Wetmore Construction

Following the review, Chairman French recommended reclassifying 494 Hill Avenue from Remodel of the Year to Architectural Details of the Year. The Commission agreed with this recommendation.

Commissioner Lemme then motioned to approve the following 2025 award recipients:

- 716 Crescent Boulevard – Remodel of the Year
- 494 Hill Avenue – Architectural Details of the Year
- 795 North Park Avenue – Restoration of the Year

Commissioner Wilson seconded the motion. The motion passed unanimously.

Chairman French congratulates all award recipients.

**F. HISTORICAL SOCIETY BUSINESS** – Dan Schoeneberg, Executive Director of the Glen Ellyn Historical Society, provided several updates on upcoming programs and initiatives.

Upcoming events include:

April 28–May 2: Vintage Market, a Historical Society fundraiser, held daily from 10:00 a.m. to 5:00 p.m.

May 9: A presentation by Terry Lynch on John Adams.

Late May: A historical portrayal by Leslie Goddard as Abigail Adams (date and final title to be confirmed).

During the discussion, Commissioner Margetts suggested documenting the rear of Glenbard West High School through photographs prior to construction of the new building addition, to preserve its historical record. Schoeneberg acknowledged the suggestion.

Commissioner Margetts also shared a related update, noting that a local contact with access to a sawmill was able to salvage wood from trees that were removed on the Glenbard West property. This individual is exploring collaboration with Glenbard West's art department to repurpose the wood into student-designed projects. He emphasized that the material will be preserved and, in some form, returned to the high school as part of its ongoing story.

**G. CHAIRMAN REPORT** – No report

**H. TRUSTEE'S REPORT** – Trustee Simon reported that the Village Board approved the matching grant incentive for the property at 417 Melrose Avenue.

**I. STAFF REPORT** – Jordan Frahm provided several updates. He reported on a Historic Preservation Incentive Program application discussed with a homeowner in February for a residing project; however, upon further review, it was determined that the siding had already been installed and was not accurately represented in the application. Records indicate the permit for the work was issued in October 2025. Frahm explained that, per program requirements, work must not begin until funding is approved by the Village Board. He asked whether the Historic Preservation Commission would consider the request retroactively, noting that the property is identified as a contributing structure in one of the surveys. Chairman French responded that, due to the project timeline and the fact that the work has already been completed, the application is not eligible for consideration.

Frahm also provided an update on the ongoing zoning code update process, noting that an online survey was distributed to residents to gather input. Approximately 375 responses were received.

**J. ADJOURNMENT**– Commissioner Margetts motioned to adjourn the meeting and Commissioner Lemme seconded the motion. The meeting was adjourned at 7:53 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 5/21/2026 7:00 PM  
Department: Community Development  
Department Head: Jennifer Henaghan  
Category: Public Hearing  
Prepared By: Jordan Frahm

**AGENDA ITEM (ID  
# 2026-382)**

**DOC ID: 2026-382**

## **Village Landmark Nomination - 364 N. Main Street, "The Voss Bungalow"**

**Statement of the Issue:** The owners of the property at 364 N. Main Street, Timothy and Laurie Voss, have submitted a Village Landmark nomination application for their home. The bungalow was built in 1912 and is located on the west side of Main Street between Phillips and Ridgewood Avenues.

Per Section 2-13-3 of the Village Code, a property may be designated as a Landmark designation if it is at least 50 years old and at least two of the following conditions exist:

- a. It be listed on the National or State Register of Historic Places; or
- b. Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration; or
- c. 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; or
- d. 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; or
- e. Its location as a site of an important archaeological, significant historic, or natural event; or
- f. Its identification with a person or persons who significantly contributed to architectural, cultural, economic, historic, social or other aspect of the development of the Village of Glen Ellyn, the State of Illinois, or the United States; or
- g. It be one of the few remaining examples of a particular architectural style; or
- h. Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship; or
- i. 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; or
- j. Its representation of an architectural, cultural, economic, historic, social or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art or other objects that may or may not be contiguous; or
- k. Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community or the Village.

**Analysis:** A Historic Designation Planning Report (attached) has been created in accordance with Section 2-13-5 of the Village Code. In their application, the homeowners indicated these criteria as to why 364 N. Main Street (known as the Voss Bungalow) merits consideration as a Village Landmark:

- Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration,
- 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,
- 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 unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community or the Village.

The application states that the home is “An early 20<sup>th</sup> century example of one of the few remaining full-height, rock-faced cement block “mail order” bungalows, located near a prominent entry point to the Main Street Business District. The full-width cedar porch offers modest classical details such as doric-order columns.”

Ian Dawson, a local researcher and acquaintance of the applicant, has corresponded with Village Staff regarding the property and provided research documents that include a variety of potential matches for kit homes. Sears Roebuck Model No. 400 and No. 401 are comparable as they are representative of the 1912 model years or the Sears Starlight (1913 model year); however, the homes in the advertisements seen by Village staff do not depict concrete blocks. Concrete blocks were notably used in kit homes, made popular by technology like the Sears “Wizard” Block-Making Machine.

The home at 364 N. Main Street does not feature a Glen Ellyn Historical Society Plaque per Village Records nor the application. However, the home is featured in the 2010 Granacki Architectural Resource Survey as a Significant property in the bungalow style.

**Budget Impact:**

**Contribution to Strategic Plan**

**Action Requested:**

Conduct the public hearing and deliberate on the merits of 364 N. Main Street as a Landmark, and make a recommendation to the Village Board to approve or not approve the subject property for designation as a Village Landmark.

**Attachments:**

1. 364 N Main Planning Report
2. 364 N Main Submitted Photo
3. 364 N Main Application



---

## HISTORIC PRESERVATION COMMISSION MEETING STAFF REPORT

---

**TO:** Historic Preservation Commission

**FROM:** Jennifer Henaghan, Community Development Director  
Jordan Frahm, Associate Planner and HPC Staff Liaison

**DATE:** May 14, 2026

**SUBJECT:** 364 N. Main Street – Landmark Planning Report

---

**Historic Designation Planning Report:** This Report is provided in accordance with Section 2-13-5 of the Village Code which requires a report on planning considerations prior to the designation of any district, place, building, structure, work of art, or object as a Glen Ellyn Landmark.

**Location/Request:** The property at 364 N. Main Street is located on the west side of Main Street between Phillips and Ridgewood Avenues. The current property owners are Timothy and Laurie Voss, who has submitted the application for the landmark designation of the property in order to preserve the existing home.

**Existing Structure:** The following historical and architectural details about the Voss Bungalow, built in 1912 at 364 N. Main Street, were included in the application submitted by the homeowners.

The applicant indicated these criteria for why 364 N. Main Street merits consideration as a Village Landmark:

- Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration;
- 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;
- 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;
- Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community or the Village.

*“An early 20<sup>th</sup> century example of one of the few remaining full-height, rock-faced cement block “mail order” bungalows, located near a prominent entry point to the Main Street Business District. The full-width cedar porch offers modest classical details such as doric-order columns.”*

Ian Dawson, a local research and acquaintance of the applicant, has briefly corresponded with Village Staff regarding the property and provided some research documents that include a variety of potential matches for kit homes. Sears Roebuck Model No. 400 and No. 401 are compelling as they

are representative of 1912 model years or the Sears Starlight (1913 model year) – however, the homes in the advertisements seen by Village Staff do not depict concrete blocks. Concrete blocks were notably used in kit homes, made popular by technology like the Sears “Wizard” Block-Making Machine.

**Relationship to Comprehensive Plan:** The 2023 Glen Ellyn Comprehensive Plan details the many ways that historic character is featured across Glen Ellyn, noting that over 40 individual properties have been designated local landmarks. The Village maintains one residential and two downtown commercial historic districts and is sensitive to the Village’s historic character when considering new developments. The Comprehensive Plan describes the historic character as interwoven with local identity; and also directs the HPC to encourage further historic preservation in the community by means of promoting local landmarking, placement of properties on the National Register of Historic Places, and advertisement of State property tax freezes for restoration projects. The designation of the home at 364 N. Main Street as a historic landmark would be consistent with the recommendations of the Comprehensive Plan to preserve historic neighborhoods.

**Zoning:** The subject site is located in an R2 – Single Family Residential District. The property is currently developed with a single-family home. The properties in the surrounding area are also zoned R2 – Single Family Residential District. The surrounding lots are developed with single-family homes.

**Effect on the Neighborhood:** According to the documents reviewed and the above report, we do not believe that there will be any negative effects on the neighborhood resulting from such a designation.

**GEHS or Architectural Resource Survey Status:** The home at 364 N. Main Street does not feature a Glen Ellyn Historical Society Plaque per Village Records nor the application, however, the home is featured in the 2010 Granacki Architectural Resource Survey as a Significant property in the bungalow style.

**Planning Consideration:** A review of the information available in the Village files, the Comprehensive Plan, and the Zoning Code indicate that the home is appropriate for designation as a Glen Ellyn Landmark for the following reasons:

1. The Comprehensive Plan indicates that historic properties such as 364 N. Main Street contribute to the character of Glen Ellyn because of its age, design, and construction.
2. The property is consistent with the zoning classification for the area.
3. The structure is harmonious with the surrounding neighborhood.
4. This structure is largely the same as when originally constructed and it represents a well-preserved interpretation of a style prominent during that era, with historical provenance as a cement block “mail order” home. This “Sears homes” or “Kit homes” receive much fanfare, especially in Chicagoland where we have a higher concentration of these important relics in American homebuilding and American railway history as so many of these companies were

founded in Bay City, Michigan (Aladdin Company and others) and Chicago, Illinois (Sears, Montgomery Ward, Harris Brothers).

**Requested Action:** It is requested that the Historic Preservation Commission conduct a public hearing during its regular meeting on May 21, 2026, regarding the home at 364 N. Main Street; and to make a recommendation to the Village Board to approve or not approve the subject property for designation as a Village Landmark.



GLEN ELLYN HISTORIC PRESERVATION COMMISSION  
 HISTORICAL LANDMARK NOMINATION FORM  
 FOR INDIVIDUAL BUILDINGS OR ART OBJECTS

Date Received \_\_\_\_\_

1. Name of Property/Site: VOSS BUNGALOW

2. Address of Property: 364 N MAIN ST

3. Please indicated the year of construction: 1912

4. Attach photographs of the property site itself as well as important features (if available).

5. Is this property, or any part of it, listed on or nominated to the Illinois or the National Register of Historic Places? Has the Glen Ellyn Historical Society placed an historical plaque on the building?

Illinois Register  National Register  Glen Ellyn Historical Society Plaque

6. Please indicate which of the following criteria apply to the property. (Check all that apply).

Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration;

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;

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;

Its location as a site of an important archaeological, significant historic, or natural event;

Its identification with a person or persons who significantly contributed to architectural, cultural, economic, historic, social or other aspect of the development of the Village of Glen Ellyn, the State of Illinois, or the United States;

It be one of the few remaining examples of a particular architectural style;

Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship;

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;

Its representation of an architectural, cultural, economic, historic, social or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art or other objects that may or may not be contiguous;

Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community or the Village.

Other reasons. Please specify. \_\_\_\_\_

7. Additional details and history. Summarize why this property/site should be designated a "Landmark."

AN EARLY 20TH CENTURY EXAMPLE OF ONE OF THE FEW REMAINING FULL-HEIGHT ROCK-FACED CEMENT BLOCK "MAIL ORDER" BUNGALOWS, LOCATED NEAR A PROMINENT ENTRY POINT TO THE MAIN STREET BUSINESS DISTRICT. THE FULL-WIDTH CEDAR PORCH OFFERS MODEST CLASSICAL DETAILS SUCH AS DORIC-ORDER COLUMNS.

8. Name, address, telephone number and email of the property owner(s).

Name: TIM AND LAURIE VOSS  
Address: 364 N MAIN ST  
Phone Number: 630 621 7306  
Email: XXXXXXXXXXXXXXXXXXXXXXXXXX

9. Name, address, telephone number and signature of person(s) submitting this nomination. (If other than the property owner).

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Tim Voss \_\_\_\_\_ 3/9/2026  
Signature Date

If you have questions, please call the Village of Glen Ellyn Staff Liaison for the Historic Preservation Commission at 630-547-5250

Please return this form to:

Historic Preservation Commission  
C/O: Staff Liaison  
Village of Glen Ellyn  
535 Duane Street  
Glen Ellyn, Illinois 60137



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

Meeting 5/21/2026 7:00 PM  
Department: Community Development  
Department Head: Jennifer Henaghan  
Category: Discussion Item  
Prepared By: Jordan Frahm

**AGENDA ITEM (ID  
# 2026-386)**

**DOC ID: 2026-386**

## **Preservation Incentive Program--Consideration of Candidates for Qualified Properties List**

### **Statement of the Issue:**

The homeowners of 684 Highland Avenue have submitted an application for consideration of the preservation matching grant. In order to be considered for the grant program, the home 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. A vote of the Historic Preservation Commission affirming qualification is required before the grant submittal can be considered.

### **Analysis:**

684 Highland Avenue was designated as a Village Landmark property in 2013 due to its excellent example of the architectural style in which it was built and for the historical significance in the early suburbanization of Glen Ellyn in the 1920s (particularly in the neighborhood between Maple Street and Linden Street). This home would fit the criteria for inclusion on the qualified property list.

### **Budget Impact:**

### **Contribution to Strategic Plan**

### **Action Requested:**

Review the criteria as expressed in the policy documents and determine whether 684 Highland Avenue qualify for the Historic Preservation Incentive program.

### **Attachments:**

1. Ord 6180\_Local\_Landmark\_Designation



**FRED BUCHOLZ**

DUPAGE COUNTY RECORDER

OCT. 30, 2013

10:56 AM

OTHER

05-11-116-014

008 PAGES

R2013-149938

Village of Glen Ellyn

Ordinance No. 6100

An Ordinance Designating the Property  
at 684 Highland Avenue, Glen Ellyn, IL  
as a Glen Ellyn Local Landmark 60137

Adopted by the  
President and Board of Trustees  
Of the  
Village of Glen Ellyn  
DuPage County, Illinois  
This 28<sup>th</sup> day of October, 2013.

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<sup>th</sup>  
Day of October, 2013.

PREPARED BY AND MAIL TO:  
VILLAGE OF GLEN ELLYN  
ATTN: VILLAGE CLERK  
535 Duane Street  
Glen Ellyn, IL 60137

Ordinance No. 6180

**An Ordinance Designating the Property  
at 684 Highland Avenue, Glen Ellyn, IL  
as a Glen Ellyn Local Landmark**

Whereas, Alan Thelen, owner of the property commonly known as 684 Highland Avenue ("Property"), Glen Ellyn, DuPage County, Illinois, and legally described as follows:

THE SOUTH 60.00 FEET OF LOT 5, TOGETHER WITH THE EAST HALF OF THE VACATED ALLEY LYING WEST AND ADJOINING THE SOUTH 60.00 FEET OF SAID LOT, IN BLOCK 13 IN GLEN ELLYN ADDITION TO PROSPECT PARK, BEING A SUBDIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 1890 AS DOCUMENT NUMBER 42867, IN DUPAGE COUNTY, ILLINOIS.

PIN 05-11-116-014

has submitted a written request for Village of Glen Ellyn Historic Landmark Designation for the property 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, Glen Ellyn Historic Preservation Commission conducted a public hearing on September 26, 2013, during which evidence, testimony, and exhibits were presented in support of the request for Landmark Designation; and

Whereas, based upon the evidence, testimony, and exhibits presented at the public hearing, the Glen Ellyn Historic Preservation Commission recommended that the property be officially designated as a historic and architectural landmark, as set forth in its Report and Recommendation dated October 18, 2013, a copy of which is 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 have considered the Report

and Recommendation of the Glen Ellyn Historic Preservation Commission and find that the property satisfies one 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 Report and Recommendation of the Glen Ellyn Historic Preservation Commission, attached hereto as Exhibit "A", is hereby accepted, and the findings and conclusions set forth therein and in the preamble below 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 property located at 684 Highland Avenue in Glen Ellyn, DuPage County, Illinois, as a Glen Ellyn Local Landmark.

**Section Three:** The property 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. The property was built in 1926.
- B. The property is an outstanding and unique example of the style of architecture in which it was built.
- C. The home is located on the west side of Highland Avenue between Maple Street to the north and Linden Street to the south. This neighborhood has been recognized for its historical significance due to the abundance of historic homes ranging in different architectural styles significant in the late 1800s to early to mid 1900s.

**Section Four:** The determination of landmark designation is based upon the owner's written request and the evidence, exhibits, and testimony presented at the September 26, 2013 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
- B. Picture of the home on the property
- C. Copy of the notice of the Public Hearing

**Section Five:** By virtue of its satisfying the criteria specified herein, the property 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 Historic Preservation Commission 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, and the Village Clerk is authorized and directed to file or cause to be filed a certified copy of this Ordinance with the DuPage County Recorder of Deeds, Milton Township Assessor, and appropriate Village departments.

**Section Seven:** The provisions and sections of this Ordinance shall be deemed to be separable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

**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 28<sup>th</sup> day of October, 2013, on first reading, second reading not being requested.

Ayes: Trustees Clark, Elliott, Juelberg, Ladese, McHenry and O'Shea.


Nays:  $\phi$

Absent:  $\phi$

Approved by the Village President of the Village of Glen Ellyn, Illinois, this 28<sup>th</sup> day of October, 2013.

  
Village President of the Village  
of Glen Ellyn, Illinois

Attest:

  
Village Clerk of the Village  
of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 29<sup>th</sup> day of October.)

REPORT AND RECOMMENDATION  
OF THE GLEN ELLYN  
HISTORIC PRESERVATION COMMISSION  
ON THE REQUEST OF ALAN THELEN  
FOR THE DESIGNATION OF THE PROPERTY  
LOCATED AT 684 HIGHLAND AVENUE  
AS A HISTORIC LANDMARK

TO: The President and Board of Trustees,  
Village of Glen Ellyn, Illinois

DATE: October 18, 2013

**Background.** Alan Thelen ("Petitioner"), property owner of 684 Highland Avenue ("Property"), filed a petition to have their home designated as a Glen Ellyn Historic Landmark on January 26, 2013. On August 22, 2013, pursuant to the testimony and facts presented by the Petitioner, the Glen Ellyn Historic Preservation Commission granted preliminary determination of landmark designation to the Property. In accordance to the Glen Ellyn Historical and Architectural Landmark Preservation Ordinance (#3825), a public hearing was held before the Historic Preservation Commission on Thursday, September 26, 2013. The Historic Preservation Commission heard testimony, and issues the following Report and Recommendation to the Village Board.

I. **Report:**

A. **Request.**

The Petitioner is requesting landmark designation for their property located at 684 Highland Avenue, Glen Ellyn, Illinois.

B. **Exhibits.**

The following materials were submitted for review prior to the Historic Preservation Commission meeting:

Exhibit 1: Historic Landmark Nomination Form received on July 10, 2013 from the Petitioner for the Property along with submittals.

Exhibit 2: Notice of Public Hearing published in the September 5, 2013, edition of the Daily Herald.

Exhibit 3: Minutes from the August 22, 2013, regular Historic Preservation Commission meeting.

Exhibit 4: Minutes from the September 26, 2013, regular Historic Preservation Commission meeting.

C. **September 26, 2013, Public Hearing.**

The Commission reviewed the landmark designation of the home at 684 Highland Avenue by reviewing the nomination form, pictures of the property, and additional property information.

**D. Public Comment.**

No members of the public spoke in favor or opposition of the request.

**E. Discussion.**

Commissioner Manak stated the application was filed on the basis of the following criteria:

1. 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;
2. Its identification with a person or persons who significantly contributed to architectural, cultural, economic, historic, social or other aspect of the development of the Village of Glen Ellyn, the State of Illinois, or the United States (Louis Christie)
3. Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship;

II. **Recommendation** -- On a motion made by Commissioner Manak and seconded by Commissioner Schreiber, the Historic Preservation Commission recommends the Village Board approve the landmark designation for the property located at 684 Highland Avenue. The motion carried with a vote of seven (7) "Yes," zero (0) "No".

Respectfully submitted,

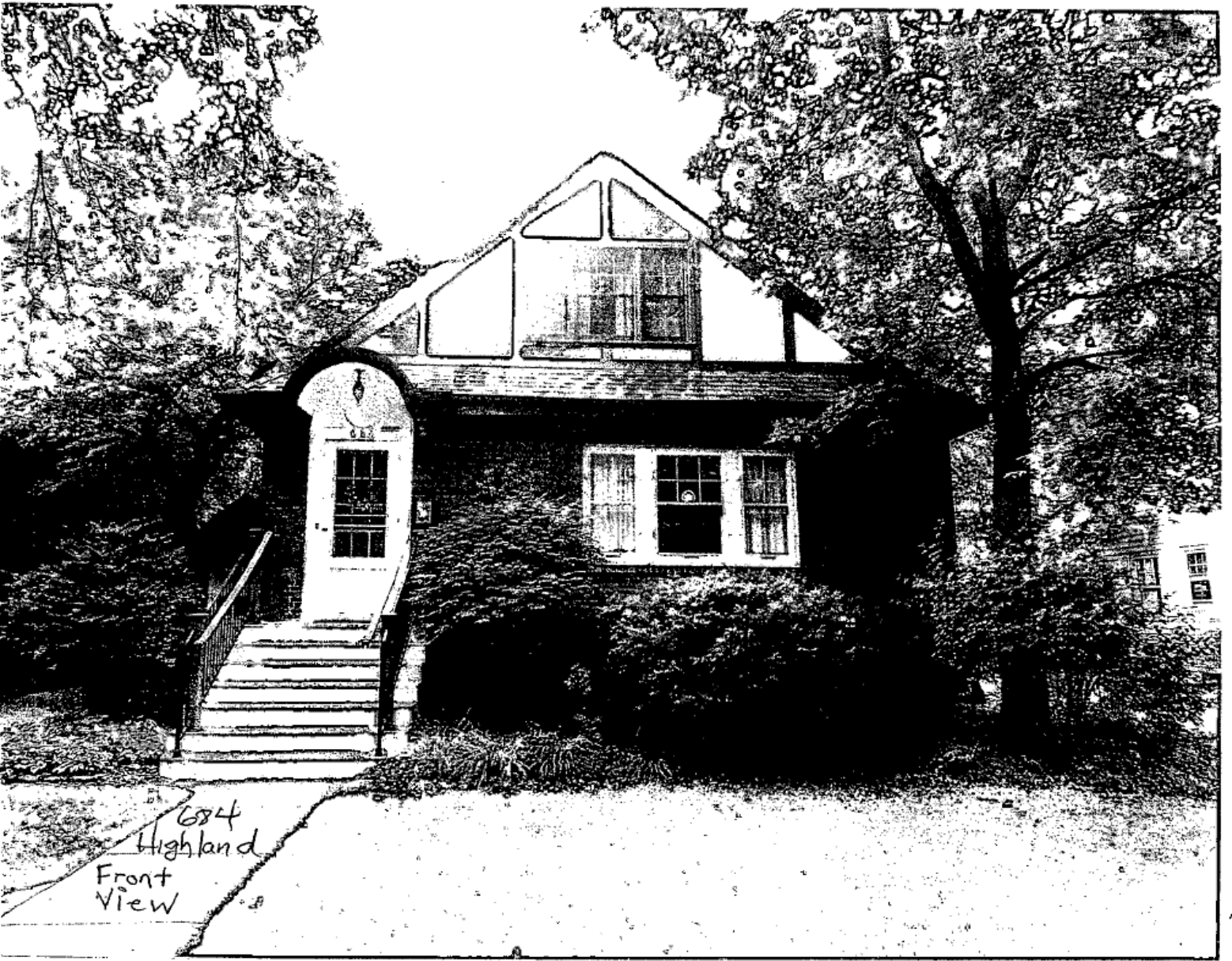
Leland Marks, Chairman  
Historical Preservation Commission

Date of Meeting: September 26, 2013

Present: Commissioners Christiansen, Loftus, Manak, Rasnic, Schreiber, Wilson and  
Chairman Marks

Excused: Commissioners Fisher, Saliamonas, Student Commissioner Davis

Also Present: Staff Liaison Schrader, Trustee Liaison McGinley, Recording Secretary Solomon





CERTIFICATION

I, Catherine Galvin, 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. 6180, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the Regular Board Meeting of said Board held on the 28<sup>th</sup> day of October 2013, and that the same was signed and approved by the President of said Village on the 28<sup>th</sup> day of October 2013.

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 28<sup>th</sup> day of October, 2013.

Catherine Galvin

Village Clerk

CORPORATE SEAL



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

Meeting 5/21/2026 7:00 PM  
Department: Community Development  
Department Head: Jennifer Henaghan  
Category: Award  
Prepared By: Jordan Frahm

AGENDA ITEM (ID # 2026-  
384)

DOC ID: 2026-384

## Preservation Matching Grant - 684 Highland Avenue

### Statement of the Issue:

The applicants are seeking a matching grant of \$5,968 for their property at 684 Highland Avenue. The 1926/1927 brick bungalow was made a Village Landmark in 2013 and features Tudor accents and stucco siding. It was named a Village Landmark due to its excellent example of the architectural style in which it was built and for the historical significance in the early suburbanization of Glen Ellyn in the 1920s particularly in the neighborhood between Maple Street and Linden Street.

### Analysis:

In the April meeting, the homeowners received preliminary approval for a landmark alteration for an addition in the rear yard. The Ford family have returned to ask for an update to this proposal in the form of a rehabilitation project. Per the application, the updated proposal "focuses on replacing the front second floor exterior and dormers with stucco and trim that maintains the historic scale, texture, and visual rhythm of the original second-floor façade while ensuring long-term preservation of the structure beneath. This approach will ensure the improvements to the rear of the home blend seamlessly with the rest of the home.

"There will be no alteration to the primary brick façade or original front-facing architectural features."

Per the application narrative, the project will seek to retain the historic massing and street presence of the home, preserve original materials where intact, focus on compatible replacement materials to honor the traditional elements and extend the life of the home by providing long-term durability.

### 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. Historic Preservation Incentive Application 684 Highland
2. 684 Highland Estimate

## Historic Preservation Incentive Application

**Property:** 684 Highland Avenue

**Owner:** Bill & Rachel Ford

**Year Built:** 1927

### 1) Overview of Historical Importance of the Home

Our home is a 1927 brick bungalow located within the Glen Ellyn residential district and is representative of the early-20th-century Chicago bungalow architecture. The home retains original defining features, including its masonry façade and roofline proportions.

This style and era of housing reflects a significant period of the Village's growth during the 1920s, when modest but architecturally expressive homes were constructed for middle-class families seeking both permanence and craftsmanship. Homes of this type contribute meaningfully to the streetscape through consistent scale, materials, and historic character.

Since purchasing the home in 2023, we have undertaken several interior renovations to modernize mechanical systems while preserving original interior elements where possible. Our goal as stewards of this property is to ensure that exterior improvements maintain and enhance the historic character of the home so it continues to contribute to the architectural integrity of the neighborhood for decades to come.

### 2) Description of Proposed Improvements

We are planning a rear addition project designed to improve functionality for long-term occupancy. My husband and I attended the April Historical Preservation Board Meeting and after receiving encouragement from the board to apply for the incentive program, we'd like to do include an exterior rehabilitation of the front 2<sup>nd</sup> floor façade and dormers, preserving the historic street-facing character of the home.

The overall project includes:

- A rear addition that will transform a first-floor bedroom into an en suite primary, add a powder room, relocate laundry to the first floor, and extend the kitchen
- Construction of a rear deck
- The above has received preliminary approval from the board
- In addition to maintaining the second floor tudor-cladding on the rear addition, we'd like to pursue rehabilitation of second-floor Tudor cladding in the front and dormers.

Our updated proposal focuses on replacing the front second floor exterior and dormers with stucco and trim that maintains the historic scale, texture, and visual rhythm of the original second-floor façade while ensuring long-term preservation of the structure beneath. This approach will ensure the improvements to the rear of the home blend seamlessly with the rest of the home. There will be no alteration to the primary brick façade or original front-facing architectural features.

### **3) Overview of How Proposed Improvements Meet Preservation Standards**

The project has been designed with principles of compatibility and minimal impact to historic character.

- **Retention of historic massing and street presence:** The addition is fully at the rear of the structure and not visible from the public right-of-way. The original roofline and front façade remain unchanged.
- **Preservation of original materials where intact:** The historic brick exterior and front architectural elements will remain untouched.
- **Compatible replacement of materials:** The second-floor front and dormer replacement uses stucco and tudor elements with similar scale and texture to the existing traditional Tudor wood elements.
- **Long-term durability:** The replacement will extend the life of the home by mitigating any water infiltration issues that could threaten the underlying historic structure.

Overall, the improvements maintain the historic appearance of the home while addressing material failure in a manner consistent with preservation standards for rehabilitation.

### **4) Relevant Experience or Expertise of Contractors**

The project team includes licensed architects and contractors with experience working on early-20th-century residential properties. The team has supported our desire to maintain the historic character and is prepared to design the additional rehab with sensitivity to historic massing, materials, and neighborhood context.

The general contractor has completed multiple renovations and additions to older homes in the Village and surrounding communities and understands the importance of historically compatible additions. All work will follow local historic district guidelines and permitting requirements.

(Contractor names, licenses, and example projects can be provided upon request.)

---

### **5) Description of Expected Hardships or Difficulties**

As stewards of a now 100-year-old home, we are committed to preserving its historic character; however, the cost is prohibitive within the scope of our necessary addition project.

Our primary hardship is financial:

- The addition required to make the home functional for long-term occupancy already represents a significant investment.
- Full restoration would add substantial additional cost beyond our means.
- The existing second-floor stucco and wood elements cannot be left unaddressed without risking structural damage.

Without assistance, we would be forced to defer needed exterior rehabilitation. The preservation incentive program would allow us to complete the exterior rehabilitation concurrently with the addition.

Support from the Village would therefore ensure the continued historic contribution of this home to the village and neighborhood.



North  
Dormer

North Dormer





Front Elevation



Front

Elevation



Front Elevation



South Dormer



South Dormer

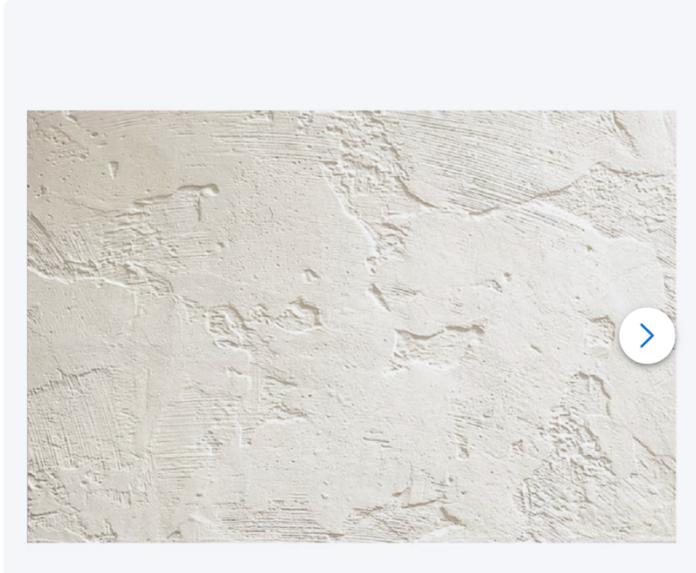
South Panels



SmartSide 0.375-in x 48-in x 96-in Primed Wood Composite Panel Siding (32-Sq.Ft./Piece)

Item #88997 | Model #XSSP25912

★★★★☆ 4.3 17



1 By Trim to match the size of the existing one.



## AM Kitchen and Bath

728 E. Veterans Parkway #116  
Yorkville, IL 60560  
(630) 933-9323



Kitchen & Bath  
RESIDENTIAL REMODELING

### Remodeling Proposal

Project Number: 04212026

PREPARED	EXPIRES
04/29/2026	30 Days

#### PREPARED FOR:

**Rachel Ford**  
684 Highland Avenue  
Glen Ellyn, IL 60137

#### WORK TO BE PERFORMED:

**Rachel Ford Front Exterior**  
684 Highland Ave  
Glen Ellyn, IL 60137

### PROJECT SPECIFICATIONS

Total Price includes labor and material as described below:

#### Demo:

Demo and dispose of front and side dormers stucco paneling and 1 by trim wrapping those areas.

Demo and dispose of front railing system.

Work to be conducted while exterior addition is being done and matching products to be used on newly installed addition.

#### Siding:

Install LP stucco panels with LP 1 by trim to match look of existing.

Colors can vary due to age.

#### Painting:

Newly installed panels and trim to be painted to match exterior existing colors. Colors will vary slightly due to age.



---

**Project Total:** **\$ 11,936.00**

---

## PROJECT SPECIFICATIONS

Total Price includes labor and material as described below:

### Acceptance of Agreement

The Price, Specifications and Conditions (listed above) are hereby accepted.

---

Homeowner Signature Date

---

Contractor Signature Date